

**Springfield Township
Planning Commission Meeting
December 17, 2024**

This is the regularly scheduled meeting of the Springfield Township Planning Commission. This meeting will start at 7:00 PM. The meeting will be held in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Notice: The Planning Commission of Springfield Township is an advisory board appointed by the Board of Commissioners. The actions of the Planning Commission on any agenda item does not reflect a final decision. The Board of Commissioners will take final action on all agenda items.

Call To Order:

Roll Call:	Murray	Devine	Sands
	Schaefer	Blankin	Quill
	Harbison	Mascaro	Helwig

Minutes: Review the minutes of the December 3, 2024, meeting.

Commissioner's Report:

PC1: The Planning Commission will continue their review of the proposed amendments to the Subdivision & Land Development Ordinance.

The next meeting of the Springfield Township Planning Commission is scheduled for Tuesday, January 7, 2025.

Adjourned:

Article I: General Provisions

§95-100. Title.

This Chapter shall be known and may be cited as the Springfield Township Subdivision and Land Development Ordinance of [date].

§95-101. Enactment.

This Chapter has been enacted in conformance with the provisions of the Pennsylvania Municipalities Planning Code, Act No. 247 of 1968 and the Pennsylvania Stormwater Management Act P.L. 864 (Act 167), as amended.

§95-102. Contents.

This Chapter contains regulations which include, but are not limited to the following:

- A. Provisions for the filing, processing, review, and approval of all subdivision and land development plans;
- B. Design standards and guidelines for the overall layout, configuration, and placement of lots, roads, open space, parks, public facilities and other physical improvements on property to promote orderly development compatible with the Springfield Township Comprehensive Plan;
- C. Engineering and technical standards, including appropriate financial guarantees, governing the manner by which various improvements including streets, bridges, common facilities, water supply and sewage facilities infrastructure, stormwater management facilities, walkways, lighting, and other improvements are properly constructed.

§95-103. Purposes.

The following are the purposes of this Chapter:

- A. To ensure the overall health, safety, and general welfare of the residents of Springfield Township;
- B. To enable and encourage the development of Springfield Township in an orderly, efficient, integrated and harmonious, and sustainable manner;
- C. To guide the future growth and development of Springfield Township in conformance with the Springfield Township Comprehensive Plan and with other relevant statutes, ordinances, or regulations, maps, studies, and reports adopted in furtherance thereof;
- D. To maintain the character and economic stability of Springfield Township;
- E. To preserve and protect natural resources including habitat and tree canopy, and to prevent pollution of land, air, and water to maintain the quality of life within the municipality and adjacent lands;
- F. To provide adequate open space lands and recreation facilities;
- G. To provide for the buffering of land uses to minimize their impact upon their surroundings;
- H. To adhere to the stormwater management requirements of Springfield Township;

Commented [KT1]: We recommend adding the following:

- To preserve the historic and cultural resources of Springfield Township and to protect the character of the community
- To ensure that new development enhances and successfully integrates into the existing historic character of the community
- To ensure that new development enhances the streetscape and creates an environment that is welcoming to pedestrians
- To ensure that new development, infill, and redevelopment activities complement and enhance the existing historic and pedestrian-oriented built form of the Township
- To preserve lands subject to inundation or flooding from subdivision or land development which would endanger life or property or further aggravate or increase the existing flooding or inundation conditions;
- To promote flexibility in parking lot design, while ensuring functional, aesthetically appealing, well-landscaped parking lots.

- I. To ensure that streets in and bordering a subdivision or land development shall be coordinated, and be of such design, and in such locations as deemed necessary to accommodate prospective traffic and parking, [bikes and pedestrians](#), and to facilitate fire protection and other emergency services;
- J. To ensure conformance of subdivision and land development proposals with the availability of municipal services and public facilities, and the coordination of inter-municipal programs;
- K. To encourage subdivision and land development in accordance with principles and practices which conserve energy, both during and after construction, and which encourage the use of alternative energy sources by the layout of the lots and the siting of buildings;
- L. To require adequate, appropriately located easements or rights-of-way for existing and future utilities and storm drainage facilities;
- M. To ensure that any lands offered for dedication or otherwise reserved for use as public or common grounds shall be of suitable size, configuration, and topographical character for their designated uses;
- N. To provide equitable and expeditious handling of all subdivision and land development proposals by providing uniform procedures and standards;
- O. To ensure conformance of subdivision and land development plans with the public improvements of Springfield Township, and coordination of inter-municipal, county, and Pennsylvania improvement plans and programs;
- P. To encourage and promote flexibility, economy, and ingenuity in the layout and design of subdivisions and land developments, including provisions authorizing Springfield Township to modify the requirements of this Chapter in accordance with concepts and practices consistent with the modern and evolving, generally accepted principles of site planning, engineering, and land development;

§95-104. Interpretation.

The provisions of this Chapter shall be the minimum requirements to meet the above-stated purposes. Where the provisions of this Chapter impose greater restrictions than those of any other statute, ordinance, or regulation, then the provisions of this Chapter shall prevail unless specifically preempted by a state or federal statute. Where the provisions of any other statute, ordinance, or regulations impose greater restrictions than those of this Chapter, the provisions of such statute, ordinance, or regulations shall take precedence.

§95-105. Jurisdiction.

The Board of Commissioners of Springfield Township, with the recommendation of the Springfield Township Planning Commission, review and act upon as appropriate all subdivision and land development plans as defined below and in Section 201 of this Chapter which are located entirely or in part of Springfield Township.

- A. Subdivision and Land Development. No subdivision or land development of any lot, tract, or parcel of land as defined in Article Two, shall be made, and no street, alley, sanitary sewer, storm drain, water main, gas, oil or electric line, or other improvements in connection

therewith, shall be laid out, constructed, or dedicated for public use, or travel, or for the common use of occupants of a building abutting thereon, except in strict accordance with this Chapter.

- B. Sale of Lots, Issuance of Building Permits, or Erection of Buildings. No lot in a subdivision or land development may be sold, and no permit to erect, alter, or repair any building upon land in a subdivision or land development will be issued unless and until a subdivision and/or land development plan has been approved, and where required, recorded, and until the required improvements in connection therewith have either been constructed or guaranteed for construction in the form of a bond, escrow, or other means approved by Springfield Township under the advice of the Springfield Township Engineer and Solicitor, in accordance with the laws of the Commonwealth of Pennsylvania.
- C. Condominiums. No provision of this Chapter shall be construed to prohibit condominium ownership as permitted by the applicable enabling legislation of the Commonwealth of Pennsylvania.

Article II: Definitions

§ 95-200. Language Interpretations.

For purposes of this chapter, certain words shall be interpreted as follows:

- A. Words used in the present tense include the future.
- B. The singular number includes the plural and the plural includes the singular.
- C. The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," and "occupied for."
- D. The word "person" includes an individual, corporation, partnership, incorporated association, and/or any other similar entity.
- E. The words "include" or "including" shall not limit the term to the specified examples, but are intended to extend the meaning to all other instances of like kind and character.
- F. The word "building" shall always be construed as if followed by the words "or part thereof."
- G. The word "may" is permissive, and the words "shall" and "will" are always mandatory.
- H. The words: "he" or "she" or "they" are to be used interchangeably with the word person.
- I. The word "street" includes road, highway, avenue, boulevard, or expressway.
- J. The word "stream" includes watercourse, creek or river, and, where referenced, a seasonal or intermittent stream.
- K. The names of organizations including government agencies shall be construed to include their successors.

§ 95-201. Definition of Terms.

Words and terms used in this chapter shall have the meanings given in this Article. Unless expressly stated otherwise, any pertinent word or term not a part of this listing, but vital to the interpretation of this chapter, shall be construed to have its legal definition, or in the absence of a legal definition, its

meaning as commonly accepted by practitioners including civil engineers, surveyors, architects, landscape architects, and planners.

Acceleration Lane

The portion of a roadway adjoining the traffic lane constructed for the purpose of enabling a vehicle entering a roadway to increase its speed to a rate at which it can safely merge with traffic.

Access Driveway or Access Drive

A privately owned, constructed, and maintained vehicular access from a public or private right-of-way to off-street parking or loading spaces.

Accessory Structure or Building

A structure or building detached from a principal building on the same lot and customarily incidental and subordinate to the principal building.

Aisle

See *“Parking Drive Aisle (or Drive Aisle)”*

Applicant

A person who has filed an application for approval of subdivision, land development plan, variance, special exception, conditional use, permit, or waiver, including their heirs, successors, agents and assigns. The term also includes landowner, developer, builder and/or other persons responsible for the plans and construction of buildings or other improvements on any parcel of land.

Application for Subdivision or Land Development

Every application, whether preliminary or final, is required to be filed and approved prior to start of construction or development, including but not limited to an application for a building permit, for the approval of a subdivision plan, or for the approval of a development plan.

Arborist, Certified

A professional who possesses the technical competence gained through experience and related training to provide for or supervise the management of trees and other woody plants in residential, commercial, and public landscapes, and who is currently an Certified Arborist by the International Society of Arboriculture (ISA).

Authority

A public organization created pursuant to the Pennsylvania Municipal Authorities Act of 1945 (P.L. 382, No.164).

Berm

A raised and stabilized earthen mound of sufficient height. The maximum slope on any berm shall not exceed four horizontal to one vertical (4:1 or 25%) in grade, except for buffers and screens, the slope of which shall not exceed five horizontal to one vertical (5:1 or 20%) in grade.

Best Management Practice (BMP)

Best-available, industry-recognized courses of action, in consideration of the benefits and limitations, based on scientific research and current knowledge.

Bioretention

A stormwater management facility -- which includes rain gardens, bioretention swales, planters and absorbent tree islands – engineered to treat and infiltrate a specific amount of stormwater. They have exact design criteria to ensure they function according to the design intent. These facilities have operation, maintenance and inspection requirements since they are part of a stormwater treatment and flow control system. The facilities include designed soil mixes and sometimes control structures like under-drains and outlet structures to aid in the control of overflow, catch basins to filter sediment, and check dams or weirs to slow the flow of water moving through the facility.

Block

A unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barrier to development.

Board

The Board of Township Commissioners of Springfield Township.

Bond

Any form of **surety bond** in an amount and form satisfactory to the Springfield Township Board of Commissioners. All bonds shall be approved by the Board of Commissioners whenever a bond is required by regulations.

Commented [KT2]: Financial guarantee? Financial security?
Using the term in the definition always feels wrong to me.

Buffer

An area designed and functioning to separate the elements and uses of land which abut it and to ease the transition between them. Unless otherwise specified, "buffer" may be included as part of the required setbacks and yard areas.

Building

Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, equipment, goods or materials of any kind or nature. (Also see Accessory Structure and Building, Principal)

Building Envelope

The area of a lot within which a principal building may be erected. This area is defined by the limits of the minimum front, side, and rear yard areas, and encompasses the area of the lot not found in the yard areas, legal rights-of-way, or other areas defined in the zoning ordinance.

[Building, Principal](#)

[A building which is considered the primary use of the lot on which it is located.](#)

Caliper

A measure of nursery stock measured in diameter. For four-inch diameter stock or smaller, the measure is taken at six inches above the root ball. For stock above four inches, the measurement is taken at 12 inches above the root ball. Caliper is distinct from DBH (diameter at 4.5' above natural ground level), which is used as a measurement of established trees.

Canopy

The upper and outermost part of a tree created by the tree's crown and shall mean, in the case of contiguous trees, the upper and outermost parts of the trees' crowns.

Canopy Coverage

The percentage of vehicular use area that lies directly under the horizontal area or spread of a tree's limbs and foliage, based on planting design coverage.

Cartway

That portion of a street or road between curblines which is designed to be used for vehicular and bicycle traffic.

Common Open Space

A parcel or parcels of land within a development site designed and intended for the use and enjoyment of Springfield Township residents or occupants of the development or community or for the protection of natural or historic resources, not including streets, off-street parking areas and areas set aside for public facilities. Common open space shall not be part of individual residential lots and shall be substantially free of structures but may contain recreational facilities for park users or historic buildings as are shown in the approved development plan.

Commented [PM3]: We moved this to Open Space, Common

Comprehensive Plan

The Comprehensive Plan and amendments thereto, including maps, charts, and/or descriptive matter officially adopted by Springfield Township indicating recommendations for the continuing development of the municipality and including all elements required in Article III of the Municipalities Planning Code (Pennsylvania Act 247).

Conservation District

A conservation district, as defined in Section 3(c) of the Conservation District Law (3 P. S. § 851(c)), which has the authority under a delegation agreement executed with the Pennsylvania Department of Environmental Protection to administer and enforce all or a portion of the erosion and sediment control program in their county.

Condominium

Real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions, created under either the Pennsylvania Unit Property Act of July 3, 1963 or the Pennsylvania Uniform Condominium Act as amended from time to time.

Contiguous

Properties sharing a common boundary. Properties on opposite sides of a public right-of-way shall not be considered contiguous.

Construction

The construction, reconstruction, renovation, repair, extension, expansion, alteration, or relocation of a building or structure, including the placement of mobile homes.

Crosswalk

An improved right-of-way for pedestrian travel across a parking lot, access driveway, or a street connecting two blocks.

Any area distinctly indicated for pedestrian crossing by pavement markings.

Commented [PM4]: NY State definition, possible addition.

Cul-de-sac

A local street with only one outlet and having an appropriate terminus for the safe and convenient reversal of traffic.

Culvert

A conduit not incorporated in a closed storm sewer system, that carries drainage water under a driveway, roadway, or paved area.

Curb Elevation or Curb Level

The elevation of the top of a curb at a given point with a reference to a designated datum.

Curbline

A line formed by the face of the existing curb or in its absence, the outer edge of the shoulder, along which a curb would be otherwise located.

Cut

An excavation; the difference between a point on the original ground and a designated point of lower elevation on the final grade. Also, the material removed in an excavation.

Design Coverage

Canopy coverage indicated or typical of a plant species after ten years growth after planting for trees and five years growth after planting for other plants, as specified by AmericanHort's American Standard for Nursery Stock (ASNS), 2014 or as later amended.

Developer

Any landowner, equitable owner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development.

Development

Any human-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, streets and other paving, utilities, mining, dredging, filling, grading, excavation, or drilling operations.

Development Plan

The provisions for development, including a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of the development plan" when used in this act shall mean the written and graphic materials referred to in this definition.

Diameter at Breast Height (DBH)

A measurement of the size of existing trees on the site, using the outside bark diameter at breast height. Breast height is defined as 4.5 feet (1.37 m) above the forest floor from the highest adjacent grade of the tree. If a tree has more than one stem or trunk, the measurement shall be the sum of the diameter of the largest trunk and 1/2 the diameter of each additional trunk. The measured section of the tree should be free of branches and representative of the typical age of the tree species. DBH measurement is applied to existing trees (compared to "caliper" used for nursery stock).

Disturbed Area

An unstabilized land area where vegetation has been removed and soil has been exposed, graded, or removed.

Drainage Structures

The natural or constructed features of land that are specifically designed to store or carry surface water runoff.

Driveway

A private way providing for vehicular storage or access between a public street and a parking area or garage within a lot or property.

Dwelling Unit

One or more rooms designed, occupied, or intended for occupancy as a separate living quarter with cooking, sleeping, and sanitary facilities for the exclusive use of a single occupant, multiple occupants, or a family maintaining a household.

Earth Disturbance

A construction or other human activity which alters the surface of the land, including, but not limited to, clearing and grubbing; grading; excavations; embankments; road maintenance; building construction; or the moving, depositing, stockpiling, or storing of soil, rock, or earth materials.

Easement

A vested or acquired legal right to use land other than as a tenant, for a specific purpose, such right being held by someone other than the owner who holds title to the land.

Electric Vehicle Supply Equipment (EVSE)

Any device that enables the safe transfer of energy between the local power supply grid and an electric vehicle. EVSE includes all the components for electric vehicle charging stations, including: the conductors; the ungrounded, grounded, and equipment grounding conductors; electric vehicle connectors; attachment plugs, software and all other fittings, devices, power outlets, induction plates or apparatus installed specifically for the purpose of delivering energy from the electric supply grid to an electric vehicle. EVSE may deliver either alternating current or direct current electricity (consistent with fast-charging equipment standard). EVSE may also include alternative charging utilities, such as solar photovoltaic systems, to generate supplemental power for the EVSE/EVCS.

Electric Vehicle Charging Station (EVCS)

Battery charging station equipment with an associated parking space that is publicly accessible and has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An EVCS may contain several charging ports/points to charge more than one EV at a time.

Electric Vehicle Supply Equipment, Level 1

An EVSE that operates on a 15 to 20 amp breaker on a 120 volt AC circuit.

Electric Vehicle Supply Equipment, Level 2

An EVSE that operates on a 40 to 100 amp breaker on a 208 or 240 volt AC circuit.

Electric Vehicle Supply Equipment, Level 3

An EVSE that typically operates on a > 60 amp breaker on a 208 or 240 volt three-phase AC circuit.

Elevation

A vertical distance above or below a fixed reference level; or a flat scale drawing of the front, rear, or side of a building.

Engineer

A professional engineer licensed in the Commonwealth of Pennsylvania and competent in the profession as established under the Pennsylvania Engineer, Land Surveyor, and Geologist Registration Act.

Escrow

A deposit of secure funds with Springfield Township or escrow agent to secure the promise to perform some future act.

Excavation

Any act by which natural materials are dug into, cut, quarried, uncovered, removed, displaced, relocated, or bulldozed, as well as the conditions resulting from such activities.

Existing Condition

The dominant land cover during the five (5) year period immediately preceding a proposed regulated activity.

Fence

A man-made barrier placed or arranged as a line of demarcation between lots or to enclose, screen, or protect a lot or portion thereof. The term "fence" shall be deemed to include a freestanding wall.

Fill

Any act by which natural materials are placed, pushed, dumped, pulled, transported, or moved to a new location above the natural surface of the ground or on top of the stripped surface, as well as the conditions resulting from such activities.

Financial Security

An irrevocable letter of credit issued by a Federal or Commonwealth chartered lending institution approved by Springfield Township, a surety bond issued by a bonding company authorized to conduct business within the Commonwealth or a Federal or Commonwealth chartered lending institution approved by Springfield Township, a certified check, or cash escrow maintained with Springfield Township or a lending institution as aforesaid, provided by the applicant to secure its financial and performance obligations regarding public improvements associated with an approved subdivision or land development.

Fiscal Impact Analysis

An analytical tool which compares, for a given project or policy change, changes in governmental costs against changes in governmental revenues. For example, a major residential development project could mean new residents will require new services and facilities such as fire and police protection, libraries, schools, parks, and others. At the same time, the municipality will receive new revenues from the

project in the form of property tax revenues, local sales tax revenue, and other taxes and fees. A fiscal impact study compares the total expected costs to the total expected revenues to determine the net fiscal impact of the proposed development on the municipality.

Floodplain Related Terms

1. **FEMA and FIA.** The Federal Emergency Management Agency and the Federal Insurance Administration who have jurisdiction over the National Flood Insurance Program and its related studies and regulations. "FEMA" is the parent agency of the "FIA." Both are within the US Department of Homeland Security.
2. **Flood.** A temporary condition of partial or complete inundation by water of normally dry land areas.
3. **Floodplain.** A relatively flat or low land area adjoining a stream, river, or watercourse, which is subject to partial or complete inundation by water during a 100-year flood, or any area subject to the unusual and rapid accumulation of surface water from any source; also referred to as flood-prone area.
4. **Floodplain Management.** The application of a program or activities which may consist of both corrective and preventive measures for reducing flood damages.
5. **Floodway.** The channel of a river, stream, or other watercourse and the adjacent land area required to carry and discharge a flood of the 100-year magnitude.
6. **Obstruction.** Any wall, dam, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel, rectification, culvert, building, fence, stockpile, refuse, fill, structure or matter in, along, across or projecting into any channel, watercourse or designated floodplain district which may impede, retard or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water, or is placed where the flow of the water might carry the same downstream to damage of property or threaten lives.
7. **Substantial Improvement.** Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50% percent of the appraised market value of the structure either,
 - a. before the improvement or repair is started; or
 - b. if the structure has been damaged, and is being restored, before the damage occurred.

For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:

- a. any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or
- b. any alteration of a structure listed on a National Register of Historic Places or a State Inventory of Historic Places, or Springfield Township's List of Historic Places as approved by the Springfield Township Board of Commissioners.

Foot Candle

Unit of light intensity stated in lumens per square foot and measurable with a luminance meter.

Frontage

That side or sides of a lot abutting on a street or right-of-way and ordinarily regarded as the front of the lot.

Grade

The slope of a street, parcel of land, utility lines, drainageways, etc., specified in percent (%) and shown on plans as required herein.

Ground Cover

Low growing plant materials planted in a manner to provide continuous plant cover of the ground surface and other low plant materials are included. Non-plant ground cover may also include bark or wood chips, gravel, and stone provided they are maintained as a continuous pervious cover.

Guarantee, Maintenance

Any security which may be required from the developer by Springfield Township after final acceptance by Springfield Township of improvements installed by the developer. Such security may include irrevocable letter of credit, cash escrow account or surety bond with a bonding company or commonwealth or federally chartered financial institution as approved by Springfield Township and as further specified in this ordinance.

Guarantee, Performance

Any security which may be required from the developer by Springfield Township in lieu of the requirement that certain improvements be made before Springfield Township approves a developer's or guarantor's subdivision or land development plan. Such security may include irrevocable letter of credit, escrow account or surety bond with a bonding company or commonwealth or federally chartered financial institution as approved by Springfield Township and as further specified in this ordinance.

Historic Structure

Any area, building or other structure which has been designated by statute, ordinance or departmental or executive declaration of any governmental body as possessing historic significance.

Height of Building

The vertical distance measured from the average elevation of the existing grade at the location of the building to the highest point of a flat or multi-level roof or, for gable, hip or gambrel roofs to the mean height between the eaves and ridge, or for mansard roofs to the mean height to the deck line. Chimneys, spires, towers, mechanical penthouses, tanks, and similar projections not intended for human occupancy shall be excluded.

Impervious Coverage or Surface

Those surfaces which do not absorb rainwater. All buildings, parking areas, driveways, roads, sidewalks, and any area in concrete, bituminous paving, and packed stone, shall be considered impervious surfaces. In addition, other areas determined by the Township Zoning Officer or the Township Engineer to be impervious within the meaning of this definition shall also be classified as an impervious surface.

Commented [PM5]: Solicitor: Township Planning Commission requests additional scrutiny of these terms.

Commented [PM6]: We can add any additional definitions based on new proposed historic regulations for SALDO.

Impoundment

A body of water, such as a pond, confined by dam, dike, floodgate, or other barrier.

Improvements

The physical additions, installations, and changes required to render land suitable for the use proposed, including streets, curbs, sidewalks, utilities, and drainage facilities.

Improvements, Public

Improvements, including but not limited to those contained in the definition of "improvements," that are intended for dedication to Springfield Township, or other municipal body or authority, either in fee or in easement.

Improvements, On-site

All improvements constructed on the applicant's property, or the improvements constructed on the property abutting the applicant's property necessary for the ingress or egress to the applicant's property, and required to be constructed by the applicant pursuant to any municipal ordinance, including, but not limited to, the municipal building code, subdivision and land development ordinance, PRD regulations and zoning ordinance.

Infiltration

The entrance of surface water into the soil, usually at the soil/air interface.

Invasive Plant or Species

A plant species which grows aggressively, spreads, displaces other plants, and has generally been introduced from other continents. Such species lack natural predators, disease, or natural controls, and can dominate large areas and diminish or limit biodiversity. Invasive and "watch-list" species listed on any governmental list of invasive species, including the PA Department of Conservation and Natural Resource's publication "DCNR Invasive Plant List", as maintained and updated, as well as any list adopted by the Township, shall be inclusive of this definition.

Karst

A type of topography or landscape characterized by surface depressions or sinkholes, rock pinnacles, uneven bedrock surface, underground drainage, and caves. Karst is formed on carbonate rocks, such as limestone and dolomite.

Land Development

Any of the following activities:

1. The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
 - a. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 - b. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
2. A subdivision of land.

3. Development in accordance with Section 503 (1.1) of the Municipalities Planning Code.

Landowner

The legal or equitable owner or owners of land, including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if they are authorized under the lease to exercise the rights of the landowner, or other person having proprietary interest in land.

Landscape Architect, Registered

~~In Pennsylvania, the law defines a Landscape Architect as a person who engages or offers to engage in the practice of landscape architecture in the Commonwealth under the authority of the law.~~

A person who engages or offers to engage in the practice of landscape architecture in the Commonwealth, and who is duly granted the authority to practice as a landscape architect pursuant to Landscape Architects' Registration Law.

Loading Area

A paved area used by vehicles to transfer materials to or from structures or storage areas.

Lot

A contiguous tract, parcel, or unit of land held by a landowner and/or intended for use, development, lease, or transfer of ownership, and for which a deed description is recorded or is intended to be recorded at the Office of the Recorder of Deeds for Montgomery County.

Lot Area, Net

Area contained within the deeded boundaries of the lot minus the area of any land unsuitable for development due to natural conditions or various legal or physical restrictions.

Lot Area, Gross

Calculated land area contained within the deeded boundaries of a lot.

Lot, Corner

A lot having contiguous frontage on two or more intersecting roads. The yard setback for each road frontage shall be the front yard setback for the district in which the lot is located. One of the other two sides should have a rear yard setback while the other would be the side yard.

Lot Line

Any property boundary line of a lot, further defined as follows:

1. Front lot line is the line identical with the street ultimate right-of-way line (also known as Street Line).
2. Rear lot line is the line or lines most nearly parallel or concentric to the front lot line.
3. Side lot lines are the lines most nearly perpendicular or radial to the front lot line. On a corner lot, the side lot line shall be the line or lines most nearly perpendicular or radial to the higher classification of street, where applicable. The remaining line shall be considered the rear lot line.
4. A lot which fronts on more than one street shall have a front lot line on each street frontage.

Mobile Home

A transportable single-family dwelling intended for permanent occupancy in one unit or two or more units designed to be joined into an integral unit, which arrives at the site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it may be used without a permanent foundation. A mobile home need not meet local building codes but shall meet the standards of the U.S. Department of Housing and Urban Development, as indicated in the Structural Engineering Bulletin(s) which shall be provided to Springfield Township by the applicant. Also referred to as a manufactured home.

[A manufactured home \(formerly known as a mobile home\) is built to the Manufactured Home Construction and Safety Standards \(HUD Code\) and displays a red certification label on the exterior of each transportable section. Manufactured homes are built in the controlled environment of a manufacturing plant and are transported in one or more sections on a permanent chassis.](#)

Mobile Home Lot

A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobile home.

Mobile Home Park

A parcel of land of 10 acres or more under single ownership which has been planned and improved for the placement of two or more mobile homes for nontransient use.

Monument

A tapered, permanent survey reference point of stone or concrete having a top four (4") inches on each side and a length of twenty-four (24") inches.

Mulch

A ~~three-inch~~ layer of shredded bark, licorice root or other organic material spread on the ground around plants to prevent erosion and to conserve moisture.

Municipalities Planning Code

The Municipalities Planning Code, originally enacted as Act 247 of 1968, which establishes the basic authority for the exercise of municipal land use controls in Pennsylvania. All subsequent amendments are included. Abbreviated as "MPC" or "Act 247".

Native Plant

A native plant species that occurred in the mid-Atlantic Piedmont Region (Pennsylvania, Maryland, Delaware and Virginia) prior to European settlement. The native status of plants may be confirmed through the www.plants.usda.gov/home web site, using the Native Status Maps for each species. For purposes of this ordinance, "Native Plant" shall include Native Shade Tree, Native Street Tree, Native Shrub, Native Ground Cover, Native Grasses and Native Perennial.

Natural Resources

Encompasses land, fish, wildlife, biota, air, water, ground water, drinking water supplies and other such resources.

Commented [KT7]: Although the MPC has not caught up, HUD now uses the term "manufactured home" instead of mobile home. HUD Definition below.
[Manufactured Housing and Standards- Frequently Asked Questions | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

Commented [PM8R7]: It seems that the Township should consider changing all references to mobile homes to manufactured home. What does the Township think?

Commented [PM9]: Current ZO Definition, analysis shows this is problematic, we resolved w/ Township Planning Commission to raise this issue during future zoning rewrite.

Commented [PM10]: We moved this from the previous "Pennsylvania Municipalities Planning Code"

Commented [PM11]: This may change if the draft planting list we shared is adopted.

Natural Feature

A component of a landscape existing or maintained as part of the natural environment and having ecological value in contributing beneficially to, among other things, air and water quality, erosion control, groundwater recharge, noise abatement, visual amenities, growth of wildlife, human recreation, reduction of climatic stress and energy costs.

Naturalized

Any nonindigenous introduced species which has adapted successfully and has established a self-sustaining population.

Open Space

Public or private lands designated for the use and enjoyment of residents of a development and/or the general public, incorporating natural features such as woodlands, streams, or meadows, and including state, county or Springfield Township parks, trails, and other recreational facilities. Also includes Common Open Space as defined above and other private lands which are available for the use of Springfield Township residents (i.e., through access easements). (See ~~Common~~ Open Space, [Common](#))

Open Space, Common

[A parcel or parcels of land within a development site designed and intended for the use and enjoyment of Springfield Township residents or occupants of the development or community or for the protection of natural or historic resources, not including streets, off-street parking areas and areas set aside for public facilities. Common open space shall not be part of individual residential lots and shall be substantially free of structures but may contain recreational facilities for park users or historic buildings as are shown in the approved development plan.](#)

Park

Any area which is predominantly open space, and that is used principally for active or passive recreation.

Parking Drive Aisle (or Drive Aisle)

The interior cartway used or intended for vehicular circulation within and around a parking lot, from which access to a parking space or stall is taken.

Parking Lot Planting Strip

A previous, linear area of ground within the boundary of a parking lot which separates rows of parking spaces from parking drive aisles from which parking spaces take direct access, designed to screen surface parking, help to control traffic flow, and perform environmental services including shading, and infiltration and treatment of stormwater.

Pathway

A designated land corridor containing a route designed for non-motorized travel that connects local facilities, neighborhoods, commercial districts, etc. to a larger trail or sidewalk network. Sidewalks are not considered pathways.

Perimeter Landscape Strip

A landscaped area of ground that separates the vehicular use area from other structures on the lot,

adjacent properties, a public right-of-way, or any other non-parking use of a lot. Its purpose is to buffer and screen parking and can serve as a bioretention area.

Plan

A graphic representation of a proposal for subdivision and/or land development, including necessary written notes.

Planning Commission

Unless specified otherwise, this shall mean the Springfield Township Planning Commission.

Planting Area

Any area designed for landscaping.

Planting Island

Any area of ground with improved soil between parking spaces or at the end of parking rows within the interior of a parking lot designed to screen surface parking, help to control traffic flow, and perform environmental services including shading, and infiltration and treatment of stormwater.

Plat

The map or plan of a subdivision or land development, whether preliminary or final.

Pond

Small natural or artificial bodies of open water which generally have a small range of water level fluctuation. The shorelines of such bodies of water may be composed of natural embankments, constructed edge walls or may otherwise be purposefully engineered.

Porous Paving

A variety of engineered surfaces which are designed to permit water to pass through the finished surface to an infiltration area of varying depths. Such surfaces can include but are not limited to asphalt, concrete, and pavers. Also considered pervious paving.

Property Line

A recorded boundary of a lot. Any property line which abuts a street or other public way shall be measured from the right-of-way.

Public Hearing

A formal meeting held pursuant to public notice by the governing body, planning commission, or other municipal agency, intended to inform and obtain testimony and public comment, prior to taking action in accordance with the Pennsylvania Municipalities Planning Code, as amended.

Public Meeting

A forum held pursuant to notice under the act of July 3, 1986 (P.L.388, No. 84), known as the "Sunshine Act." ("...any prearranged gathering of an agency which is attended or participated in by a quorum of the members of an agency, held for the purpose of deliberating agency business or taking official action.")

Public Notice

Notice of a public hearing published in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the hearing and particular nature of the matter to be considered

at the hearing. The publication of a public notice shall be in accordance with the Pennsylvania Municipalities Planning Code, as last amended.

Rain Garden

An area of ground which is a shallow depression designed to clean, detain, and infiltrate stormwater runoff primarily with adapted native plants set within bioretention soils. They usually have a simple inflow where rainwater enters the garden, and an above-ground overflow where excess water exits. It is a stormwater management BMP which is typically a smaller system than other bioretention facilities. However, operation and maintenance is critical to proper performance. The size, capacity and location of rain gardens should be based on runoff source (parking lot, roofs, downspout, lawns, etc.) and the ability to capture rainwater.

Right-of-Way

A strip of land occupied or intended to be occupied at some future date by roads, railroads, transmission lines, pathways, oil and gas pipelines, water lines, sewer lines, and other similar facilities. Rights-of-way for street purposes are defined as follows:

1. Legal Right-of-Way. The street right-of-way legally in the public domain at the time a subdivision or land development plan is submitted.
2. Ultimate Right-of-Way. The street right-of-way projected as necessary for adequate handling of anticipated maximum traffic volumes. The ultimate right-of-way becomes the legal right-of-way where it has been offered for dedication and accepted by Springfield Township.
3. Equivalent Right-of-Way: A street right-of-way required to be reserved where private streets are permitted. The width shall be determined by the street's function, in accordance with street classifications contained in this ordinance.

Commented [PM12]: Combined Street Rights of Way with ROW definition.

Riparian Corridor

Forested or vegetated lands along both sides of a stream, wetland or water body.

Sediment

Soils or other materials transported by surface water as a product of erosion.

Sewage Facilities Plan

A comprehensive plan for the provision of adequate sewage facilities which was adopted by Springfield Township and approved by the Department of Environmental Protection under the Pennsylvania Sewage Facilities Act (Act 537).

Shrub

A woody perennial plant having persistent woody stems, branching from the base and typically with a mature height 15 feet or less.

Sidewalk

A paved surface primarily for pedestrian mobility adjacent to a public or private street, or adjacent to common driveways and common parking areas, as is required §95-400 of this Chapter, and meeting the specifications in §95-422.

Sight Distance

The distance of unobstructed view along the centerline of a street from the driver's eye-height of three and one-half (3½') feet above the pavement surface to the furthest visible point twenty-four (24) inches above the street surface.

Sight Triangle

A triangular-shaped portion of land established at street intersections in which nothing is erected, placed, planted, or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection.

Slope

The face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon. Slopes are usually expressed in a percentage based upon vertical difference in feet per 100 feet of horizontal distance.

Specimen Tree

Any tree with a caliper that is 75% or more of the record tree of the same species in the Commonwealth of Pennsylvania.

Soil Survey

The Montgomery County Soil Survey, latest edition, prepared by the Nature Resources Conservation Service of the United States Department of Agriculture.

Soil Volume

The quantity, depth, and width of soil needed to support the health and vigor of shade trees or other woody plants such as flowering trees and shrubs required in the planting plan.

Stormwater Management Facility

Any structure, natural or human-made, that, due to its condition, design, or construction, conveys, stores, or otherwise mitigates stormwater run-off. Typical stormwater management facilities include, but are not limited to, detention and retention basins, open channels, storm sewers, pipes, and infiltration structures.

Stormwater Management Plan

The plan prepared by the developer or their representative indicating how stormwater runoff will be managed at the development site in accordance with this Chapter.

Stormwater Basin

A structure which provides for the storage and controlled release of stormwater runoff during and after a storm. Also referred to as a sediment, retention, or detention basin.

Stormwater Runoff

Water from rainfall or melting snow in a watershed in excess of the natural absorbency of that watershed, which flows over the ground surface to collect in streams and channels.

Street or Road

Any way which serves to access and provide for transportation between multiple properties, whether under public or private ownership, and used or intended to be used by vehicular traffic, bicyclists, or pedestrians including street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct,

or other similar facilities. Categories of streets are further defined in Article IV Design Standards Section §95-415.

Structural Soils

A soil medium that can be compacted to support pavement and installation requirements while accommodating tree root growth. Typically it is a mixture such as gap-graded gravels made of crushed stone, clay loam, and a hydrogel stabilizing agent to keep the mixture from separating.

Structure

Anything built, constructed, or erected which requires location on the ground or attachment to something located on the ground.

Subdivision

The division or re-division of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisee, transfer of ownership or building or lot development. The subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling shall be exempted.

Subdivision, Major

All subdivisions not classified as minor subdivisions, including but not limited to subdivisions of four or more lots, or any size subdivision requiring a new street or extension of the municipal facilities or the creation of public improvements.

Subdivision, Minor

Any subdivision containing not more than three lots fronting on an existing street, not involving any new street or road, or the extension of municipal facilities or the creation of public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the Comprehensive Plan, Official Map, Zoning Ordinance, or other pertinent regulations.

Minor subdivisions include lot line adjustments and simple conveyances, as defined herein:

1. Lot Line Adjustment. A proposal between two abutting, existing, legally approved and recorded lots in which a lot line between the two lots is proposed to be adjusted in terms of its location or configuration. Reasons for lot line adjustments include:
 - a. Correcting errors regarding locations of existing improvements (e.g. if the driveway for Lot #1 is located on Lot #2);
 - b. Relating the line to definitive physical characteristics (e.g. to adjust the line to run along an existing hedgerow);
 - c. Preferences of the landowners involved.
2. Simple Conveyance. A proposal between two abutting, existing, legally approved and recorded lots in which a portion of one lot is being divided off to be conveyed to the owner of the abutting lot. The land area to be conveyed in a simple conveyance generally does not comply with one or more of the dimensional standards of the district in which the lots are located.

Surveyor

A land surveyor, registered as such in the Commonwealth of Pennsylvania, and competent in the profession as established under the Pennsylvania Engineer, Land Surveyor, and Geologist Registration Act.

Topsoil

A friable loam, typical for the locality, capable of sustaining vigorous plant growth. Topsoil shall be taken from a well-drained site and shall be of uniform quality, free of subsoil, clay or impurities, plants, weeds and roots or other undesirable material.

Tract

A property consisting of one legal parcel usually to be subdivided into several smaller parcels.

Trail

A designated land corridor containing an improved route designed for non-motorized travel that provides recreational, aesthetic, alternate transportation, or education opportunities for people of all ages and abilities. Sidewalks are not considered trails though they can serve as trail connections.

Transportation Impact Study

A technical evaluation of the traffic impacts associated with a proposed subdivision or land development. Criteria for a transportation impact study are contained in Article VIII Special Studies and Reports, Section 801.

Trip

A single or one-way vehicle movement to or from a property or study area. "Trips" can be added together to calculate the total number of vehicles expected to enter or leave a specific land use or site over a designated period of time.

Tree

A woody perennial typically having one dominant trunk and a mature height of at least 15 feet.

Tree, Canopy

Any tree that, when mature, typically forms the overstory, or uppermost layer of branches and foliage, in a woodland or forest, and/or any deciduous shade tree generally reaching at least 30 feet in height at maturity. Canopy trees are categorized by mature height into the following categories in this ordinance:

- Small: 15 to 25 feet
- Medium: 25 to 50 feet
- Large: 50+ feet

Tree, Mature

Any tree of six (6") inches or more in caliper, whether standing alone or in a tree mass or woodlands. A mature tree shall be a desirable species as determined by the Shade Tree Commission or landscape architect.

Tree, Understory

Any tree or trees that when mature are typically shorter than canopy trees. In an existing wooded setting, this may include seedlings, saplings and other small trees.

Vegetation

Trees, shrubs, vines, ground covers, grass, plants, bulbs and other growing flora.

Vehicular Use Area

Any area of a lot not located within any enclosed or partially enclosed structure which is used by or intended for motor vehicles, including but not limited to the following:

- Parking spaces (accessory or not) for the storage of automobiles, trucks or other motor vehicles
- Parking drive aisles
- Loading zones and service areas;
- Emergency or fire zones or lanes;
- Paved areas painted or striped in such a manner as to indicate that they are not intended for parking or standing but are otherwise at grade with other areas designed for or used by motor vehicles.
- Driveway and access drives—with the exception that the driveway or principal access drive conveying traffic to and from the public street(s) shall not be counted.
- Landscaped areas bounded by parking stalls on one side and within ten feet (10') of the side of the parking stall, landscaped areas bounded by parking on two or more sides and within twenty feet (20'), or landscaped areas bounded by parking stalls and/or aisles on three or more sides.

Verge

A strip separating the passable area of a sidewalk from the curb, and consisting of grass, landscaping, street furniture, or decorative paving.

Visual Screen

A barrier for the purpose of limiting or obscuring a view; generally comprised of vegetation, structures, or earthworks suitable for the purpose.

Watercourse

A depression which carries the flow of surface water including permanent and intermittent streams, brooks, creeks, channels, ditches, swales, and rivers.

Water Supply System

A system designed to transmit water from a source to users, in compliance with the requirements of the appropriate state agencies and the local authorities. Includes the following definitions:

1. Water Facilities, Public. A water distribution system serving all or a portion of Springfield Township and operated by the Township, municipal authority, or certified public utility.
2. Water Facilities, Common. A water distribution system serving a single neighborhood or development.

Wetland

Those areas that are inundated and saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions; includes swamps, marshes, bogs and similar areas. Development in "wetlands" is regulated by the U.S. Army Corps of Engineers and the Pennsylvania Department of Environmental Protection. Identification of "wetlands" should be based upon the "1987 Corps of Engineers Wetlands Delineation Manual".

Woodland

One-fourth acre or more of wooded land where the largest trees measure at least six inches diameter at breast height (DBH). The woodland shall be measured from the dripline of the outer trees. Woodlands are also a grove of trees forming one canopy where 10 or more trees measure at least 10 inches DBH.

Yard

The area(s) of a lot which must remain free of buildings or other structures and may be used as lawn or planted area, parking, or driveway space, or any other use permitted by the ordinance, in compliance with the provisions of this ordinance. A yard is measured at right angles from the right-of- way or lot line to the nearest building wall. For specific types of yards, see Zoning, Chapter 114

Zoning Hearing Board

The Zoning Hearing Board of Springfield Township.

Zoning Officer.

The person or agency hired or appointed by Springfield Township to administer and enforce the provisions of the Zoning Ordinance. The term "Zoning Officer" shall also include any duly appointed staff or assistants.

§ 95-202. Abbreviations.

AWWA. American Water Works Association

DEP. Pennsylvania Department of Environmental Protection

DCNR. Pennsylvania Department of Conservation and Natural Resources

DRBC. Delaware River Basin Commission

EPA. Federal Environmental Protection Agency

IES. Illuminating Engineering Society

ISA. International Society of Arboriculture

ITE. Institute for Traffic Engineers

PennDOT. Pennsylvania Department of Transportation

MCCD. Montgomery County Conservation District

MCPC. Montgomery County Planning Commission

USGS. United States Geological Survey

TERMS PROPOSED TO BE REMOVED

Commented [PM13]: Note. We propose to remove these, but we are noting that here in case there are any objections.

Average Vehicle Occupancy

A numerical value calculated by dividing the number of employees scheduled to start work between the hours of 6:00 A.M. and 10:00 A.M. by the number of vehicles arriving between those hours.

Disconnected Impervious Area (DIA)

An impervious or impermeable surface which is disconnected from any stormwater drainage or conveyance system and which directs water to a pervious area which allow for infiltration, filtration, and retention of stormwater.

Article III: Plan Filing, Processing, and Review

§95-300. Applicability.

The standards, requirements, and procedures contained in this Article shall govern the filing and processing of all applications for subdivision and/or land developments in Springfield Township. These standards shall not supersede the requirements of Chapter 114, Zoning.

§95-301. Types of Plans.

All applications for subdivision and/or land development shall be classified as Sketch Plans, Preliminary Plans, Final Plans, or Minor Plans, as further regulated herein. Figure 3.1 graphically presents the general plan processing procedure.

- A. Sketch Plans. Springfield Township strongly recommends that applicants submit a Sketch Plan in accordance with the requirements of §95-302, Sketch Plan Requirements and §95-303, Sketch Plan Review Procedure, especially for nonresidential or multi-lot developments.
- B. Preliminary Plans. A Preliminary Plan is required to be filed for all proposals for subdivision and/or land development in accordance with the requirements of §95-304, Preliminary Plan Requirements and §95-305, Preliminary Plan Review Procedure.
- C. Final Plans. A Final Plan is required to be filed for all proposals for subdivision and/or land development in accordance with the requirements of §95-306, Final Plan Requirements, and §95-307, Final Plan Review Procedure.
- D. Minor Plans. Applications which qualify as Minor Plans may be submitted for concurrent Preliminary and Final Plan processing and approval, in accordance with the standards and requirements of §95-309, Minor Plan Submission Requirements and Review Procedure.

§95-302. Sketch Plan Requirements.

- A. Purposes. The purposes served by a Sketch Plan are as follows:
 - 1. To inform Springfield Township of an applicant's intent to subdivide and/or develop a property, and graphically show the concepts and extent of the proposal.
 - 2. To allow Springfield Township to provide advice and guidance to an applicant so that:
 - a. Overall layout and circulation issues can be resolved prior to preparation of Preliminary Plans.

- b. The Preliminary Plan approval process may then be able to proceed more efficiently.
 - 3. To show how a tract of land may be subdivided or developed in cases where only a portion of a property is currently under an active proposal.
 - a. A sketch plan may be shown on the Preliminary Plan for the subject site in the form of a reduced-scale inset drawing, although larger scale drawings are encouraged for review and discussion purposes.
 - 4. Sketch plans shall have no legal standing with regard to the formal plan approval process mandated by the Pennsylvania Municipalities Planning Code, but are recommended and will be considered as a tool for discussion and guidance regarding future development issues.
- B. Sketch Plan Information. A Sketch Plan should be drawn legibly and to scale of not greater than 1:50, but it need not be a precisely surveyed or engineered plan, and it should show the following information:
 - 1. The entire tract boundary, total acreage, and acreage of each lot.
 - 2. Existing and proposed streets, lots, buildings, approximate building envelopes and other improvements.
 - a. This plan shall show a logical and efficient pattern of roads, lots, and/or buildings, as appropriate for the type of plan proposed, and shall not be acceptable if it proposes lotting or development that would adversely impact floodplain, steep slopes, or other important site features.
 - 3. Significant physical features such as floodplain, steep slopes, woodlands, and existing structures.
 - 4. Contour lines at five to ten foot intervals, based on U.S.G.S. datum.
 - 5. Approximate locations for stormwater control facilities, if necessary.
 - 6. Location plan showing the relationship of the subject tract to the surrounding road network and major physical features.
 - 7. North point and scale.
 - 8. Name and address of the owner.
 - 9. Zoning district information.
 - 10. Name and address of the engineer, surveyor, or architect, if applicable.
 - 11. Any additional information which the applicant believes will help explain the proposal, including any elevation sketches or renderings which help to illustrate the proposed development.
- C. The applicant shall make a request to the Springfield Township Planning Director to be scheduled on the meeting agenda of the Springfield Township Planning Commission for presentation and discussion of the Sketch Plan, provided the plan is received fifteen (15) days prior to the next Planning Commission meeting.

§95-303. Sketch Plan Review Procedure.

The Planning Commission shall review sketch plans in accordance with the criteria contained in this chapter and with other applicable codes, plans, ordinances, and legal requirements. The commission

members shall discuss the plan with the applicant and advise them at a scheduled public meeting to the extent to which the proposed subdivision or land development conforms to the Springfield Township Comprehensive Plan and relevant standards of this ordinance, and will discuss possible plan modifications that would increase its degree of conformity. The applicant may also choose to submit alternative sketch plans. Aspects of the sketch plan that may be evaluated include but are not limited to:

- A. The location of all areas proposed for disturbance (streets, foundations, yards, septic disposal systems, stormwater management areas etc.) with respect to notable features of natural or cultural significance as identified on the applicant's plan.
- B. The potential for street connections with existing streets, other proposed streets, or potential developments on adjoining parcels.
- C. The location of proposed access points along the existing road network.
- D. The general location and extent of open space, preserved land, trail system and the potential for connections to existing trail systems.
- E. The location and extent and configuration of buildings, parking lots, and common areas in multifamily and commercial developments.
- F. The proposed building density and impervious coverage.
- G. The compatibility of the proposal with respect to the objectives and policy recommendations of the Comprehensive Plan, the Open Space Plan, and other pertinent Springfield Township plans and studies as updated.
- H. Consistency with the Zoning Ordinance.

§95-304. Preliminary Plan Requirements.

This section contains the requirements for Preliminary Plans for subdivisions and/or land developments in terms of Drafting Standards, Basic Information, Existing Features, and Proposed Features.

- A. Drafting Standards. Plans shall be professionally prepared in compliance with the following:
 - 1. The plan shall be drawn to a standard engineering scale not exceeding 100' feet to the inch.
 - 2. Sheet size shall be or 18" X 30" or 24" X 36", appropriately related to the scale of the drawing.
 - 3. All sheets shall be the same size, and be numbered relative to the total number of sheets (ie., 1 of 5, etc.).
 - 4. Where two or more sheets are needed to show the entire tract, a reduced scale key plan shall be provided to show how the sheets fit together. Match lines shall be shown.
 - 5. A reduced scale plan of the entire site at a scale greater than 100' feet to one (1) inch may be required in cases where it would facilitate the review and approval process. Applicants are encouraged to submit such plans in cases where they are not required.
 - 6. Property lines shall be drawn and labeled in conformance with the act of May 23, 1945 (P.L. 913, No. 367), known as the "Engineer, Surveyor, and Geologists Registration Act," and accepted surveying and civil engineering practices, including dimensions shown in feet and decimal fractions thereof, and bearings shown in degrees, minutes, and seconds.

- a. Tract boundary lines shall be the heaviest property lines.
 - b. Proposed lot lines shall be the next heaviest.
 - c. Possible future lots, if shown, shall be the lightest line weight, and may be shown as dashed lines.
 - d. Property lines to be eliminated where 2 or more lots are proposed to be joined in common deed should be properly noted and depicted on the boundary to be removed.
- B. Basic Information. All Preliminary Plans shall show the following basic information:
1. Name of the subdivision or land development.
 2. Name, address, email, and phone number of applicant and of the owner of record.
 3. Name, address, email, and phone number of the firm which prepared the plan and professional seal of the individual certifying its accuracy and compliance with applicable standards.
 4. Date of preparation of the plan and a descriptive list of revisions to the plan, and the revision dates.
 5. North arrow and scale displayed in graphic and written form.
 6. Location plan showing the relationship of the subject tract to the surrounding road network, adjacent properties, and major physical features.
 7. The entire tract boundary with bearings and distances and total tract acreage including lot numbers and acreage or square foot area for each lot.
 8. A list of the basic dimensional and density requirements of the applicable zoning district, compared to the applicant's proposal.
 9. Zoning classification(s) of all lands abutting the proposal.
 10. Names of all current owners of immediately adjacent lands.
 11. A statement showing:
 - a. Number of acres under proposal (net and gross acreage should be indicated in accordance with Chapter 114, Zoning, of the Township Code).
 - b. Number of lots and/or dwelling units and total building area. If existing buildings are to be reused, the building area should be expressed as existing building area and additional building area.
 - c. Number of open space or commonly held lots and land areas. The total acreage of these shall be indicated.
 12. Description of variances or special exceptions, conditions of their approval, and the dates they were granted, if any.
 13. Description of any deed restrictions, including conservation and environmental, or other covenants affecting development of the tract. This information should contain the name of the easement holder or parties in the covenant agreement and a reference to their deed and page book recording location.
 14. The requirements of any other local ordinance which may affect the proposal.
 15. Legend which shall be sufficient to indicate clearly between existing and proposed conditions.
 16. Tax parcel number(s) of all parcels being subdivided or developed.

17. Deed book and page numbers for all parcels being subdivided or developed.
 18. A note which states "Preliminary Plan - Not to be Recorded."
- C. Existing Features Plan. Within the tract proposed for subdivision and/or land development, and within one-hundred (100') feet of the tract boundaries, the following information shall be shown on the Preliminary Plan:
1. Tract boundary lines, easements, deed restrictions, current owners of the subject and neighboring properties, and current zoning of each.
 2. Streets bordering or crossing the tract, including:
 - a. Locations.
 - b. Names.
 - c. Rights-of-way.
 - 1) Legal.
 - 2) Ultimate.
 - d. Cartway widths.
 - e. Surface conditions.
 - f. Location of curbs and sidewalks.
 - g. Location of public transit stops.
 - h. Location of traffic control signs and devices.
 3. Water resources, including:
 - a. Lakes and ponds.
 - b. Wetlands, swamps, or marshes.
 - c. Watercourses and springs.
 - d. Existing well locations - in use, capped, and abandoned.
 - e. Floodprone or floodplain areas including data from FEMA Studies, supporting hydrologic and hydraulic data for 100-year flood limits, or Montgomery County Soil Survey when applicable, as determined appropriate by the Springfield Township Engineer for the watercourse(s) affecting the site.
 4. Sanitary Sewers, including:
 - a. Pipe locations.
 - b. Pipe sizes and materials.
 - c. Direction of flow.
 - d. Gradient of flow.
 - e. Manholes.
 - f. Invert Elevations.
 - g. Septic systems and drainfields, in use, capped, and abandoned.
 5. Storm sewers, including:
 - a. Pipe locations.
 - b. Pipe sizes and materials.
 - c. Direction of flow.
 - d. Gradient of flow.
 - e. Inlets, catch basins, and manholes.
 - f. Invert elevations.

6. Other existing stormwater and/or erosion control facilities, including:
 - a. Basins.
 - b. Swales.
 - c. Diffusion devices.
 - d. Velocity controls.
 - e. Related technical data for those facilities.
7. Other natural features, including:
 - a. Location, size, species, and condition of trees six (6") inches in diameter (DBH) or greater, when standing alone or in small groups.
 - b. Outer limits of woodlands and a general description of their types, sizes, and conditions.
 - c. Locations and limits of geologic features which may affect the locations of proposed streets or buildings, including:
 - 1) Rock outcroppings.
 - 2) Quarries.
 - 3) Sink holes and karst formations.
 - 4) Ravines.
8. Soil types, including:
 - a. Mapped limits.
 - b. Names.
 - c. Significant limitations, such as, high water table or shallow bedrock.
9. Contour information including:
 - a. Contours at a vertical interval of two (2') feet, accurately drawn from photogrammetric or on-site survey data.
 - b. Areas with slopes of fifteen (15%) percent or greater should be adequately depicted, as determined from the contours shown on the plan.
10. Other man-made features, including:
 - a. Location, size, character, and configuration of existing buildings or structures, driveways, parking lots or any type of paved surface, labeled "To Remain" or "To Be Removed" as applicable.
 - b. Location, size, character, and configuration of existing trails.
 - c. Location and description of existing buildings and other structures less than one-hundred (100') feet beyond the tract boundaries. A high-definition aerial photograph may be used to satisfy this requirement, provided that the aerial photograph was captured within 1 year of the latest plan submission.
 - d. Location, type, and ownership of utilities, both above and below ground, with notes to describe:
 - 1) Easement or right-of-way dimensions.
 - 2) Additional setback or development restrictions imposed by the utility company or other regulations.
 - 3) Specific type of product transported with pipelines.

11. Other information as recommended by the Planning Commission or deemed necessary by the Board of Commissioners.
- D. Proposed Features and Lotting Plan. Within the tract proposed for subdivision and/or land development, the following information shall be shown on the Preliminary Plan:
1. Subdivision and/or Land Development Layout.
 - a. Proposed streets, alleys, driveways, and parking areas, including:
 - 1) Names or other identification.
 - 2) Right-of-way widths and lines.
 - 3) Cartway widths.
 - 4) Centerline courses, distances, and curve data.
 - 5) Curb lines.
 - 6) Radii at intersections.
 - 7) Street location tie-ins to nearest intersection by courses and distances.
 - 8) Capacity of parking areas.
 - 9) Sight distance at proposed intersections with existing streets.
 - 10) Location and type of all traffic control signs, signals, and devices proposed to be installed.
 - 11) Rights of way or easements proposed for drainage.
 - 12) Plan of street lighting indicating location and type of fixtures to be installed.
 - b. Layout and dimensions of all lots, including the net and gross lot area as defined within Chapter 114, Zoning, of the Township Code.
 - c. All building setback lines (including existing buildings to be used).
 - d. All parking setback lines where applicable.
 - e. Buffer yard and screening setbacks where applicable.
 - f. Proposed sidewalk, trail, or other walkway locations.
 - g. Proposed buildings, including:
 - 1) Locations.
 - 2) Configurations.
 - 3) Sizes (ground level floor area, total floor area, number of stories, and height).
 - 4) Total building coverage (square feet and percentage of site).
 - 5) Locations, configuration, and types of accessory structures.
 - 6) Ground floor elevations.
 - 7) All points of ingress and egress.
 - h. Common use areas, including:
 - 1) Open Space Areas.
 - i. Locations.
 - ii. Configurations.
 - iii. Size.
 - iv. Use and management of common area.
 - v. Proposed ownership of common area.

- 2) Recreation facilities.
 - i. Locations, configuration, and size.
 - ii. Types of facilities.
 - iii. Proposed ownership.
- 3) Parking, driveway, or road areas when privately owned for common use.
- 4) Walkways or pathways.
- 5) Notes regarding offers of dedication or retention in private ownership, as applicable.
- i. Areas reserved for future uses, including:
 - 1) Road widenings, ultimate rights-of-way, and road extensions.
 - 2) Stormwater management facilities.
 - 3) Additional subdivision or land development in sketch form, in accordance with the requirements of §95-302, Sketch Plan Submission Requirements, and in accordance with the intent of §95-303, Sketch Plan Review Procedure.
 - 4) Explanatory notes for such future uses.
- j. Impervious Coverage Area Calculations.
- k. Proposed Landscaping Plan, which shall be prepared, signed, and sealed by a Landscape Architect licensed in the Commonwealth of Pennsylvania, including:
 - 1) Existing vegetation to be removed.
 - 2) Existing vegetation to be preserved.
 - 3) A plan of proposed plantings showing the locations of street trees, parking lot landscaping, stormwater facilities landscaping, and any required buffer areas and site landscaping.
 - 4) Proposed planting schedule, including the number, location, species and sizes of plantings (as per American Standard for Nursery Stock (ANSI) Z60.1-2004, most current edition).
 - 5) Existing and proposed contours including related landscape features such as mounding, earth berms, and water features.
 - 6) Other planting areas such as managed meadow or other naturalized settings.
- l. Proposed Outdoor Lighting Plan.
 - 1) Proposed fixtures in public rights-of-way, parking lots, and other public areas.
 - 2) A foot candle plan that shows illumination levels to 0.0 foot candles.
 - 3) The minimum and average, and maximum maintained illumination levels for the areas being illuminated to demonstrate compliance with lighting requirements in Springfield Township.
 - 4) Description of existing and proposed equipment including:
 - i. The mounted height from the lowest point of the fixture to the finished grade.

- ii. Fixture mounting equipment.
 - iii. Light shielding angle and device for shielding.
 - iv. Light standard or pole height and type of material.
- 2. Grading and Drainage Plan. The following information shall be shown on the Preliminary Plan:
 - a. Proposed contours for the entire site.
 - b. Approximate limits of site disturbance, including a clear delineation of existing vegetation including trees, hedge rows, wooded areas, scrub growth, meadow, and actively farmed land:
 - 1) To be removed.
 - 2) To be preserved including method of preservation.
 - 3) Topsoil storage and protection areas.
 - c. Stormwater management and erosion control and sedimentation facilities, including:
 - 1) Basins and underground detention facilities.
 - 2) Swales, rain gardens, and infiltration areas.
 - 3) Diffusion devices.
 - 4) Velocity controls.
 - 5) Pipe locations.
 - 6) Pipe sizes and materials.
 - 7) Direction of flow.
 - 8) Gradient of flow.
 - 9) Inlets, catch basins, and manholes including rim and invert elevations.
 - 10) Invert elevations.
 - 11) Design calculations for these facilities shall be submitted in report form with a note on the plan referencing the report.
- 3. Infrastructure Plan
 - a. Sanitary sewer lines, clearly identifying the following:
 - 1) Locations.
 - 2) Pipe sizes and materials.
 - 3) Direction of flow.
 - 4) Gradient of flow.
 - 5) Manholes.
 - 6) Invert and rim elevations.
 - b. Sanitary sewage pumping stations, clearly identifying the following:
 - 1) Dimensions and material of pumping station.
 - 2) Pump type.
 - 3) Float and alarm elevations.
 - 4) Electrical equipment.
 - 5) Force main material, location, size and tie-in.
 - c. Approved on-site disposal locations and other locations where soil tests were performed.

- d. Sewage treatment plant locations.
 - e. Water supply facilities, including:
 - 1) Central water supply lines.
 - 2) Pipe sizes and materials.
 - 3) Fire hydrant locations.
 - 4) Well locations when on lot, including the 100-foot radius clear zone separating wells from sewage disposal locations.
 - f. Finished floor elevations of proposed buildings.
 - g. Municipal waste disposal facilities.
 - h. If new lateral connections are proposed, proof of application to the local sewage authority is required.
4. Cross Sections, Profiles, and Preliminary Structural Designs. The following shall be provided:
- a. Cross section and centerline profile for each proposed or widened cartway, driveway, or parking area shown on the Preliminary Plan including:
 - 1) Road centerline grades and vertical curvature including road centerline elevations shown at horizontal intervals of twenty-five (25') feet along vertical curves and fifty (50') feet for straight grades.
 - 2) Profiles for sanitary sewers, water mains, storm drains, including:
 - i. Locations of manholes, inlets, and catch basins.
 - ii. Size and type of line with stations.
 - iii. Slope between manholes or inlets.
 - iv. Location of laterals or water services including fire hydrants, valves, tees and fittings.
 - v. Existing ground surface with elevation of rim/grate and invert elevations.
 - vi. Location, size, depth, and type of material of all other utilities in the vicinity of the pipe.
 - vii. Vertical curve data including length, elevations, and stations at the beginning and ending of the vertical curve, including high points and low points, elevations at fifty (50') foot intervals and minimum site difference.
 - b. Preliminary design of any bridges, culverts, or other structures and appurtenances which may be required.
 - c. Cross section (Streets).
 - 1) Right of way and cartway width.
 - 2) Type, thickness, and crown of paving.
 - 3) Type and size of curb.
 - 4) Grading of sidewalk area.
 - 5) Location, width, type and thickness of sidewalks.
 - 6) Grading of stormwater swale adjacent to cartway.

- 7) Typical location of sewers and utilities, street trees, street lights and other improvements along roads.
5. Supporting Information.
 - a. A new development schedule including the approximate date when the construction is expected to begin and be completed.
 - b. A copy of all restrictions or covenants, if any, under which lots are to be sold.
 - c. Copy of the last recorded subdivision or land development plan pertaining to the site.
 - d. Traffic impact or water resources impact statement if applicable.
 - e. A plan for the ownership, maintenance, and management of open space areas and stormwater BMPs.
 - f. Reports or letters regarding availability of sewer and water facilities.
 - g. Copies of letters and permit applications to all reviewing agencies.
 - h. Stormwater calculations and reports.
 - i. Wetlands delineation study, if applicable.
 - j. Flood and floodplain report including data from FEMA studies and any hydrologic and hydraulic data.
 6. Additional Plans. Other plans as required to comply with this chapter or other provisions of Chapter 114, Zoning, of the Township Code.

§95-305. Preliminary Plan Filing and Review Procedure.

The procedure contained in this section shall regulate the review of Preliminary Plans for subdivision and land development.

- A. Four paper copies of the Preliminary Plan shall be filed with the Springfield Township Planning Director in person by the applicant or applicant's agent, at the Springfield Township Office during business hours. In addition to the paper copies of the plans required for submission, the applicant shall also provide electronic copies via a compact disk, thumb drive, or other means acceptable to the Springfield Township Planning Director with plan sheets in a pdf or other acceptable software format.
- B. Notice of all applications for the approval of a subdivision and land development shall be given by conspicuously posting a written notice of the application on the affected tract prior to submission of the Preliminary Plan. This notice shall adhere to the following:
 1. The notice must remain in place until Final Plan approval is given.
 2. The notice shall be printed on a sign with the minimum dimensions of 24" by 36" of the type used for real estate sales.
 3. The sign shall state the following: "This property is subject to a subdivision and land development application in Springfield Township."
 4. The sign(s) shall be posted in such locations that are clearly visible from an adjacent roadway or roadways.
 5. Proof of posting by way of dated photograph must be provided in the application submitted to the Springfield Township Planning Director.

- C. Plans must be accompanied by:
 - 1. Springfield Township filing fee.
 - 2. Montgomery County Planning Commission review fee.
 - 3. Completed Springfield Township application and administrative forms.
- D. The Springfield Township Planning Director or other designated person will conduct a cursory review of the application filed including administrative forms, Preliminary Plans, and other required studies and reports to ensure that the submission appears to be complete, and will then stamp the plans with the Plan Filing Date.
- E. The Preliminary Plan shall be placed on the agenda of a regularly scheduled meeting of the Springfield Township Planning Commission following the Plan Filing Date.
- F. The Springfield Township Planning Director shall distribute copies of the plan to the following for review and recommendations:
 - 1. Springfield Township Planning Commission.
 - 2. Springfield Township Board of Commissioners.
 - 3. Springfield Township Engineer.
 - 4. Montgomery County Planning Commission, along with the required review fee and completed review request form.
 - 5. Springfield Township staff including: Solicitor, Public Works Director, Fire Marshall, Police Chief, other Springfield Township boards or officials, sewer and/or water authorities, and/or other technical consultants as needed.
 - 6. Adjacent municipalities and the Springfield Township School District.
- G. Upon completion of its review of the Preliminary Plan, which should include consideration of the timely recommendations of the Springfield Township Engineer, Montgomery County Planning Commission, and other technical advisors when requested, the Springfield Township Planning Commission shall communicate its recommendations to the Springfield Township Board of Commissioners.
- H. Springfield Township shall have a ninety (90) day time period to act on the plan unless the applicant has agreed in writing to an extension of the time period.
 - 1. The ninety (90) day time period shall be measured from the date of the next regularly scheduled Springfield Township Planning Commission meeting following the Plan Filing Date provided that such meeting shall occur at least fifteen (15) days after the Plan Filing Date.
 - 2. If an extension of the ninety (90) day time period is applied, it shall be measured from the expiration of the original ninety (90) day period. A time extension shall postpone the deadline and effects of the ninety (90) day time period for the additional number of days agreed to in writing prior to the last scheduled Springfield Township Board of Commissioners meeting within the ninety (90) day plan review period.
- I. The Springfield Township Board of Commissioners shall consider the Preliminary Plan application at one or more of its public meetings during the 90 day time period, and/or extension thereof if applicable, and shall render a decision on the plan following receipt of the recommendations of the Springfield Township Planning Commission, Springfield Township

Engineer, Montgomery County Planning Commission, and/or other technical advisors as requested.

1. In accordance with the Pennsylvania Municipalities Planning Code, the Springfield Township Board of Commissioners shall not approve an application until the Montgomery County Planning Commission report of its recommendations is received, or until the expiration of 30 days from the date the application was forwarded to the County.
 2. The applicant or appropriate representatives shall be present at all public meetings at which the plan is to be discussed and shall be prepared to provide a presentation of the proposed plan utilizing paper display maps or digital projected images.
 3. In accordance with the policies of the Montgomery County Planning Commission, the date the application was forwarded to the county shall be considered to be:
 - a. The date noted on the Springfield Township's request for review, or
 - b. Two days prior to the county's receipt of the request if no date is noted on the request, except that in no instance will the date be earlier than 5 days prior to the County's receipt of the request.
- J. Procedure Following the Springfield Township Board of Commissioner's Decision. When the Springfield Township Board of Commissioners makes a decision on a Preliminary Plan, one of following procedures will be followed, depending on the type of decision:
1. Denial. If the Springfield Township Board of Commissioners denies a Preliminary Plan, then the written notification to the applicant shall specify the defects found in the application and describe the requirements which have not been met, and shall cite the provisions of the statute or ordinance relied upon.
 2. Approval. If the Springfield Township Board of Commissioners approves a Preliminary Plan, as filed by the applicant, then the Secretary will so certify thereon, and a copy of the approved plan will be forwarded to the applicant. The applicant shall then submit two paper copies of the approved plan for Springfield Township seal and signature.
 3. Approval Subject to Conditions. If the Springfield Township Board of Commissioners approves a Preliminary Plan, conditioned upon the performance of any act or the obtaining of any other approval or permit by the applicant, the applicant shall be given the opportunity to accept or reject the conditions within a ten (10) day period. The conditional approval of the plan shall be rescinded automatically without action of the Springfield Township Board of Commissioners, at the end of 10 days from the date at which conditional approval was granted or notice received by the applicant regarding the conditional approval, upon either the applicant's failure to execute the written acceptance or upon rejection of such conditions by the applicant. Written notice will be provided to the applicant in the following manner:
 - a. Specify the conditions of approval and request the applicant's written agreement to the conditions.
 - b. State that the application will be denied if the applicant does not agree to the conditions, and specify the defects found in the application, describe the

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- requirements which have not been met, and cite the provisions of the statute or ordinance relied upon for denial of the plan.
- c. State that the plan approval shall be rescinded automatically upon the applicant's failure to accept or reject the conditions within 10 days following the decision by Springfield Township to grant conditional approval.
 - d. Following submission of written agreement to the conditions specified by the Springfield Township Board of Commissioners the applicant shall submit two (2) paper copies of the Preliminary Plan and additional supporting documentation, if any, which show compliance with the conditions, by plan revision or notation, for Springfield Township seal and signatures.
4. Written notification of the Springfield Township Board of Commissioner's decision shall be hand delivered to the applicant or be mailed to the applicant's last known address not later than fifteen (15) days following the decision.
- G. Effective Period of Approval. Approval will be effective for a period of five (5) years from the date of plan approval in accordance with the Municipalities Planning Code, unless extended in writing by the Springfield Township Board of Commissioners.
1. No subsequent change or amendment in the zoning, subdivision, or other governing ordinance or plan shall be applied to affect adversely the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of approval within that five (5) year period.
 2. In the case where Preliminary and Final Plan approval are concurrent, the five (5) year period shall be measured from the date of that concurrent approval.
 3. In a case of a Preliminary Plan calling for the installation of improvements beyond the five (5) year period, a schedule shall be filed by the applicant with the Preliminary Plan delineating all proposed sections as well as deadlines within which applications for Final Plan approval of each section are intended to be filed.
 - a. Such schedule shall be updated annually by the applicant on or before the anniversary of the Preliminary Plan approval, until Final Plan approval has been granted to the final section.
 - b. Any modification in the aforesaid schedule shall be subject to approval of Springfield Township at its discretion.
 - c. Each section in any residential subdivision or land development, except for the last section, shall contain a minimum of 25% percent of the total number of dwelling units as shown on the Preliminary Plan, unless a lesser percentage is approved by the Springfield Township Board of Commissioners in its discretion.
 - d. For any section or sections, beyond the initial section, in which the required improvements have not been substantially completed within the initial five (5) year period, no subsequent change or amendment in the zoning, subdivision, or other governing ordinance or plan shall be applied to affect adversely the right of the applicant to commence and to complete each subsequent section for an additional term of three (3) years from the date of Final Plan approval of each section.

§95-306. Final Plan Requirements.

All Final Plans for subdivisions and/or land developments shall consist of two basic parts, the Improvement Construction Plan and the Record Plan, and shall comply with the requirements of this Section. Information on the Final Plans should reflect the approved Preliminary Plans and any conditions made in the approval of them.

- A. Four paper copies of the Final Plan shall be submitted to Springfield Township Planning Director in person by the applicant or applicant's agent, at the Springfield Township Office during normal business hours. In addition to the paper copies of the plans required for submission, the applicant shall also provide electronic copies via a compact disk, thumb drive, or other means acceptable to the Springfield Township Planning Director with plan sheets in a pdf or other acceptable software format.
- B. Improvement Construction Plan.
 - 1. Drafting Standards. The same standards shall be required for an Improvements Construction Plan as for a Preliminary Plan, except that the horizontal scale of the plan and profile shall not exceed fifty (50') feet to the inch and the vertical scale of the plan shall be 2', 4', or 5' feet to the inch, whichever is most appropriate.
 - 2. Information to be Shown. The plan shall contain sufficient information needed for the construction of the proposed streets, or any portion thereof, including all appurtenances, sewers and utilities, as shown on the approved Preliminary Plan. This information shall include:
 - a. Horizontal Plan. The horizontal plan shall show details of the horizontal layout as follows:
 - 1) Information shown on the approved Preliminary Plan.
 - 2) The beginning and end of proposed immediate and future construction.
 - 3) Stations corresponding to those shown on the profiles.
 - 4) The curb elevation at tangent points of horizontal curves, at road or alley intersections, and at the projected intersections of the curb lines.
 - 5) The location and size of sanitary sewers and lateral connections and water mains with distances between manholes, gas, electric and other utility pipes or conduits and of storm drains, inlets and manholes.
 - 6) The location, type, and size of curbs and all paving widths.
 - 7) The location of fire hydrants and street lights.
 - b. Profiles. The profiles shall show details as follows:
 - 1) Profiles and elevations of the ground along the centerlines of proposed streets.
 - 2) Profiles of sanitary sewers with a profile over the sewer of the existing and finished ground surface showing manhole locations beginning at the lowest manhole.
 - 3) Profiles of storm drains showing catch basins, inlet, and manhole locations, swales, ditches, or related features.
 - 4) Profiles of water mains.

- c. Cross Sections. The cross section for each classification of street shall comply with the Springfield Township's standards and specifications as minimum requirements. It shall show a typical cross section across the road with details of grading and construction as follows:
- 1) The ultimate right-of-way width and the location and width of the cartway.
 - 2) The type, depth, and crown of paving.
 - 3) The type and size of curb.
 - 4) When sidewalks are required, grading of the sidewalk area should be carried to the full width of the ultimate right-of-way.
 - 5) The location, width, type and depth of sidewalks, when required.
 - 6) The typical locations, size, and depths of sewers and utilities.
 - 7) Proposed grading to the ultimate right-of-way line.
- d. Construction Detail Drawings. Drawings in sufficient detail shall be provided for all site improvements.
- e. Additional Information. The following additional information shall be submitted with the Final Plan.
- 1) All required Local, State, and Federal Permits shall be submitted. These permits may include: Montgomery County, PennDOT, or Springfield Township road access permits; DEP permits for drainage, stream alteration, wetlands encroachment, water quality discharge, dams, erosion, and sedimentation control, air pollution, or sanitary sewage facilities.
 - 2) The following statements shall be required on the Final Plan:
 - i. "The Approved Improvement Construction Plan, a copy of which may be inspected at the Springfield Township Office, has been made a part of the Approved Final Plan."
 - ii. "For access to a highway under the jurisdiction of PennDOT, a highway occupancy permit is required, pursuant to §95-420 of the act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law." Access to the State highway shall be only as authorized by the highway occupancy permit."
 - 3) All engineering calculations which support the proposed improvements such as drainage calculations, sanitary facility design calculations, or structural calculations.
 - 4) Certification of inspection and satisfactory functioning of any on-lot sewage disposal system which will remain in use, in accord with current industry, DEP, or County Health Department standards.
 - 5) Developments utilizing public water or sewer facilities should provide proof that those services will be provided.
 - 6) Sewage facilities plan approval from DEP.

- 7) Approval of the erosion and sediment control plan from the Conservation District.

C. Record Plan.

1. Drafting Standards. The same standards shall be required for a Record Plan as for a Preliminary Plan, and in addition, for recording purposes, the plans shall be placed on sheet sized 24" X 36". All lettering and lines should be drawn to be legible if the plan is reduced to half size. A 2-inch border on the left side of the plan should be free of information.
2. Information to be Shown. The plan, which includes all portions of an approved Preliminary Plan, shall also show:
 - a. Basic Information, as required for a Preliminary Plan, §95-304.B.
 - b. Courses and distances sufficient for the legal description of all the lines shown on the plan. The error of closure shall not be greater than 1 part in 5,000.
 - c. Names or identification of the following:
 - 1) Abutting owners.
 - 2) All dimensional and technical descriptions of roads.
 - 3) Easements.
 - 4) Rights-of-way.
 - 5) Open space, recreation, and/or other common use areas.
 - 6) Other public improvements.
 - 7) For land development plans, all additional information pertinent to the location and construction of site improvements, including buildings, walks, parking, driveways, and other related facilities.
 - 8) Parcel identification number.
 - 9) Montgomery County Planning Commission file number.
 - d. All lots deeded to the ultimate right-of-way so that a single deed may be drawn to the appropriate body having jurisdiction for the dedication of streets by the Applicant.
 - e. Evidence that the plans are in conformance with the zoning ordinance and other applicable Springfield Township ordinances and regulations. In any instance where such plans do not conform, evidence shall be presented that an exception, waiver, or variance has been officially authorized.
 - f. The location, material, and size of all existing and proposed monuments or pins with reference to them.
 - g. Building setback lines with distances from the ultimate right-of-way line, and property lines.
 - h. Appropriate notes and conditions governing the use or development of the proposed property.

D. Certifications. When approved, the Record Plan must show:

1. The signature and seal of the registered Engineer and Surveyor certifying that the plan represents their work; that the monuments shown thereon exist as located; that the dimensional and geodetic details are correct and that the survey has been prepared in

accordance with the "Pennsylvania Engineer, Land Surveyor, and Geologists Registration Law," PL 913, No. 367.

2. The signature of the applicant certifying ownership of the property and intent to record the plan.
3. The signature of the Springfield Township **Secretary**, certifying that Springfield Township Board of Commissioners approved the Final Plan on the date shown.
 - a. Spaces shall be provided for the signatures of Springfield Township Board of Commissioners whose signatures are required.
 - b. Space shall be provided for the signature of the Springfield Township Engineer.
4. A blank space or appropriate certification language shall be provided for the stamp and seal of the Montgomery County Planning Commission, located along the right-hand edge of the plan, measuring three and one-half (3 ½") inches wide and two and one-half (2 ½") inches tall.

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§95-307. Final Plan Filing and Review Procedure.

Final Plans shall be filed and reviewed in accordance with the procedure contained in this Section.

- A. The application for approval of the Final Plan shall be placed on the agenda of the next regularly scheduled meeting of the Springfield Township Planning Commission following the Plan Filing Date provided that plans are received at least 15 days prior to the meeting date.
- B. The Springfield Township Planning Director shall distribute copies of the plan to the following for review and recommendations:
 1. Springfield Township Planning Commission.
 2. Springfield Township Board of Commissioners.
 3. Springfield Township Engineer.
 4. Montgomery County Planning Commission, along with the required review fee and completed review request form.
 5. Springfield Township Solicitor, other Springfield Township boards or officials, sewer and/or water authorities, and/or other technical consultants as needed.
- C. A Final Plan for an application that has been previously granted Preliminary Plan approval shall be approved by Springfield Township Board of Commissioners when it is assured that:
 1. The Final Plan conforms to the approved Preliminary Plan and any conditions made in the approval of it.
 2. All engineering and other technical details have been resolved to the satisfaction of the Springfield Township Engineer, as evidenced by a letter from the Springfield Township Engineer, and to the satisfaction of other technical advisors, when requested by Springfield Township Board of Commissioners.
 3. A recommendation is received from the Planning Commission if specifically requested by the Springfield Township Board of Commissioners.

4. All financial security and legal agreements, including a development agreement, have been satisfactorily executed by applicant and found acceptable by the Springfield Township Board of Commissioners, under the advice of the Solicitor.
 - a. When requested by the developer, in order to facilitate financing, Springfield Township Board of Commissioners shall furnish the applicant with a signed copy of a resolution indicating approval of the Final Plan contingent upon the applicant obtaining a satisfactory financial security.
 - b. The Final Plan shall not be signed, released to the applicant, nor recorded until the financial improvements agreement is executed.
 - c. The resolution of approval contingent upon a financial security agreement shall expire and be deemed to be revoked if the financial agreement is not satisfactorily executed within 90 days unless a written extension is granted by the Springfield Township Board of Commissioners.
 5. The plan complies in all respects with applicable Springfield Township ordinances or that appropriate variances or waivers have been granted for features that do not comply.
 6. All necessary permits and other plan approvals have been obtained from the applicable regulatory agencies, authorities, or departments.
- D. After the Final Plan is approved, the applicant shall present three (3) paper copies of the plan the Springfield Township Secretary for signature by the Springfield Township Board of Commissioners, including the affixing of the official Springfield Township seal. Digital shape files of the appropriate proposed public improvements and record plan, in a form satisfactory to the municipality, shall also be provided at that time.

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§95-308. Recording the Final Plan.

Within ninety (90) days following Final Plan approval, ninety (90) days following the delivery of the signed plans to the applicant by Springfield Township, or following completion of conditions imposed for such approval, the applicant shall record the Final Plan in the Office of the Recorder of Deeds of Montgomery County.

- A. In accordance with the Pennsylvania Municipalities Planning Code, whenever Final Plan approval is required by a municipality, the Recorder of Deeds shall not accept any plan for recording unless it contains the official approval of the Springfield Township Board of Commissioners and certification of review by the County Planning Commission.
- B. Prior to recording, the applicant shall present the approved plan to the Montgomery County Planning Commission for its stamp and seal, with one paper copy given to the County Planning Commission for its files.

§95-309. Minor Plan Filing Requirements and Review Procedure.

Minor Plans may be filed and processed only for Lot Line Adjustments, Simple Conveyances, Minor Subdivisions, Mortgage Subdivisions, or Minor Land Developments as defined herein, in accordance with the standards and requirements in this Section.

- A. Standards for Qualification as a Minor Plan Submission.

1. Lot Line Adjustment.
 - a. A proposal between two abutting, existing, approved and recorded lots.
 - b. A common lot line is proposed to be adjusted in terms of its location or configuration or eliminated.
 - c. The land area of each lot may be different after adjustment, but the total lot area of the 2 lots will be unchanged.
 - d. No alteration will occur to the perimeter boundary lines of the 2 lots.
 - e. Neither lot shall violate the applicable dimensional requirements of the zoning ordinance as a result of the lot line adjustment.
 - f. Possible reasons for lot line adjustments include, but are not necessarily limited to:
 - 1) Correcting errors regarding locations of existing improvements (e.g. if the driveway for Lot #1 is located on Lot #2;
 - 2) Relating the line to definitive physical characteristics (e.g. to adjust the line to run along an existing hedgerow);
 - 3) Preferences of the landowners involved.
2. Simple Conveyance.
 - a. A proposal between two abutting, existing, legally approved and recorded lots.
 - b. A portion of one lot is being divided off to be conveyed to the owner of the abutting lot.
 - c. The land area of each lot will be different after conveyance, but the total lot area of the two lots will be unchanged.
 - d. The lot from which the land is being conveyed must be suitable in terms of the applicable dimensional requirements of the zoning ordinance, so that after conveyance, it will remain in compliance with those requirements.
 - e. The land area being conveyed need not satisfy any of the dimensional requirements applicable to lotting in the district in which it is located, nor the street frontage requirements of Chapter 114, Zoning, of the Township Code, provided that it shall be deed restricted to the extent that it may not be transferred independently, but must be transferred together with the lot to which it is being functionally added by the process of simple conveyance.
3. Minor Subdivision.
 - a. A subdivision proposal which would divide one existing lot into not greater than 3 lots, each of which will comply with the applicable dimensional requirements of the zoning district in which the existing lot is located.
 - b. The existing lot has sufficient frontage on an existing, improved public street to satisfy the applicable Springfield Township requirements for lot frontage and access to a public street for both proposed lots.
 - c. The existing lot has not been a part of an approved subdivision proposal during the five (5) years previous to the current application.
 - d. The subdivision will not require new road construction, road improvements, or the extension of existing public utility lines.

- e. The proposal will not involve significant stormwater and/or erosion control issues, as determined by the Springfield Township Engineer.
 - f. Disqualification. The Springfield Township Board of Commissioners may require standard Preliminary Plan submission in place of a Minor Plan when conditions warrant it, at the advice of the Planning Commission or Engineer.
4. Mortgage Subdivision.
- a. A subdivision established for the sole purpose of granting separate and distinct mortgages on each parcel within a commonly managed and maintained land development. The individual parcels created as a result of the mortgage subdivision may not individually meet the required yard setbacks, ground cover, limitations, or other bulk and area requirements of the zoning district in which the property is situate provided that the applicant documents to the satisfaction of Springfield Township the following:
 - 1) The responsibility for the construction, control, and maintenance of development shall be carried out by an entity irrespective of parcels to be established through the mortgage subdivision.
 - 2) Irrevocable cross easements shall be established in favor of all parcels created through the mortgage subdivision within the land development as respect to the use, control, and maintenance for the facilities and areas to be used in common so that each parcel becomes an integral of the land development.
 - 3) Declaration that the interest of any mortgagee and that of any transferee of the mortgage property upon any default of the mortgage, shall be subject to the obligations and responsibilities as to the facilities and areas to be used in common and the requirements of the cross easements so that such a mortgagee or transferee, in the event of such default or transfer of title to the property, shall be bound thereby.
 - b. In the event of a subdivision for mortgage purposes, the entire area included within the plan shall continue to be treated by Springfield Township as a single parcel for the purposes of maintaining compliance with Chapter 114, Zoning, of the Township Code.
5. Minor Land Developments.
- a. A land development proposal where it is found that the intended development or modification of a site, or use and occupancy of an existing structure will create a minimal impact upon traffic, drainage, visual image, landscaping, buffering, lighting or other elements described within the purposes of this chapter.
 - b. Parking lot expansions.
 - c. Additions to existing non-residential buildings provided that the addition is less than 5,000 gross square feet and involves no more than a 25% change in the size of the existing building.

- d. The conversion of a residential dwelling that results in the creation of no more than two (2) new dwelling units.
 - e. The addition of tenants to an existing non-residential building when minimal structural improvements are required.
- B. Submission Requirements and Review Procedure.
- 1. All Minor Plans shall be considered to be Preliminary Plans for the purposes of submission for review and approval, and shall comply with the requirements of §95-304, Preliminary Plan Submission Requirements and §95-305, Preliminary Plan Review Procedure.
 - 2. When a Minor Plan qualifies for approval, or for approval subject to conditions, in accordance with §95-309.A, herein, the Minor Plan may be granted concurrent Preliminary and Final Plan approvals, provided that the plan includes the Final Plan Certifications required by §95-306.D herein, and complies with §95-307.C, herein.
 - 3. A Minor Plan is not required to include an Improvements Construction Plan or a Record Plan as required by Sections 306.B and 306.C, herein.
 - 4. A Minor Plan which will require access to a State highway shall provide the "highway access" statement on the plan, as required by §95-306.B.

§95-310. Resubmission.

Springfield Township may consider changes to plans that are submitted as Preliminary or Final Plans if they are resubmitted in the following manner:

- A. Four (4) paper copies of resubmitted plans must be filed with the Springfield Township Planning Director during regular business hours. In addition to the paper copies of the plans required for resubmission, electronic copies must also be provided via a compact disk, thumb drive, or other means acceptable to the Springfield Township Planning Director with plan sheets in a pdf or other acceptable software format.
- B. The resubmission must be accompanied with a completed resubmission application form.
- C. The applicant shall grant an extension of the ninety (90) day review time as a condition of filing a resubmission that involves substantial changes to the current plan if requested by Springfield Township.
- D. All plans or other supporting studies or materials being replaced by the resubmission shall be officially withdrawn from the filed application by the applicant and will no longer be considered by Springfield Township.
- E. Additional review fees may be required by Springfield Township.

§95-311. Excluded Land Developments.

The following activities shall be excluded from the land development review and approval requirements:

- A. The conversion of single family detached or semi-detached homes into not more than three residential units, unless such units are intended to be a condominium.
- B. The addition of an accessory building less than 750 square feet in size that is proposed on a lot or lots subordinate to an existing principal building at that same location.

- C. An addition or conversion of buildings or rides within the confines of an amusement park.

§95-312. Other Approvals.

The applicant is responsible for making the appropriate applications for various federal, state, county, and municipality permits or other approvals from governments or private utilities or service providers. These should be sought in a timely manner that fits into the overall plan review and approval process described in this Article. To the extent that the applicant is required to modify the plan as a result of permits or other approvals, the applicant is still required to comply fully with Springfield Township Subdivision and Land Development and Zoning Codes.

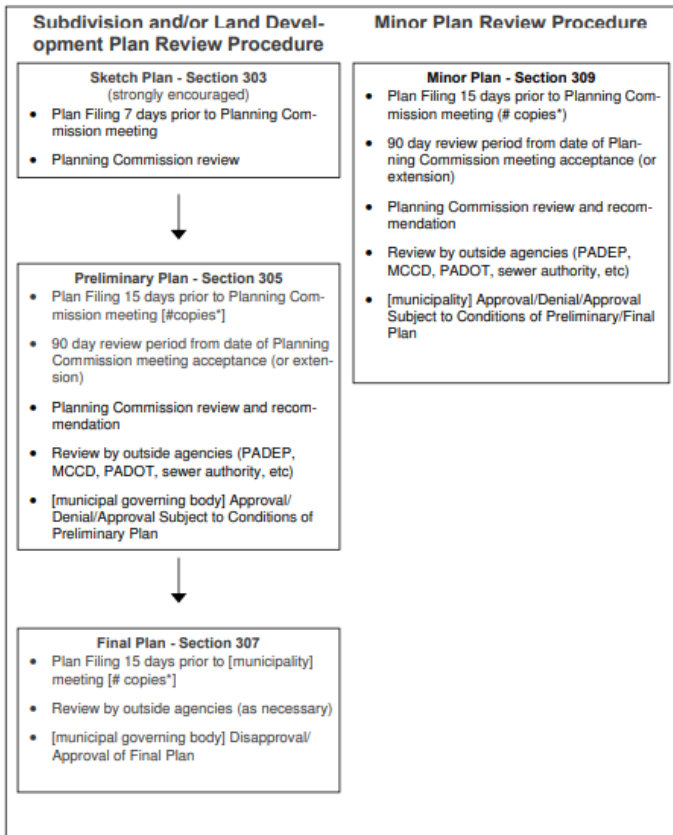
§95-313. Development Disclosure.

All developers, owners, builders, or agents representing them who are selling a vacant subdivided residential lot or a newly constructed home to a member of the general public shall adhere to the following disclosure requirements:

- A. The seller of any newly constructed residential property or subdivided lot for a residential building shall prominently display the approved subdivision or land development in the location where property sales are transacted so as to be plainly visible to all potential buyers. The approved subdivision or land development plan shall include the record plan complete with all approval notations and all accompanying plans approved with the record plan.
- B. Before signing a sales agreement for a newly constructed property or a newly subdivided lot for a residential building, buyers shall sign a disclosure statement that verifies that the seller has been provided all relevant information described below and limitations or restrictions associated with them which is clearly displayed on plans with appropriate narrative materials including:
 - 1. Common areas such as park lands, streets, and open space which is part of the subdivision or land development or adjacent to it. Any improvements to these common areas that may occur in the future as described during the development process or as noted on the plans should be discussed.
 - 2. All lot lines in the development.
 - 3. All limits to the use of the lot subject to purchase including the setbacks for building, building coverage restrictions, and height restrictions.
 - 4. All uses permitted in the development under current zoning.
 - 5. All dimensional requirements for accessory structures on the lot to be purchased.
 - 6. Any easements, deed restrictions, or conservation areas in the development and what limitations they make to the property.
 - 7. Membership requirements for homeowners association. A copy of the homeowners association or condominium agreement shall be provided.
 - 8. The location of all wetlands in the development.
 - 9. The location of all 100-year floodplains in the development.
 - 10. The location of steep slopes.
 - 11. The location all stormwater management facilities including maintenance requirements and drainage easements.

12. Public pathways and trails.
13. The zoning of the land that adjoins the development.
14. Proposed new road rights-of-way in or adjoining the development including the extension of temporary cul-de-sacs.

Figure 3-1. Subdivision and Land Development Process



ARTICLE IV
DESIGN STANDARDS

§95-400. General Standards.

The following principles, standards, and design requirements shall be used in the evaluation of all subdivision and land development proposals. Other design requirements as established in the Zoning Ordinance or other municipal ordinances shall be used in addition to the following:

- A. All portions of a tract shall be designated as to its use, such as lots, roads, open space, parking areas, or other proposed uses so that remnants and landlocked areas shall not be created.
- B. Applicants shall preserve scenic areas, historic sites, other community assets and landmarks, and natural amenities such as trees and waterways.
- C. Plans shall be designed to avoid excessive disturbance of vegetation and movement of earth.
- D. Development and disturbance of floodplain land areas shall be governed by additional standards contained in this Ordinance, the Springfield Township Zoning Ordinance, other sections of the township code, and the Uniform Construction Code.
- E. The applicant shall construct, install, and guarantee, at no expense to Springfield Township or its authorities, all improvements required as part of plan approval, including, but not limited to, streets, curbs, sidewalks, water and sewage facilities, stormwater management facilities, street lights, fire hydrants, road signs, monuments, lot pins, utilities, and shade trees.
- F. The standards contained within this Article are the minimum standards and requirements for the protection of the health, safety, and welfare of the residents of the Springfield Township and are to be used in all subdivisions and land developments. In addition, the Springfield Township Board of Commissioners reserves the right to require standards in excess of the minimum requirements if warranted to protect the health, safety, and general welfare of the community.
- G. The applicant shall offer for dedication to the appropriate jurisdiction any and all rights-of-way, easements, land, facilities, or other improvements. The Board of Commissioners reserves the right to accept or refuse offers of dedication to the Township for public uses.

§95-401. Conformance with Plans.

- A. Comprehensive Plans. Proposals for land development or subdivision shall be generally consistent with the latest Springfield Township Comprehensive Plan, especially as to the use of land, intensity of development, transportation, community facilities, and resource protection. Residential development should also be consistent with the housing element of the plan. All proposals should be located in areas designated for development in the future land use plan

element and be serviced by currently available infrastructure or infrastructure that will be developed concurrent with the development.

- B. Other Plans. Proposals shall be generally consistent with the appropriate state, regional, county, and the municipally adopted comprehensive plan and other plans. Where regional facilities are proposed in the plan, including but not limited to highways, rail lines, rail stations, trails, and transportation centers, effort shall be made to preserve needed right-of-way for future infrastructure projects in the proposed land development or subdivision.
- C. Public Service Improvements. Proposals shall be consistent with the location and timing of public service improvements, such as water and sewage facilities, in accordance with the appropriate infrastructure plans governing those facilities. In addition, the location of public service facilities as outlined in a capital improvement program or official map should be considered.

§95-402. Principles of Site Organization.

Proposed land developments and subdivisions shall be designed to address the opportunities and limitations present on a site and its adjacent surroundings. The plan shall use site opportunities to enhance the overall quality of the development and lessen potential negative impacts upon a site and the surrounding community. The physical, social, and psychological needs of the users of the site should be evaluated and appropriately incorporated into the final subdivision layout or site design. The impacts of the proposed development on the natural environment and surrounding land uses shall be given a high priority and made an integral part of the overall design for the land development and subdivision. The following site organization guidelines shall be used:

- A. Site Improvement Layout. The buildings shall be placed in consideration with the site's topography, existing vegetation, and surrounding land uses, taking into account energy conservation, solar access, and pertinent natural features.
- B. Existing Natural Features. Existing natural features should be recognized and integrated into the site layout. Natural features including but not limited to, streams, steep slopes, wetlands, floodplains and floodways, unique habitat, woods, and similar natural resources should be considered strong design determinants and be incorporated into the overall site plan to strengthen the unique quality of the land.
- C. Open Space and Scenic Views. The placement of open space and preservation of scenic views should be a fundamental design decision. Open space lands should provide for a variety of benefits including recreation, natural resource protection, scenic views and vistas, and buffers for site elements and land uses.
- D. Circulation. Movement within a site and access to the site should be designed for the safety and convenience of various types of users. Cross access by various types of users, including but not limited to pedestrians, cyclists, those with limited or alternative mobility such as those in wheelchairs, and operators of motor vehicles between properties and joint access shall be considered, in order to improve circulation.
- E. Relationship to Surrounding Uses. The proposed design should complement appropriate surrounding uses through building setbacks, buffers, and separation of uses. Negative impacts upon surrounding land uses including noise, light, increases in stormwater runoff, and loss of privacy should be mitigated.

- F. Sustainable Development. The development of a site should use construction methods and building materials that reduce energy, water, and fuel consumption needs of the property. Opportunities to utilize renewable energy sources, conserve and reuse water resources, and reduce fuel consumption should be considered.

§95-403. Lots.

- A. Lot Size. All lots shall be no smaller than the minimum lot area requirements of the applicable zoning classification and be generally sufficient in size and shape to adequately accommodate the development or use proposed for it.
 - 1. Lots that contain natural restrictions including but not limited to wetlands, water bodies, steep slopes, or other features shall be made large enough to provide suitable area for the intended use of the lot without requiring encroachment upon natural amenities.
 - 2. Lots with existing or planned public improvements including but not limited to fuel pipe lines, underground utility easements, stormwater detention basins, high voltage power lines, or other facilities should be sized to allow suitable room for the intended use of the lot without requiring encroachment on the public facilities or easements.
- B. Lot Shape. Every lot shall contain a building envelope that complies with the applicable zoning classification in Chapter 114, Zoning, of the Township Code, and is suitable for the type(s) of development proposed.
- C. Lot Frontage. Every lot shall have a minimum of twenty feet (20') of frontage along the right-of-way of a public, private, or common street, except where Chapter 114, Zoning, specifies a different minimum frontage. Corner lots will meet lot frontage requirements on two streets.
- D. Lot Lines. Lot lines shall be drawn parallel, concentric, at right angles, or radial to the street right-of-way line unless not feasible or undesirable due to existing, permanent, natural or man-made features or need for solar access. Where possible, lot lines shall coincide with abutting lot lines, lot lines across streets, and municipal boundaries. Generally, lot corners of several lots should coincide.
- E. Reverse Frontage Lots. Reverse frontage lots may be used as an alternative to marginal access streets or normal lotting when the lots abut a major collector street or street of a higher classification, or has natural conditions along one street that prevents safe access. When reverse frontage lots are used, an additional twenty- five feet (25') shall be added to the minimum rear yard setback abutting a major collector street or street of a higher classification, to provide a landscaped buffer area in the rear yard in accordance with §95-432, Buffer Plantings.
- F. Rear or Flag Lots. Rear or flag lots shall not be permitted.
- G. Building Lines. Building lines for all lots shall be in conformance with the minimum front, side, and rear yard setback line requirements of the applicable zoning district.
- H. Building numbers. House or building numbers shall be assigned by the Township based on an overall street plan [and in coordination with the Montgomery County Department of Public Safety](#). Numbers will be assigned in such a way as to allow for vacant parcels and future development.

Commented [GP17]: Design section suggested considering flag lots as a method of subdividing a deep lot and add housing while not requiring more roads.

§95-404. Blocks.

- A. The minimum block length shall be four hundred feet (400') and the maximum block length shall be one thousand, three hundred and twenty feet (1,320'), unless Chapter 114, Zoning, specifies different minimum or maximum lengths.
- B. Blocks shall be designed to continue the municipality's existing street pattern and provide efficient, convenient, and safe pedestrian and vehicular circulation, including the reduction of intersections with arterial streets.
- C. Blocks shall be designed to reflect natural features that may constrain subdivision and land development. Unless a watercourse is located along the rear of lots in the block, drainage should be away from the interior of the block toward the abutting streets.
- D. Where necessary for safe, convenient, and direct pedestrian access to commercial, institutional, or open space/recreation areas as determined by Springfield Township, walkways shall be included in the design for the block area. The walkways shall extend in a straight line from one street to the next within either an easement granted to the Township or a public right-of-way at least ten feet (10') in width.

§95-405. Open Space.

- A. In addition to any requirements for Open Space, Common Open Space, and Recreation Land required by the provisions of Chapter 114, Zoning, applicants shall provide open space including appropriate open space and trails in accordance to the most recently adopted Springfield Township Parks and Recreation, Open Space Plan, and Springfield Township Comprehensive Plan.
- B. Open space shall be designated and located so as to afford the maximum protection to the environmental, scenic, historical, and cultural features of Springfield Township.
- C. Open Space Criteria. Open space preserved in fulfillment of the requirements of this Article shall be in accordance with the following standards and principles.
 - 1. Goals and Existing Plans. Open space shall be consistent with the plans and proposals outlined in the most recently adopted Springfield Township Comprehensive Plan, Open Space plan, and Parks and Recreation Plan. The Springfield Township Board of Commissioners shall review the consistency of the proposed open space with the recommendation of the Springfield Township Planning Commission and Parks and Recreation Advisory Committee.
 - 2. Interconnections. Open space shall be connected by sidewalk, crosswalk, and/or trails to all buildings on-site and to the public sidewalk along the street. Open space shall connect to permanently preserved land on abutting property, if possible, including provisions for access ways for general public use to permit residents safe and easy access to open space.
 - 3. Contiguous. Open space areas shall be contiguous, except that two or more separate open space parcels may be connected by other legal public access means.
 - 4. Access. Open space shall have frontage on a public or private road or easement capable of providing suitable grade for access to the open space for maintenance vehicles and equipment traffic.

Commented [NA18]: Subheadings D, F, and G should be reviewed by the Township Solicitor and Engineer for consistency with the current procedures followed by the township.

5. Utility Corridors. Open space may include land within utility corridors only if the utility companies having legal rights to these corridors do not prohibit their use for such purpose
 6. Open space shall have the physical characteristics capable of serving the purposes intended for such areas including recreational use.
 7. Open space shall be visible from dwelling units and roadways.
 8. Open space shall protect environmentally sensitive and/or aesthetic features and be landscaped to provide sufficient screening or buffer areas to minimize any negative impacts from or upon adjacent development.
- D. Natural Resource Preservation. To the maximum extent possible, the following environmentally sensitive features shall be preserved based on the natural tolerances to encroachment and development as follows, and in accordance with the appropriate provisions of Chapter 114, Zoning, of the Township Code.

Figure 4-1. Percentage of Natural Feature to be Preserved.

Natural Feature	Minimum % to be Preserved
Flood Plains and Watercourses	100%
Wetlands	100%
Ponds	100%
Steep Slopes (15-25%)	70%
Very Steep Slopes (>25%)	80%
Woodlands	50%

Where features overlap, the greater percentage shall be conserved. The percentage of each feature is the extent that it shall not be altered, regraded, filled or built upon. The land shall be permanently restricted by an easement and maintenance agreement in form and substance acceptable to the Board of Commissioners and the Township Solicitor preventing further development. The deed restrictions shall be in a form acceptable to the Springfield Township Board of Commissioners and Township Solicitor.

- E. Open Space Designation. All land held for open space shall be so designated on the plans. The plans shall contain the following statement for lands in categories 1) through 8) below: "Open space land may not be separately sold, nor shall such land be further developed or subdivided." The land shall be permanently preserved. All plans shall further designate the use of open space, type of landscape, type of maintenance to be provided and a planting plan or schedule. When designating the required open space pursuant to [§95-405.C. Open Space Criteria] above, the following classes shall be used to define the intended uses of said open space:
1. Natural Area. Land which is left predominately in a natural condition and managed to protect significant natural resources in accordance with a natural areas management plan.
 2. Lawn. A grass area with or without trees which may be used by the residents for a variety of informal purposes and which shall be mowed regularly to insure a neat and orderly appearance.

3. Low impact park and recreation uses including bicycling trails, hiking and walking trails, picnic areas, and similar uses. Such areas shall be maintained so as to avoid creating a hazard or nuisance, and shall perpetuate the proposed use.
4. Garden Area. An area designated for community vegetable plots.
5. Stormwater Management. Stormwater best management structures may not be counted toward required open space unless they are vegetated and used in a way that complements the surrounding open space, as determined by the Township Engineer.
6. Park. A small area designated for use for a variety of outdoor activities It may include lawn areas, decorative plantings, seating areas, or walking paths.
7. Public Plaza. An area in an urban or village center designated as a meeting place for community residents. May include gazebos, information stands, seating areas, decorative plantings, fountains, or other similar elements.

F. Open Space Ownership and Perpetuation. Any of the methods cited under this Section may be used individually or in combination, to own and perpetually preserve open space that is provided in fulfillment of this Article and Chapter 114, Zoning, of the Township Code. The final subdivision and or land development plan shall clearly indicate the manner in which open space will be owned and administered. Prior to final plan approval, a maintenance plan for the dedicated open space shall be developed by the applicant for the benefit of the entities to which ownership or maintenance responsibilities will be transferred, which shall include:

1. The manner in which the common open space and any facilities included therein will be owned and by whom they will be managed and maintained, along with detailed maintenance standards and schedules.
2. The conservation, land management agricultural techniques, vegetative management, and practices which will be used to conserve and perpetually protect the common open space, including conservation plan(s) approved by the Conservation District where applicable;
~~Detailed standards and schedules for maintenance of the designated open space, including maintenance of vegetation;~~
3. The professional and personnel resources that will be necessary in order to maintain and manage the property;
4. The nature of public or private access that is planned for the common open space and all uses and landscapes within such open space such as meadow, lawn, woodlands, trails, play areas, etc.; and
5. The source of money that will be available for such management, preservation and maintenance on a perpetual basis;

F-G. ~~schedules and cost estimates for routine stewardship tasks of all open space facilities and natural resources on the site, as well as details specifying means of open space preservation, including restriction from development in perpetuity (such as fee simple dedication, a specific covenant, or restriction written into the deed), along with documentation of the grantee's agreement to maintain the open space and that the grantee has access to the open space.~~ Following Final Plan approval, the open space ownership shall be established as outlined below. Written notice of any proposed transfer of open space shall be given to the township for approval no less than thirty (30) days prior to such event.

1. The Township may, but is not required to, accept fee simple dedication of open space land in accordance with the following:
 - a. There shall be no cost of acquisition (other than costs transfer costs agreed upon by the Township).
 - b. The Township shall agree to maintain the open space.
 - c. The open space shall be in an acceptable condition to the Township at the time of dedication with regard to size, shape, location, and that any improvements are certified as satisfactory by the Township Engineer.
 - d. The applicant shall prepare, at no expense to the Township, the legal description, with metes and bounds, of the land being offered for dedication.
 - e. The Township shall accept the dedication by means of a signed Municipal resolution to which a property description, deed, and plan of dedication area or areas shall be attached.
 - f. All dedications in fee simple shall be free and clear of any liens or encumbrances.
 - g. An agreement citing all applicant obligations serving as a condition to plan approval shall be approved by the Township and recorded with the plan at the same time as the plan is approved.
2. A public agency acceptable to the Township including county, state, or federal government or another municipality may, but shall not be required to, accept the fee simple dedication of open space, provided that the Township approves a maintenance plan whereby the grantee agrees to and has access to maintain the open space.
3. Open space may remain or be placed in the ownership of the individual property owners and shall be restricted from further subdivision and/or land development by deed restriction, provided that:
 - a. The Township shall agree to the boundaries of the open space that shall be held in private ownership.
 - b. Restrictions providing for the protection and continuance of the open space which meet Township specifications shall be placed in the deed for each property that has the open space area within its boundaries.
 - c. A maintenance agreement suitable to the Township shall be established, and the deeds to the properties that are located within the deed restricted open space areas shall clearly state that the maintenance responsibility for the open space lies with the individual property owner.
4. A private, non-profit conservation organization, among whose purposes is to conserve open space land and/or natural features, may, but shall not be required to accept the conveyance of fee simple or less-than-fee simple interests in any portion of the open space, provided that:
 - a. Any private, non-profit conservation organization intended to be the grantee of a conveyance shall be acceptable to the Township as a bona fide conservation organization with perpetual existence.
 - b. Any conveyance shall contain appropriate provisions for proper reverter or retransfer in the event that the grantee becomes unwilling or unable to continue carrying out its function.

- c. A maintenance agreement acceptable to the Township shall be established between the owner and the conservation organization.
- 5. Open space may be controlled with condominium agreements that shall be approved by the Township and be in conformance with the Pennsylvania Uniform Condominium Act or Uniform Planned Community Act. All open space land and facilities shall be held as a common element.
- 6. Open space may be held in common ownership by a homeowners association. In addition, the homeowners association shall be governed according to the following:
 - a. The owner or applicant shall provide to the Township a description of the organization, including its by-laws, and all documents governing maintenance requirements and use restrictions for open space. The homeowners' association agreement shall be recorded.
 - b. The organization shall be established (with financial support by the applicant if necessary) before any lot in the subdivision or building in the development is sold.
 - c. Membership in the organization and fees shall be mandatory for all purchasers of property therein and their successors.
 - d. The organization shall be responsible for the maintenance of suitable insurance on the open space.
 - e. The members of the organization shall share equitably in the costs of maintaining, insuring, and operating the open space.
 - f. The applicant proposing any plan containing open space shall arrange with the County Board of Assessment a method of assessment of the common facilities which will allocate to each tax parcel in the development a share of the total assessment for such open space. Where this alternative is not utilized, the organization shall be responsible for applicable real estate taxes on common facilities.
 - g. The organization shall have or hire adequate staff, as necessary, to administer, maintain, and operate the open space.
 - h. The organization shall have the power to compel fees from property owners therein to cover their proportionate shares of the initial cost and costs associated with the maintenance and upkeep of the open space.

G-H. Open Space Restrictions. Every property proposed for open space shall be restricted in the following manner:

1. The property deed shall be restricted from future development and established as permanent open space in a form and detail acceptable to the Board of Commissioners and the Township Solicitor.
2. The Township is authorized to make random inspections of any open space property created through municipal actions to ensure that the owner and any successors duly perform, abide by, and complete any duties, obligations, or requirements as set forth in the Final Plan and/or deed restrictions.
3. The Township may require financial security to ensure appropriate long term maintenance of the open space depending upon the ultimate owner of the open space. The amount of financial security shall be established necessary to reimburse the

Township for its expense of performing remedial measures if not performed by the owner.

- a. In the event that the entity charged with maintenance responsibilities, or any successor thereto, fails to maintain all or any portion of the open space in reasonable order and condition in accordance with the development plan and all applicable laws, rules, and regulations, the Township may serve written notice upon such entity, upon the residents and owners of the uses relating thereto, setting forth the manner in which the entity has failed to maintain the open space in reasonable condition.
- b. Such notice shall set forth the nature of corrections required and the time within which the corrections shall be made. Upon failure to comply within the time specified, the organization, or any successor organization, shall be considered in violation of their responsibilities, in which case the Township may enter the premises and take corrective action.
- c. The financial security funds in the applicant's escrow account, if any, may be forfeited, and any permits may be revoked or suspended. If the funds of the escrow account are insufficient to pay the costs of remedial maintenance, the costs of corrective action by the Township shall be assessed ratably, in accordance with tax assessments, against the properties that have the right of enjoyment of the common facilities and shall become a lien on said properties. The Township, at the time of entering upon such common facilities for the purpose of maintenance, shall file a notice of such lien in the Office of the Prothonotary of Montgomery County, upon the properties affected by such lien.

§95-406. Recreation Land Dedication Criteria and Standards.

- A. General Purpose and Intent. The provisions of this article are intended to provide regulations for the use of land which is required to be set aside in new subdivisions or land developments. It is also the purpose of this section to provide regulations for the payment of a fee in lieu of the provision of land in the appropriate situations.
- B. Applicability.
 1. This section shall apply to any residential or non-residential subdivision and land development applications and plans, and any amendments thereto, filed after the effective date of this section, except that:
 - a. This section shall not apply to applications and plans that involve two or less single family lots or dwellings, provided a fixed fee of \$500 for each lot or dwelling is submitted and tendered to the Township concurrent with the submission of the final plan of subdivision or land development.
 - b. This section shall not apply to applications and plans that the Board of Commissioners determines to involve only minor adjustments or corrections to applications and plans for approval pending as of the effective date of this section.
- C. Amount of Land to be Dedicated.

1. Suitable land shall be dedicated to the Township according to the provisions of the Springfield Township Zoning Ordinance regarding minimum open space requirements, of which the following may be utilized for parks and recreation purposes:
 - a. Developments of three or more individual single-family dwelling units (including single-family detached, single-family semi-detached (twins), and single-family attached): 3,000 square feet per dwelling unit.
 - b. Multifamily development: 1,500 square feet per dwelling unit.
 - c. Non-residential: One percent (1%) of gross acreage.
 - d. Nothing herein shall be construed as limiting the ability of the Board of Commissioners, based upon the recommendation of the Springfield Planning Commission, to waive all or a portion of the recreation land set aside requirements.

D. Standards for Land Dedication.

1. Location and Criteria for Dedicated Recreation Land. Lands to be dedicated shall:
 - a. Comply with the recreation criteria set out in the Springfield Township Zoning Ordinance.
 - b. Implement the findings of the most recently adopted Springfield Township Open Space and Parks and Recreation plans.
 - c. Be suitable for the location of facilities which can meet the various recreational needs of the residents, businesses, and industries.
 - d. Consist of a single contiguous tract of land.
 - e. Be readily accessible with at least fifty feet (50') of public road frontage.
 - f. Be generally well drained and suitable for different forms of active and passive recreation with the following features:
 - 1) No more than twenty-five percent (25%) of the area consisting of environmental constraints such as wetlands, 100 year floodplains, or areas with greater than eight percent (8%) slopes.
 - 2) No more than fifty percent (50%) of the area should be wooded.
 - 3) The area shall not be divided by a public or private road.
 - 4) No more than fifteen percent (15%) of the area should be encumbered by easements, utilities or stormwater management facilities. Land within utility easements may be used for recreation purposes only if the utility companies possessing legal rights to the easements do not prohibit their use for such purposes.
 - 5) Land being offered for dedication shall be directly accessible to essential utilities, such as sewer, water and power. If water, sewer and power is not readily available, the developer/applicant shall provide the necessary utilities to the site.
 - 6) Sidewalks and/or a trail must be provided to the land being offered for dedication to allow all residents of the subdivision to have access to the proposed recreation land.
 - 7) Land being offered for dedication shall be provided with off-street parking to serve the proposed facilities.
2. Acceptance and Use of Park and Recreation Land.

- a. Any land dedicated to the Township shall be used only for the purpose of providing park and recreational facilities and for the preservation of open space and shall be available for use by all residents of the Township.
 - b. Land being offered for dedication shall be easily and safely accessible. For a park being dedicated to the Township, the proposed park and recreation area shall be located in the front of the subdivision, with direct access onto the external street to which the subdivision has access. If the land is to be dedicated to a homeowners' association, it may be located in the interior of the subdivision in a location that is convenient to all of the residents of the subdivision.
 - c. When land is dedicated, acceptance by the Township shall be by means of a signed resolution to which a property description of the dedicated area shall be attached. A fee simple warranty deed conveying the property shall be delivered to the Township with title free and clear of all liens, encumbrances and conditions excepting public utility easements.
- E. Standards for Fee in Lieu of Land Dedication
- 1. The applicant may pay a fee in lieu of dedication of park and recreational land. The amount of the fee shall be equal to fair market value of suitable recreation land.
 - 2. Fair market value of the land in lieu of which the fee is paid shall be determined by agreement of the Board of Commissioners and the applicant. In the event that the Board of Commissioners and applicant cannot agree upon the fair market value of the land, then an MAI appraisal shall be supplied and paid for by the applicant. The appraisal required by this subsection shall be prepared by a recognized, licensed, competent real estate appraiser with no interest, financial or otherwise, in the affected property or application.
 - 3. Use of Fees. Fee in lieu payments shall be used to expand and improve existing public parks or to acquire land and develop new recreational facilities. Fees received for a particular development shall be expended on sites or facilities accessible to residents of the proposed development as defined below:
 - a. If part or all of the fee is to be spent on a neighborhood park, that park must be located within one-half (1/2) mile of the development, provided a principal arterial or limited access highway does not need to be crossed.
 - b. If part or the entire fee is to be spent on a community park, that park must be located within two (2) miles of the development, provided that a principal arterial or limited access highway does not need to be crossed.
 - c. A fee authorized by this Ordinance shall, upon receipt by the Township, be deposited in an interest-bearing account, designated as the Township Parks and Recreation Fund. Interest earned on such accounts shall become funds of that account. Funds from such accounts shall be expended only upon the design, construction, or acquisition of specific recreational facilities as approved by the Springfield Township Board of Commissioners.
 - d. Upon request of an applicant who has paid fees under this Ordinance, the Township shall refund such fee, plus interest accumulated thereon from the date of payment, if the Township has failed to utilize said funds for recreation purposes within three years from the date that the fee was paid.

- F. Private Preservation of Land. The applicant may reserve land in the amount required under this Ordinance. The land shall meet all the standards in this section, be available for use by Township residents, and managed and maintained in conformance with the Park and Recreation Plan, Zoning Ordinance and §95-406 referring to the maintenance requirements for private ownership of common elements.
- G. A combination of land dedication and/or alternative approaches listed herein may be pursued, based upon an agreement between the applicant and the Springfield Township Board of Commissioners.

§95-407. Preservation and Protection of Existing Vegetation.

- A. Preservation of Existing Vegetation.
 - 1. All subdivisions and land developments shall be laid out in such a manner as to minimize the removal and/or disturbance of healthy trees, shrubs, and other vegetation on the site. Special consideration shall be given to mature specimen and/or Heritage Trees and significant vegetation.
 - 2. Removal or disturbance of vegetation in environmentally sensitive areas, including wetlands, floodplains, steep slopes, riparian corridors, wildlife habitats, and significant woodlands as identified in the Montgomery County Natural Areas Inventory or other sources approved by the Township shall be undertaken only as permitted in §95-[407.D.1] to minimize the adverse effects of such actions.
 - 3. The applicant shall prove to the satisfaction of the Springfield Township Board of Commissioners that vegetation removal is minimized. A written document or plan may be requested to be performed by a registered landscape architect or other qualified professional showing that more desirable layouts are not possible and no alternative clearing or grading plan would reduce the loss of mature trees, tree masses, and woodlands.
 - 4. Each freestanding mature tree, tree mass, or woodland on the site shall be designated "TO REMAIN" or "TO BE REMOVED" in accordance with the following criteria:
 - a. A mature tree, tree mass, or woodland may be designated "TO BE REMOVED" only if it meets one or more of the following criteria:
 - 1) The outermost branches of the tree are within five feet (5') of any proposed buildings, structures, paving, parking, or utilities (overhead or underground) and an ISA certified arborist certifies that no protection of the tree or proposed structures is possible.
 - 2) The trunk of the tree is within twenty feet (20') of any proposed buildings, structures, paving, parking, or utilities (overhead or underground) and an ISA certified arborist certifies that no protection of the tree or proposed structures is possible.
 - 3) The outermost branches of the tree are within five feet (5') of any proposed changes in grade or drainage such as excavations, mounding, or impoundments and an ISA certified arborist certifies that no protection of the tree is possible.

- 4) The trunk of the tree is within eight feet (8') of any proposed changes in grade or drainage such as excavations, mounding, or impoundments and an ISA certified arborist certifies that no protection of the tree is possible.
 - i. Root and branch pruning should be performed by an arborist, as necessary, if the trunk of the tree is within twenty (20') feet of any proposed paving or parking.
 - 5) The tree interferes with traffic safety as determined by the Township Engineer.
 - 6) The tree is located within proposed sight triangles, unless the tree can be pruned so that the lowest branches are at least seven feet (7') above grade.
 - 7) The tree, by its location or apparent health or demise, poses any undue threat to the health, safety, and welfare of the community, and is declared a "dead tree" or has declined beyond recovery, to be determined by an ISA certified arborist.
 - 8) The tree blocks required solar access as determined by and/or certified by a solar panel installer and with proof that solar panels will be installed in a form deemed acceptable by the Planning Director.
- b. Mature trees, tree masses, or woodlands that do not fit the above criteria should be designated "TO REMAIN."
 - c. Unique or Specimen Trees shall be preserved.
 - d. No Heritage Tree is to be removed for any reason without the prior approval of the Board of Commissioners.
- B. Protection of Existing Vegetation.
1. Existing vegetation designated "TO REMAIN," in accordance with §95-[407.D.1], as part of the landscaping of a subdivision or land development shall be identified in the field prior to any clearing and shall be physically protected throughout the construction process.
 - a. A temporary, sturdy physical barrier, such as a snow fence, chain link fence, shall be erected a minimum of one foot outside the drip line or a minimum of twenty (20') feet from the tree's trunk, whichever is greater on all sides of freestanding trees, tree masses, or woodlands prior to major clearing or construction.
 - b. The barrier shall be placed to prevent disturbance to or compaction of soil inside the barrier and shall remain until construction is complete.
 - c. The barrier shall be shown on the erosion and sedimentation control plan and the landscape plan. Reference to the installation of tree protection should be included in the sequence of construction notes to insure incorporation of tree protection before the earliest stages of site disturbance.
 - d. No storage or parking of construction materials, machinery, or vehicles shall be allowed within the protection area at any point.

Commented [GP19]: I would argue that a snow fence is not sturdy. I suggest we use the term chain link fence.

- e. The barrier shall include a lockable gate of a minimum three feet (3') in width, to allow for inspection of protected vegetation.
- C. Credit for Preserved Trees. Requirements for street trees and buffer plantings may be met, at the Township's discretion, by preserving existing trees. Credit for existing trees which are "To Remain", as determined in §95-[407.A.4], to offset either the street tree or buffer planting requirements are to be calculated as follows:

Figure 5-1. Tree Preservation Credit

Preserved Tree (dbh ¹)	Number of Trees Credited (2 ½" caliper)
30" or greater	4 Trees
18"-29"	3 Trees
12"-17"	2 Trees

1. Existing trees which are preserved in the buffer area are to be credited only for required trees in the buffer area. Existing trees which are preserved in the frontage area are to be credited only for required street trees. Trees which are preserved in both the frontage and required buffer area may be credited for either the buffer or street tree planting requirements, but not both.
- D. Tree Replacement Planting Requirements.
1. Replacement trees shall be planted on the site to mitigate for the existing trees removed, in addition to other landscaping requirements. Proposed replacement tree plantings shall be listed on the plan, and will be calculated in the following manner.
 - a. Wooded Areas. Any subdivision or land development proposal which will affect more than twenty five (25%) percent of a woodland shall comply with replacement planting requirements for wooded areas.
 - 1) The total tree removal impact shall be calculated by measuring the approximate density of trees above six (6) inches dbh per square foot. The approximate number of mature trees removed will be calculated by the density of trees multiplied by the area of woodland removal.
 - 2) For each tree removed beyond twenty five (25%) of the calculated number of trees in the woodland area, each tree six (6) inches dbh or greater shall be replaced with one tree with a caliper of two and a half (2 ½) inches.
 - 3) Replacement trees shall comply with the general landscape design criteria in §95-[435, General Landscape Design] of this ordinance.
 - b. Standalone Trees. Any subdivision or land development proposal which will designate more than twenty five (25%) percent of freestanding mature trees on a property as "TO BE REMOVED" in accordance with §95-[407.B.1] shall replace the removed trees.
 - 1) Individual mature tree removals shall be listed on the plan.
 - 2) Each tree six (6) inches dbh or greater that is removed shall be replaced with one tree with a caliper of two and a half (2 ½) inches.

¹ Diameter at breast height, measured at 54 inches above the ground.

2. If the site does not reasonably contain enough room for the required replacement trees, the Springfield Township Board of Commissioners may allow the developer to locate some or all of the replacement trees on public lands or accept a [fee \(to be determined by the market value of the trees not planted\) which shall be equivalent fee in lieu of plantings dedicated- dedicated](#) to the future planting of vegetation by the Township, ~~at their discretion.~~
3. Calculation and estimation of existing trees shall be performed before any clearing commences and shall be documented on the plan.
4. Calculation and estimation of the existing trees remaining after construction shall be performed and compared with the calculations of the approved plan. Any tree removals additional to those on the approved plan shall be replaced as required by this section prior to the issuing of any occupancy permits.
5. The species of replacement trees are to be hardy to the area and noninvasive and 50% shall be native, consistent with the provisions of this section. The applicant can refer to the Pennsylvania Department of Conservation and Natural Resources Bureau of Forestry's latest publication of tree species for listing of selections.
6. Replacement of removed trees shall be made within two years during the spring or fall planting season following the completion of the development project. The cost of such replacements shall be borne by the applicant.

§95-408. Wetland Protection.

- A. The presence of hydric soils may indicate wetlands. When hydric soils are indicated on the site, a wetlands study shall be conducted in accordance with the federal Corps of Engineers Wetlands Delineation Manual (1987 Manual). In the event no wetland study is undertaken, the location of soils with soils rated as all hydric in the county soil survey on site will be assumed to be wetlands for the purpose of this ordinance and so noted on the plan.
- B. Wetlands as defined by the U.S. Army Corps of Engineers and the Commonwealth of Pennsylvania in accordance with §95-404 of the Federal Clean Water Act of 1977 and the Pennsylvania Clean Streams Act shall be preserved in subdivisions and land developments. Required permits shall be obtained at an early stage to determine the extent and location in the proposed subdivision and/or land development.
- C. A twenty-five (25')-foot setback shall be maintained around the perimeter of all wetlands. This area will be known as the Wetland Buffer. No removal of vegetation, except the selective removal of dead trees and or other noxious vegetation in the wetland area or buffer shall take place without the specific permission of the Township.
- D. Required building setbacks as described in the Zoning Ordinance shall be measured from the edge of the Wetland Buffer.

§95-409. Riparian Corridor Management.

- A. Whenever a pond, watercourse, stream, or intermittent stream as identified by the USGS is located within a development site, it shall remain open in its natural state and location.
- B. ~~Unless otherwise described in the Zoning Ordinance or separate code, a~~ [minimum](#) fifty (50') foot buffer (twenty-five feet (25') from each bank of the water body) shall be maintained along all intermittent or perennial water courses and ponds. This buffer area will be known as the Riparian Corridor. No removal of vegetation, except for removal of dead trees and shrubs or

periodic mowing of existing lawns or fields, shall take place within this buffer area without the specific permission of the Township.

- C. No stormwater detention basins shall be allowed within the twenty-five (25') foot buffer zone.
- D. Within any Riparian Corridor, no construction, development, use, activity, or encroachment shall be permitted unless a Corridor Management Plan is submitted and approved by the Township and the impacts of such development are mitigated by the implementation of the Corridor Management Plan.

§95-410. Top Soil Protection and Grading.

- A. Grading shall be limited to the minimum amount of disturbance of soil or natural topography.
- B. Top Soil Protection. The top six (6") inches of soil that existed naturally on the site prior to subdivision or land development shall be managed in the following way:
 - 1. In areas to be graded, the top soil shall be stripped off and stockpiled on the site in accordance with the erosion and sediment control plan.
 - 2. Following construction, the stockpiled soil shall be redistributed uniformly on the site to a minimum depth of six (6") inches.
 - 3. Any topsoil in excess of soil needed to for the reestablishment of six (6") inches depth in areas of the site that will not be paved may be removed from the site based upon the determination of the Township Engineer.
- C. Grading. All permanent and temporary cutting, filling, grading, regrading, and/or other forms of earth-moving activities shall be known as "grading" and shall be conducted only in compliance with the standards as described below.
 - 1. All grading shall be set back from property lines at least three feet (3'), or a sufficient distance to prevent any adverse effects on adjacent properties.
 - 2. No permanent excavation shall be made with a cut face steeper in slope than three (3) horizontal to one (1) vertical, unless otherwise regulated herein (berms have different grade requirements). For steeper slopes, a soils report prepared by a qualified engineer or geologist experienced in performing such studies and registered in the Commonwealth of Pennsylvania shall be prepared to document the soil stability. In addition, a ground cover that will control erosion and does not need to be mown shall be planted.
 - 3. Wherever grading will increase the volume or velocity of stormwater flow toward a property line, the applicant shall install and maintain drainage facilities sufficient to prevent adverse effects on the adjoining property. The construction and operation of these drainage facilities shall not cause any adverse effects on abutting properties.
 - 4. A permit shall be required for grading operations. Permits shall be issued by the Planning Director upon recommendation of the Township Engineer for each tract, lot, parcel, or site which comprises a separate operation, unrelated to or not contiguous with nearby grading proposed or performed by the applicant. A permit shall not be required in the following situations, however:
 - a. For an excavation that does not exceed twenty (20) cubic yards total material removed.
 - b. For a fill that does not exceed twenty (20) cubic yards of material deposited.

- c. For an excavation below finished grade for basements and footings for a single-family detached or two-family dwelling, swimming pool, or underground-structure authorized by building permits, excavation for a driveway for a single-family detached or two-family dwelling, or the regrading of such excavated materials into the site from which they were excavated.
- 5. Each application for an earth disturbance permit shall include a tree survey plan comprised of existing and proposed topographic information at two-foot contour intervals, existing and proposed building and structures, driveways, and parking areas, drainage structures, water detention/retention areas, utilities, construction material staging area, and all limits of grading.

§95-411. Erosion and Sediment Control.

- A. General. Erosion and Sediment Control must be addressed in the following manner:
 - 1. An Erosion and Sediment Control Plan, which meets the requirements of the Chapter 102 regulations must be approved by the Montgomery County Conservation District (MCCD) and available on site for all earth disturbance activities greater than or equal to 5,000 sq. ft.
 - 2. All construction activities proposing to disturb more than one (1) acre of land must be authorized by a National Pollutant Discharge Elimination System (NPDES) permit.
 - 3. No subdivision or land development plan shall be approved unless:
 - a. There has been a plan approved by the MCCD and/or Township Engineer that provides for minimizing erosion and sedimentation consistent with this Section, and an improvement bond or other acceptable securities are deposited with the township in the form of an escrow guarantee which will insure installation and completion of the required improvements; or
 - b. There has been a determination by the MCCD and/or Township Engineer that a plan for minimizing erosion and sedimentation is not necessary.
 - 4. The Board of Commissioners, in its consideration of any Preliminary Plan of subdivision and land development, shall condition its approval upon the execution of measures designed to prevent accelerated soil erosion and resulting sedimentation, as required by PADEP. All applicable regulations and permit requirements of PADEP as stipulated in its Soil Erosion and Sedimentation Pollution Control Manual shall be followed for all earth-moving activities.
- B. Performance Principles.
 - 1. Any appropriate action which minimizes erosion and sedimentation as described in the Pennsylvania Erosion and Sediment Pollution Control Program Manual can be included in the plan. Alternative methods should be discussed with the Township Engineer prior to the preparation of an erosion and sediment control plan.
 - 2. No unfiltered stormwater coming from an area which has been disturbed shall be permitted onto an adjacent tract or allowed to be discharged into any waterbody.
- C. Responsibility.
 - 1. Whenever sedimentation is caused by stripping vegetation, regrading or other development activity, it shall be the responsibility of the applicant to remove it from all

adjoining surfaces, drainage systems and watercourses and to repair any damage at their expense as quickly as possible.

2. It is the responsibility of applicant performing any work or disturbance on or across a stream, watercourse, or swale or upon the floodplain to maintain, as nearly as possible, in its present state the stream, watercourse, swale, floodplain or right-of-way during the activity and to return it to its original or equal condition after such activity is completed. Adjacent to the watercourse, dominant vegetation shall be composed of a variety of native riparian tree and shrub species and appropriate plantings necessary for streambank stabilization.
3. Disturbed areas shall be re-vegetated with riparian corridor plants, in compliance with §95-436 (B), Plant Specifications.
4. Areas that cannot be re-vegetated shall be restored using management practices accepted by PA DEP.

§95-412. Preservation of Existing Structures and Historic Features.

The design of subdivisions and land developments should be done to preserve desirable structures containing cultural and historic features wherever reasonably possible.

- A. No proposal will be approved with a property line extending through any portion of an existing building, except where that property line follows a party wall separating semi-detached or attached units, in accordance with the Springfield Zoning Ordinance.
- B. When existing structures are retained:
 1. Minimum building setbacks shall be met or exceeded, in respect to all new lot lines created, for the district in which the buildings are located, even if this results in a lot area or dimensions in excess of the otherwise applicable minimums.
 2. When new lot lines are created, building setbacks in excess of the applicable minimums are encouraged when the height of the existing building significantly exceeds that of proposed, abutting development. For tall buildings, a setback equal to the height of the building is recommended. For proportionally wide or deep structures, a setback at least equal to one-half the width or depth of the structure is suggested.
 3. Structurally deficient buildings shall be rehabilitated in conformance with the Township Building Code.
 4. Additions to retained buildings shall conform in all respects to the requirements of the Zoning Ordinance applicable to the district in which the building is located, and shall be in harmony with the character, design, building materials, and other architectural features of the building.
 5. The design of subdivisions and land developments shall preserve notable structures containing cultural and historic features, wherever reasonably possible.
 6. New buildings abutting any retained building should reflect the retained structure's character, to the greatest extent practical.
 7. In non-residential districts, retained buildings shall be provided with adequate parking, service, and landscaped areas in accordance with the zoning ordinance provisions for the intended use.
- C. When existing structures will be removed:

1. The plan must show the location and include a brief description of the structure(s) to be removed.
2. Final plan approval will be conditioned upon written agreement to the expeditious removal of structures intended for removal, in conformance with township demolition permits requirements.
3. All applicable township requirements and procedures regarding demolition of structures and disposition of the reusable parts and/or disposal of the rubble shall be complied with.
4. If the structure will not be removed immediately, it shall be secured in a manner that it is not a public safety hazard and a financial guarantee must be posted for its removal, in compliance with §95-602, Financial Security, herein.

§95-413. New and Existing Streets Design Standards.

- A. All new streets and additions to existing streets shall:
 1. Be offered for dedication to the township. The township may accept or refuse dedication of any street.
 2. Be generally consistent with the transportation element of the most recently adopted Springfield Township Comprehensive Plan and county or state highway plans, and be designed to conform with the existing street system.
 3. Provide appropriate access between abutting tracts of land for immediate or future use.
 4. Create a road hierarchy among interior subdivision and land development streets and exterior streets to ensure proper through-traffic flow, local access, and internal traffic distribution and flow.
 5. Conform to existing topography to assure reasonable grades, alignment and drainage, appropriate access to lots, and to minimize regrading and removal of vegetation.
 6. Continue existing streets at equal or greater right-of-way and cartway width, as recommended by the Township Engineer and Planning Commission.
 7. Include curbs and sidewalks installed along all existing and proposed public and private streets and common parking areas.
- B. Street Signs. The developer shall erect a street sign or street signs at every intersection. At intersections where streets cross, there shall be at least two such street signs and at the intersections where one street ends or joins another street, there shall be at least one sign. Street signs shall be erected when the first dwelling on the street is occupied or when streets are paved with their base course which ever comes first. Temporary street signs may be erected with the permission of the Board of Commissioners. Any temporary signs will be replaced prior to roadway dedication.
- C. Street Names.
 1. Names of all existing streets and roads shall be continued. There shall be no duplication of names existing elsewhere in the Township.
 2. New street names should bear a reasonable relationship to significant natural features or the history of the community.

§95-414. Private Streets.

- A. Private streets shall be designed and constructed in conformance with all design and engineering regulations of the Township Code and this chapter that apply to public streets, unless otherwise provided herein.
- B. Whenever dedication of a street is not accepted by the Board of Commissioners, the applicant shall submit and record with the plan a covenant address the ownership, access rights, and maintenance responsibilities for that street.
- C. When, in the determination of the Board of Commissioners, it becomes necessary for the Township to assume responsibility for a private street in order to maintain the health, safety, and welfare of the residents of the township, the township may do so and assess the property owner(s) or abutting owners who use the street for any improvements necessary to restore the street to conformance with township specifications.

§95-415. Street Classifications.

- A. Every street, road, or highway within the township shall be classified by its function as shown on the Functional Classification Map in the most recently adopted Springfield Township Comprehensive Plan, and shall be subject to the requirements for its classification as contained in this Article. These classifications are established by the American Association of State Highway and Transportation Officials (AASHTO), and used by PennDOT, and are intended to provide appropriate standards for each road, as well as to coordinate street functions and improvements among neighboring municipalities, the region, and the state.
- B. New streets shall be designed and built according to the standards contained in Table 415.1.
- C. Roadway classifications are as follows:
 - 1. Expressways. Expressways are multi-lane divided highway with fully controlled access provided only at grade separated interchanges. Expressways serve high volumes of traffic at high speeds while providing high levels of safety and efficiency.
 - 2. Arterials. Arterial roads provide a high degree of mobility in order to better serve trips of longer length. Since access to abutting property is not their major function, access controls are desirable to enhance mobility. They are further classified as follows:
 - a. Principal Arterials. Principal arterials move traffic swiftly across the community, and accommodate higher-intensity commercial, residential, and institutional uses. Cartways are for the exclusive use of motorized vehicles. Bicycles and pedestrians should be accommodated with a multi-use side-path separated from traffic by a landscaped verge. Intersections should have high-visibility crosswalks and other pedestrian safety features. To improve safety, curb cuts from adjacent land uses should be consolidated.
 - b. Minor Arterials. Minor Arterials move traffic across the community and may include concentrations of higher intensity commercial, residential, and institutional land uses, in addition to low-density residential uses. Additionally, they link communities not connected by a principal arterial and provide key connections between roads of higher classification. Bicycles and pedestrians should be accommodated on sidewalks separated from traffic by a landscaped verge. Intersections should have high-visibility crosswalks and other pedestrian

safety features. To improve safety, curb cuts from adjacent land uses should be consolidated. Minor arterials should have parking lanes.

3. Collectors. Collector roads provide a mix of accessibility and mobility. They typically serve trips of up to four miles in length and channel or distribute traffic to or from a road of a higher classification, and should support neighborhood-oriented land uses. These roadways are a crucial component of the bicycle network in the township. Collectors may accommodate trips within and between neighboring municipalities. Pedestrians should be accommodated on sidewalks, preferably separated from the cartway by a landscaped verge. On-street parking should be permitted where practical.
4. Local Roads. Local roads and streets accommodate vehicles, pedestrians, and bicycles through residential neighborhoods and low-intensity commercial or institutional uses. Pedestrians should be accommodated on sidewalks, preferably separated from the cartway by a landscaped verge. Parking on both sides will be assumed on residential streets unless no driveways take access on them, the development otherwise provides significant off street public parking which is convenient to all proposed uses, or, in the opinion of the Township Engineer, the provision of on-street parking would endanger the safe passage of vehicles, pedestrians, or bicycles.
5. Alleys. Alleys are small service roads which provide a secondary access to lots, buildings, off-street parking and/or loading and unloading facilities. They may not be more than eight hundred feet (800') in length and shall have a paved cartway of twelve feet (12') with two foot clear stabilized grass or gravel shoulder area.

Figure 4.2. Street Design Standards

Functional Classification	Cartway Users			Legal Right of Way ¹	Minimum Cartway Width	Number of Travel Lanes	Recommended Minimum Shoulder	Minimum Verge	Minimum Sidewalk Width ³
	Vehicle	Bicycle	Pedestrian						
Expressway	Yes								*
Arterials									
Principal	Yes							5	5
Minor	Yes	Protected / Buffered Bicycle Lane						5	5
Collectors	Yes	Buffered Bicycle Lane or Bicycle Lane		50'	30'	2	8'	4	5
Local	Yes	Bicycle Lane or Shared Lane	In some circumstances	50'	Total Paved Width: 28-32'			4	4.5
Alley	Yes	Yes	Yes	N/A	Total Paved Width: 12'		2' Stabilized Grass / Gravel		N/A

Commented [NA20]: Township owned/dedicated roadways are nearly all local roads. The only roads of a higher classification that the township has jurisdiction over are Haws Lane, Mill Road, Wissahickon Ave, and approx. a block and a half of Thomas Road – all of which are collectors. Given that all arterials in the township are PennDOT owned and the most frequent waiver request the township receives has to do with retaining existing PennDOT ROW, let's just cut out the middleman and allow that existing roadways under PennDOT or Montgomery County jurisdiction will maintain a right of way and cross section to the specifications of the owning body.

Commented [GP21]: I think we are recommending 5' minimum to match to Walk Montco or Bike Montco recommendations

* As recommended by PennDOT or Montgomery County Roads and Bridges Department, whichever is applicable.

¹Legal right-of-way is the land dedicated to the public that can be used by the public for travel or to locate utilities.

²Additional sidewalk width may be required in areas where higher volumes of pedestrian traffic are anticipated.

§95-416. Street Design.

- A. Street Alignment. Sight distance, horizontal and vertical curvature, super-elevation, and maximum and minimum street grades shall be in compliance with the standards contained in *A Policy on the Geometric Design of Highways and Streets*, published by the American Association of State Highway Transportation Officials (AASHTO), most recent edition, or PennDOT standards, whichever is more suitable to site conditions as determined by the Township Engineer.
- B. Street Intersection Design. All street intersections shall be governed by the standards of this section and the appropriate PennDOT or AASHTO standards.
 - 1. Number of Intersections. No more than two streets shall intersect at the same point.
 - 2. Improvements to Existing Intersections. When existing streets intersect at odd angles or have more than four approaches, the applicant shall improve the intersection to bring it into compliance with this Ordinance, as required by the Township Board of Commissioners, based upon advice of the Township Engineer, Planning Commission, and other technical advisors or agencies, as appropriate. For state and county highways, streets, roads and other vehicular access ways, improvements shall comply with the requirements of the appropriate agency having jurisdiction over the road.
 - a. The Board of Commissioners may waive the above requirements for improvements to intersections under one or more of the following conditions:
 - 1) When changes made on the applicant's land will not improve the intersection's deficiencies.
 - 2) When other road improvements are already planned which would correct the problem without changes required of the applicant.
 - 3) When not required by PennDOT where the intersections are under their jurisdiction.
 - 3. Maximum Grade. The maximum grade within any intersection shall not exceed three percent (3%).
 - 4. Minimum Angle of Intersections. Right angle of intersections shall be used whenever practicable, and there shall be no intersection angle, measured at the center line, of less than sixty-five degrees (65°) minimum.
 - 5. Sight Distance. All intersections shall provide clear sight distance in compliance with AASHTO and PennDOT standards.
 - a. The applicant shall demonstrate to the satisfaction of the Township Engineer that any proposed objects or plantings within site triangles will not obstruct sight lines.
 - b. If required sight distance cannot be achieved, the Township may require restricted movements or other intersection controls to ensure safety.
 - 6. Radii of Pavement and Right-of-Way at Intersections. Street intersections shall be rounded with tangential arcs at pavement edge (curbline) with a minimum radius of fifteen feet (15') unless otherwise required by the Township Engineer and right-of-way lines with a minimum radius of ten feet (10').
 - a. Minimum radii specified herein must be increased if large trucks, fire trucks, or other emergency vehicles would have difficulty with ingress or egress as determined by the Township Fire Marshall.

7. Intersection Spacing. Street intersection spacing shall be in compliance with the regulations contained in this section, measured from centerline to centerline.
 - a. The applicant shall prepare a Vehicular Access Analysis for all street intersections proposed along Arterial and Collector streets.
 - b. The intersection of two streets shall not be located within one hundred and fifty feet (150') of an existing intersection. Where greater spacing is required in compliance with AASHTO or PennDOT standards, the greater spacing distances shall be required, as determined by the Township Engineer.
 - c. Offset Intersections. In any case where the centerlines of street intersections are, or would be, within one hundred and fifty feet (150') of each other, they shall be made to coincide by relocating the street within the applicant's land, unless additional problems of sight distance or other safety-related problems would be created. As an alternative, relocation further away from the offset intersection may be done in compliance with the Intersection Spacing requirements contained herein, when approved by the Board of Commissioners.
- C. Single Access Street Standards. Any street which is served by only one (1) intersection with a through-street shall be considered a single-access street, regardless of the street's configuration within the proposed subdivision or land development. New single-access streets shall be permitted **only where and as expressly approved by the Board**. Single-access streets shall be maintained to the following standards.
 1. Single-access loop streets shall be subject to the requirements for their street classification and the following additional requirements.
 - a. Shall not serve more than three hundred (300) average daily trips.
 - b. In addition to required sidewalks, shall be served by an appropriately located pedestrian access when required by the Board of Commissioners to connect surrounding neighborhoods and pedestrian destinations.
 - c. Shall not exceed two thousand feet (2,000') in length.
 2. Cul-de-Sac streets.
 - a. Cul-de-sac streets shall be identified by a standard warning sign stating "No Outlet" when deemed appropriate by the Board of Commissioners to help avoid mistaken turning movements.
 - b. All cul-de-sac streets shall have a cartway width of twenty-four feet (24'). Cul-de-sac streets shall have a minimum right-of-way width of fifty feet (50'), and additional width shall be provided when required by the Township.
 - c. The turnaround at the end of the cul-de-sac shall have a pavement/curb radius of fifty feet (50') and a right-of-way radius of sixty feet (60'). The turnaround radius shall be centered on the proposed road center line.
 - d. A cul-de-sac shall not be permitted to extend from a single-access loop street.
 - e. The length of cul-de-sac shall not be less than two hundred fifty feet (250') and not more than six hundred feet (600') from the near right-of-way line of the intersecting street to the back of the right-of-way of the turnaround.
 - f. No more than five lots shall have frontage on the circular turnaround portion of a cul-de-sac street, and no more than five (5) driveways shall have access to the

Commented [NA22]: This phrasing directly from 95-10.B in Springfield's existing SALDO.

circular turnaround portion unless an expanded radius and island is incorporated into the turn around.

- g. The Township may require the developer to provide a permanent easement for snow removal at the cul-de-sac bulb. The easement shall have a minimum length along the right-of-way line of forty feet (40') and a depth of fifteen feet (15'). When curbing is required, a curb depression shall also be placed in this easement area. No shrubbery, fence, mail box, or any other obstruction shall be placed within the easement to hinder the placement of the snow.
- h. If a developer proposes a new roadway, it shall tie into an existing temporary cul-de-sac or right of way located on adjacent parcels, whether improved or not. It shall be the responsibility of the applicant to complete all roadway improvements at their expense within the existing rights-of-way of adjacent parcels.
- i. Cul-de-sac streets shall be served by an appropriately located and constructed emergency access way when required by the Board of Commissioners using the following standards:
 - 1) Minimum cartway width shall be ten feet (10').
 - 2) Pavement shall satisfy the standards of the Township Engineer.
 - 3) Emergency access ways shall be maintained through properly recorded easements or deed restrictions which at a minimum prohibit the planting of any vegetation except grass within the access way.
 - 4) Shall be made available for pedestrian and bicycle access.
- j. Landscaped cul-de-sac islands are encouraged and shall conform to the following standards.
 - 1) Shall be located within the bulb of a cul-de-sac and be concave for use as part of the stormwater management infrastructure. Efforts should be made to retain the existing vegetation on the site within these islands.
 - 2) Shall have a maximum radius of twenty-four feet (24') and be surrounded by paving on all sides.
 - 3) Shall be designed to allow for emergency vehicle access into the cul-de-sac.
 - 4) In the event that right-of-way grading will not permit the retention of existing vegetation in a cul-de-sac, the landscaping proposed for the island shall be of low-maintenance varieties as approved by the Board of Commissioners. The landscaping plan shall specifically describe the maintenance required for any landscaping proposed on the landscape island.

D. Construction Requirements.

- 1. All adjacent structures and areas disturbed or damaged during construction shall be properly repaired, restored, or replaced to the satisfaction of the Township by the party causing the damage.
- 2. All trees, roots, stumps, brush, down timber, wood, rubbish and any objectionable material shall be removed from the full legal right-of-way, or as approved by the

Township Engineer. Efforts shall be made during construction of roadways to preserve any vegetation, specifically for preservation as identified in the landscaping plan.

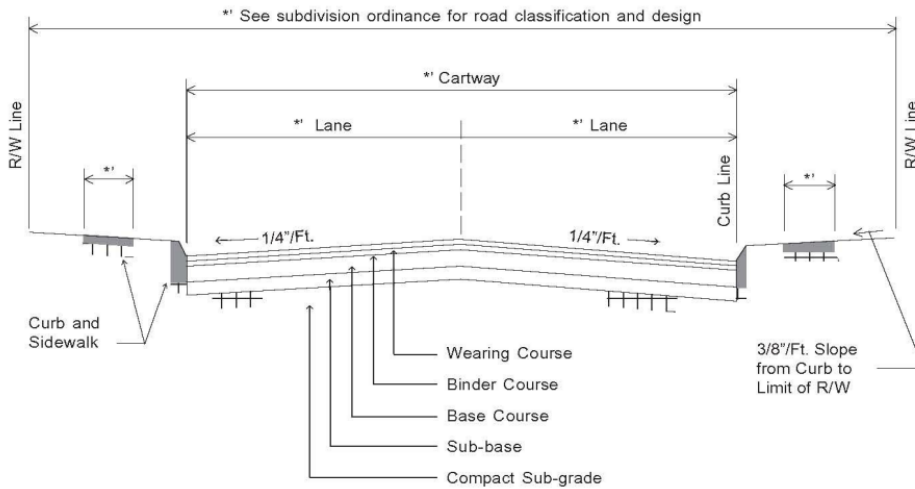
3. Paving. The pavement of all streets and all commercial, industrial, and multifamily parking areas and driveways into and out of parking areas shall be installed as shown on the Final Plan and in accordance with the following standards:
 - a. General. All paving shall be constructed both as to materials and methods, generally in conformance with applicable portions of PennDOT Specifications Publication 408.
 - b. Pavement Design. Pavement construction shall conform to the minimum standards for different types of streets and parking areas as indicated in Table 4.3.

Figure 4.3. Pavement Construction Standards

	Local Roads, Single-Access Roads, and Off-Street Parking Areas	Arterial or Collector Roads
ID-2 Surface Course	1 ½ "	1 ½ "
ID-2 Binder Course	2"	2"
ID-3 Dense Graded Binder Course	-	
Bituminous Concrete Base Course	3"	5"
PennDOT No. 2A Coarse Aggregate Subbase	4"	4"
Minimum Design Structural Number	2.8	3.5

- c. Paving Cross-Section. All pavements, except where super elevated for curves, shall conform to typical roadway cross sections on Figure 6-2.

Figure 4.4. Roadway Construction Standards



Commented [NA23]: Originally Figure 6-2 in engineering specs.

- d. Alternative Paving. Alternative paving specifications may be approved for roads, driveways, and parking lots not intended for dedication to the township, in commercial, industrial, multifamily and mobile home park areas.
 - e. Aggregates, coarse and fine, for binder course shall be made from stone, gravel, or other recycled aggregate or glass, and shall meet the quality requirements for Type A stone and Type A gravel. Fine aggregate shall be natural sand, manufactured sand or fine recycled glass cullet composed of free hard, durable, uncoated particles and free of from lumps of clay and organic material. Fine sand shall meet the gradation requirements in Table A, Section 703, PennDOT Publication 408, latest revision. The coarse aggregates shall meet the grading requirements indicated above.
4. Pavement Cross Slopes. The typical pavement cross slope on proposed streets shall not be less than one fourth (1/4") inch per foot and not more than one half (1/2")-inch per foot. The typical slope of the shoulder areas shall not be less than three fourth (3/4")-inch per foot and not more than one (1")-inch per foot.

§95-417. Driveway Access.

- A. Any new driveway proposed to be installed, change of use/driveway classification, or any driveway proposed to be widened or enlarged must comply with the requirements for driveways in this section and must be constructed in accordance with Township standards.
- B. Approval of any driveway location, classification, or design shall not be considered final by the Township unless highway occupancy, right-of-way permits, or access permits have been granted by the state, county, and/or township and Preliminary Plan approval has been granted by the Board of Commissioners for the subdivision and/or land development which the driveway(s) will serve.

- C. Access driveways shall be provided in such a manner that driveway intersections with streets:
 - 1. Shall provide adequate sight distance in compliance with the standards established by PennDOT.
 - 2. Shall be designed and constructed in compliance with Title 67, Chapter 441 of the Pennsylvania Code unless township standards are more restrictive.
 - 3. Shall be located as far from street intersections as is reasonably possible.
 - 4. Shall not cause or contribute to:
 - a. Hazards to the free movement of vehicle, bicycle, and pedestrian traffic.
 - b. Areas of undue traffic congestion on the street.
 - c. Interference with the design, maintenance, and/or drainage of the street.
- D. In order to facilitate safe and efficient access between streets and driveways, the number of driveways permitted to serve individual parcels of land shall be kept to the minimum needed to adequately serve the parcel in question. Shared access between adjoining lots should be considered first.
 - 1. Properties with frontages of 100 feet (100') or less shall be permitted a maximum of one driveway intersection with a street. Exceptions may be made when adjacent property owners share parking, or when the need is determined in a transportation impact study prepared by a qualified traffic engineer.
 - 2. No more than two (2) driveway intersections with the same street may be permitted for a single parcel of land unless anticipated traffic volumes warrant more driveway intersections, and then only when supported by a traffic study prepared by a qualified engineer.
- E. Alternative Vehicular Access. Driveway intersections serving individual parcels of land may be prohibited by the Board of Commissioners where such intersections would create congestion, interference, and/or hazards to traffic flow and safety by reason of street grades, land forms, vegetation, frequency of driveway intersections, limited sight distances, and/or high speed traffic flow.
 - 1. In such cases, the Board of Commissioners may permit reasonable alternative forms of vehicular access to the parcel of land by means of marginal access streets or driveways, reverse frontage lotting, or other means which are legally and technically suitable in the opinions of the Township Solicitor and Engineer.
 - 2. Where driveway intersections are prohibited by the Board of Commissioners and alternative forms of vehicular access would cause an undue burden upon an applicant, the Board of Commissioners may permit an alternative interim access solution in compliance with the following:
 - a. It is the safest feasible alternative, acceptable to the Township Engineer and/or PennDOT.
 - b. Suitable provisions are made for a preferable permanent access solution, consistent with this section, including legal agreements to enable implementation of the permanent solution.
- F. Choice of Streets. If a lot has frontage on more than one street of different classifications, the driveway shall take access from the street of the lowest classification. This requirement may be waived by the Board of Commissioners for reasons of sight distance, incompatibility of traffic, grading, drainage, or other major reasons.

- G. Sight Distance Determinations. Determination of sight distances at intersections of new driveways and streets with existing township roads shall be in accordance with the following provisions.
1. Access driveways shall be located at a point within the property frontage limits which provides at least the minimum safe stopping sight distance (SSSD), as determined by the standards within PA Chapter 441 (Access to and Occupancy of Highways by Driveways and Local Roads) Title 67 of the Pennsylvania Code.
 2. The calculated minimum SSSD shall be measured from a point ten feet (10') back of the pavement edge and three and one half feet (3.5') above the road surface.
 3. If the minimum required SSSD's cannot be achieved, the Township may exercise one (1) or more of the following options:
 - a. Prohibit left turns by exiting vehicles.
 - b. Restrict turning movements to right turns into a driveway.
 - c. Require installation of a right turn acceleration lane and/or deceleration lane.
 - d. Require installation of a separate left turn standby lane.
 - e. Alter the horizontal or vertical geometry of the roadway.
 - f. Deny access to the road.
- H. Construction Requirements.
1. Driveway Apron. The apron in the driveway area shall be six (6") inches thick concrete 4000 psi compression strength concrete reinforced with wire six (6") inches by six (6") inches, ten (10) gauge wire (minimum). The wire shall be installed so that it is not closer than two (2") inches from the top or bottom surfaces of the driveway. Six (6") inches crushed stone shall be used as a bedding under the driveway apron.
 2. Driveways normally used by not more than twenty five (25) vehicles per day shall comply with the standards contained in the Pennsylvania Code, Title 67, Transportation, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads, Section 441.8, (i), (5), Grade Requirements Where Curbs and Sidewalks are Present. Driveways normally used by more than twenty five (25) vehicles per day shall comply with standards appropriate for their anticipated traffic volumes in conformance with accepted engineering standards and practices.
 3. Maximum Grades for Driveways.
 - a. Residential driveways shall not exceed ten (10%) percent grade.
 - b. All other driveways shall not exceed seven (7%) percent grade.
 4. All driveways shall be provided with a stopping area within which the grade shall not exceed five (5%) percent. The stopping area shall be measured as follows:
 - a. The length of stopping area shall be a minimum of twenty feet (20'), or the length of the longest vehicles anticipated to use the driveway, whichever is greater.
 - b. Stopping areas shall be measured from the ultimate right-of-way line for all streets.
 - c. Maximum grade requirements shall not be waived unless extremely difficult circumstances exist and cannot be mitigated by alternative locations, designs, or

lotting, in which case a safe, practical alternative may be permitted by the Board of Commissioners, upon recommendation of the Township Engineer.

§95-418. Bridges and Culverts.

- A. Bridges and culverts shall be designed to meet current AASHTO or PennDOT Standards to support expected loads and to pass design stormwater flows. They shall be constructed to the full width of the planned cartway. Allowance for safe pedestrian crossing must also be made.
- B. Where County or PennDOT owned roads or bridges are involved, the County Assets and Infrastructure Department or PennDOT, as applicable, shall review and approve all proposals.
- C. A permit from the PA DEP shall be obtained to make any change in or addition to, any existing water obstruction, or in any manner change or diminish the course, current, or cross-section of any stream or body of water.
- D. The following information is required on submitted plans when a bridge is to be constructed:
 - 1. Drawings to include:
 - a. Location plan;
 - b. Cross-section of present bridge if one exists;
 - c. Profile of stream for a reasonable distance above and below bridge site, showing slopes of bed, normal water surface and flood water surface.
 - 2. The total drainage area above the bridge site;
 - 3. Description of watershed;
 - 4. Length of stream from source to bridge site and to the mouth;
 - 5. Character of stream bed and banks;
 - 6. Extent and depth of overflow during floods;
 - 7. Effect of previous floods upon bridges, their span and clearance;
 - 8. Whether bridge will be within backwater influence of the stream.
- E. A complete set of structural computations and drawings shall be submitted with plans involving construction of bridges and culverts.

§95-419. Parking and Related Internal Driveways.

Parking and related internal driveways shall be governed by the following regulations.

- A. Purpose. The specific purposes to be served by these requirements are:
 - 1. To add visual character and improve the appearance of parking areas by reducing their massiveness into smaller units.
 - 2. To integrate parking areas into the pedestrian circulation system.
 - 3. To provide shade for parked cars and reduce heat islands, stormwater runoff, and air pollution.
 - 4. To reduce random vehicular flow across parking areas.
 - 5. To permit a high level of visibility for those uses for which visibility is an important factor.
 - 6. To facilitate snow removal and storm drainage, and to conserve energy in construction and resurfacing operations, by laying out the paving surface with minimal obstructions.
- B. General.

1. Off-street parking facilities shall be provided in compliance with the parking requirements of the Springfield Township Zoning Ordinance and the regulations contained herein.
 2. Off-street parking and loading areas shall be landscaped in accordance with Section 433. Parking Lot Landscaping.
 3. Parking spaces designed for the exclusive use by disabled persons shall be installed in all parking lots as close and convenient to building entrances as is reasonable. The specific number, size, and locations of handicapped stalls shall be in conformance with the Americans with Disabilities Act (ADA).
 4. Stormwater management controls that encourage infiltration of stormwater runoff on-site such as rain gardens and porous pavement shall be incorporated into parking lot design.
 5. The allowance and configuration of on-street parking on Township roads shall be as permitted by the Board of Commissioners as recommended by the Director of Public Works.
- C. Automobile Parking.
1. Parking shall not be permitted along driveways which serve as the entrance(s) or exit(s) to parking areas with a capacity of fifty (50) vehicles or more. A minimum driveway length of fifty feet (50') shall be provided between the road ultimate right-of-way line and the first parking space or internal driveway intersection in parking lots with fifty (50) vehicles or more.
 2. Parking areas shall be set back from tract boundary lines and ultimate right-of-way lines in compliance with the requirements of the Zoning Ordinance. In any case not regulated by the Township Zoning Ordinance, parking areas shall not be located closer than ten (10') feet from any tract boundary line unless it is along a street.
 3. When the edge of an existing parking area is located close to a driveway or other parking area and the property is proposed for subdivision and/or land development, a minimum separation of ten (10') feet shall be provided between these features unless a shared parking or cross access agreement is proposed. This spacing shall consist of a landscaped area with planting in conformance with §95-433.C, herein.
 4. Dead-end parking aisles shall not be used.
- E. Parking Area Dimensions. The minimum size of all parking stalls and aisles shall be consistent with requirements of Chapter 114, Zoning, of the Township Code and Americans with Disabilities Act (ADA) provisions, where applicable. Shared Access. When required by the Board of Commissioners upon recommendation of the Township Planning Commission, applicants shall create agreements for shared vehicular access as the preferred means of reducing the total number of curb cuts for traffic safety and congestion reasons.
1. When two (2) or more abutting lots share an access driveway, the driveway should be designed as the main access to those lots, and one or more existing access driveways should then be closed.
 2. Where development of three or more adjoining parcels consolidates vehicular access into one shared driveway, that driveway may be upgraded into a medium volume driveway according to PennDOT standards.
 3. Shared access may be located entirely on one lot or be split among a common lot line.

4. Access easement and maintenance agreements or other suitable legal mechanisms shall be provided, in a form acceptable to the Board of Commissioners in consultation with the Township Solicitor.
- F. Drive Aisles. Within Sites Proposed for Nonresidential Development. The following requirements apply to all driveways within all sites proposed for non-residential land development.
1. Interior storefront driveways in shopping centers shall have a minimum paved width of twenty-eight feet (28'), to allow one lane in each direction and a drop-off/pick-up lane along the sidewalks. Sidewalks with a minimum width of five feet (5') shall be provided along storefronts abutting interior driveways.
 2. Driveways along other non-residential buildings shall be a minimum paved width of twenty-two feet (22'), except where a drop-off/pick-up lane is proposed.
- G. Pedestrian Pathways and Crosswalks. The following requirements shall apply to all surface parking lots where ten (10) or more new parking spaces are proposed.
1. Pedestrian access to each building on-site from adjacent public sidewalks, the street, and all areas of the parking lot shall be provided through the installation of sidewalks, defined crosswalks, or other methods of physically delineating a pedestrian pathway.
 2. Pedestrian pathways shall be clearly separated from vehicular use areas with sidewalks, landscaping, a change in grade, or a change in paving material.
 3. Pedestrian pathways in parking areas shall be barrier-free and a minimum of five feet (5') wide.
 4. Where a pedestrian circulation route within the parking area crosses a vehicular drive aisle, a crosswalk with different paving material, continental-style crosswalk markings, or a speed table shall be provided.



Walkways across parking aisles and through or adjacent to planting strips make parking lots safer and more accessible

- H. Electric Vehicle Charging Stations (EVCS)
1. An adequate number of spaces will be designated for alternative fuel vehicle charging.

I. Bicycle Parking.

1. For any new development or redevelopment providing more than fifty (50) vehicular parking spaces, bicycle parking spaces shall be provided at a rate of one bicycle parking space for every twenty (20) vehicular parking spaces.
2. If six (6) or more bicycle parking spaces are provided, at least one-third (1/3) of them shall be covered all-weather parking spaces.
3. Bicycle parking design and location shall be in conformance with the most recently published standards of the Association of Pedestrian and Bicycle Professionals.

§95-420. Emergency Accessways.

- A. The Board of Commissioners may require the provision of an emergency accessway, upon recommendation of the Township's Emergency Services Board.
- B. The minimum cartway width for an emergency accessway shall be twelve feet (12').
- C. When paved, pavement shall conform to §95-[416.D, Construction Requirements].
- D. When not paved, the cartway shall be constructed of crushed stone of appropriate size, depth, and compaction to support the largest emergency response vehicle in the vicinity of the site under all weather conditions. The emergency access may also be constructed from fiber reinforced polyethylene or concrete grass pavers. All void areas shall be filled with topsoil and seeded with an appropriate grass mix.
- E. Markings or the appropriate form of identification shall be placed at the entrance to the emergency access way. If necessary, breakaway bollards shall be installed at each end of the emergency access way.
- F. Emergency access ways shall be maintained through properly recorded easements or deed restrictions which at a minimum prohibit the planting of any vegetation except grass within the access way and a buffer area of five feet (5') on either side.

§95-421. Curbing.

- A. Curbing shall be installed along all existing and proposed public and private streets, common driveways, and common parking areas.
- B. When utilizing an approved stormwater management technique, the Township may waive curbing requirements in full or partially. Grass swales and infiltration trenches along streets are encouraged in appropriate locations in the Township provided that pedestrian safety and traffic circulation is addressed.
- C. The Township may waive the installation of sections of curbing when adjoining sections of the road do not have curbing and in the opinion of the engineer it would be better to install the curbing at the same time that curbing is installed along the adjoining sections of the road way. In these cases, payments shall be required to fund the installation of the curbing at a future time when other sections of curbing along the roadway are installed.
- D. Handicap accessible curb cuts that meet the requirements of the American Disabilities Act shall be installed at all intersections where sidewalks are provided or proposed, or where indicated by the Township Engineer.
- E. Curb Construction.
 1. All curbing shall be constructed both as to materials and methods, generally in conformance with applicable portions of PennDOT Specifications Publication 408,

current edition. Curbs shall be a vertical profile with a minimum of eighteen (18") inch structure height, with a six (6") inch reveal. Expansion joints shall be placed every thirty feet (30'), at structures and at the end of the day's work. Contraction joints shall be saw cut every ten feet (10') at a minimum of two inches (2"). Concrete shall be a minimum 4000 psi in compression strength. Intersections where sidewalks are to be provided at some point in the future shall have depressions for wheel chair use at each corner and opposite each corner on "T" intersections.

2. Alternative curb construction with granite blocks or other similarly durable materials shall be permitted along roads and parking lots where expressly approved by the Board of Commissioners and the Township Engineer.

§95-422. Sidewalks and Verges.

A. General.

1. Sidewalks and verges shall be required along both sides of all existing and proposed public and private streets within the ultimate right of way.
2. The Township may waive or alter the sidewalk requirements if an alternative pedestrian circulation system can be shown to be more desirable, especially when using open space areas, provided that appropriate connections are provided between the open space walkways and the surrounding pedestrian origins and destinations or when it is determined that sidewalks are only necessary on one side of the street.
3. Additional sidewalks or paved trails shall be required where deemed necessary by the Board of Commissioners to provide access to schools, religious institutions, parks, community facilities, trails, commercial or employment centers, and to provide necessary pedestrian circulation within land developments and/or subdivisions.
4. Sidewalks or walkways interior to a development shall have a minimum width of four feet (4') and shall connect to the Township sidewalk system.
5. Trails shall be installed if they are indicated on the parcels proposed for subdivision or land development as shown on the Springfield Township Master Trail Plan or the Montgomery County Primary Trail Network.
6. If for any reason an interim waiver of these requirements is made, a sufficient guaranty shall be posted for the eventual installation of sidewalks or trails subject to approval of the Township, upon approval of the Township Engineer and Solicitor.

B. Design and Layout.

1. Sidewalks and verges shall be provided in appropriate locations to provide safe and efficient pedestrian access between parking areas, buildings, and other pedestrian destinations.
2. Sidewalk and verge widths are required to follow the width guidelines set forth in Table 417.1, according to the functional classification of roadways as laid out in the most recently adopted Springfield Township Comprehensive Plan.
3. The Township may require additional sidewalk width in areas where higher volumes of pedestrian traffic are anticipated. In no case shall sidewalk width be less than four feet (4').
4. A verge shall exist between the curb line or edge of cartway and the sidewalk, according to the following standards:

- a. Verges shall be maintained as a landscaped strip between the sidewalk and the curb. If landscaping is impractical at the site, brick pavers or similar surface may be used at the discretion of the Board of Commissioners upon the recommendation of the Springfield Planning Commission and Township Engineer.
 - b. Verges may be used for stormwater management features such as rain gardens.
 - c. Verges between a sidewalk and the curb may contain street lights, benches, trash cans, mailboxes, bicycle racks, or newspaper boxes. No obstacle in the verge may reduce the required sidewalk width for use by pedestrians.
 - d. Verges may not be used as a part of the required sidewalk width.
5. Construction Requirements.
- a. Sidewalk construction shall conform to standards developed under the Americans with Disabilities Act.
 - b. Sidewalks shall be four (4") inches thick and made with four-thousand (4,000) psi compression strength concrete, placed upon a minimum four (4") inch layer of AASHTO #57 stone bedding.
 - c. The sidewalk shall be built as to discharge drainage to the street, the grade of which shall be one-fourth (1/4") inch per foot. The finished grade between the outside of the sidewalk to the curb line (edge of the cartway) shall never exceed a total vertical elevation change of one (1') foot.
 - d. Expansion joints shall be placed every thirty feet (30'), with contraction joints every five feet (5') at a minimum of one (1") inch in depth. Additional expansion materials shall be placed between any curb and driveway apron and in the sidewalk at drive way limits. A contraction joint shall be cut between the sidewalk and apron.
 - e. All sidewalks shall receive a broom finish unless otherwise approved by the Township.
 - f. An access ramp for physically disabled persons shall be placed at all sidewalk intersections with roads.

§95-423. Crosswalks.

- A. Crosswalks shall be clearly delineated at in cartways where sidewalks intersect with roads and marked to the width of the largest contributing sidewalk or trail. In no case shall crosswalk width be less than the minimum width required by PennDOT.
- B. Crosswalks and their transition to adjacent sidewalks or trails shall be designed to facilitate access and use by persons that are physically disabled, in compliance with the American with Disabilities Act (ADA).
- C. Crosswalk patterns, materials, and colors shall be consistent with applicable Township and PennDOT standards.
- D. Pedestrian signalization shall be provided at intersections where traffic signals exist.
- E. Where a crosswalk is located at an arterial street or mid-block location, the Board of Commissioners may require one or more of the following measures as described in the

Pennsylvania Traffic Calming Handbook based upon the recommendation of the Township Planning Commission and Engineer.

1. High-visibility Crosswalks: shall comply with PennDOT Publication 111 standards for Type C – Perpendicular crosswalks.
2. Decorative Crosswalks:
 - a. Shall comply with PennDOT Publication 111 standards for decorative crosswalks.
 - b. Final details for any decorative crosswalk proposed in any Township right-of-way shall be subject to the approval of the Public Works Department prior to installation.
3. Curb extensions, bulb-outs, or raised median.
4. Raised speed table crosswalks.
5. Other pedestrian safety methods deemed be appropriate by the Board of Commissioners as recommended by the Township Engineer.

§95-424. Trails and Pathways.

- A. Trails and pathways shall have adequate access for use by all residents of the development or, preferably, the general public.
- B. Trails shall be installed if they are indicated on the parcels proposed for subdivision or land development as shown on the Springfield Township Master Trail Plan, the Montgomery County Primary Trail Network, or the most recently adopted Springfield Township Comprehensive Plan.
- C. When a subdivision or land development includes or abuts an existing trail, the applicant shall make provision for the continued use of the trail subject to alterations of the course of the trail within the boundaries of the development under the following conditions:
 1. Existing rights-of-way may be relocated reasonably if a connection with a right-of-way on an adjoining property is maintained.
 2. The proposed alteration will not diminish the trail design and function.
 3. Where an existing trail runs coincidentally with the paved road intended for use by motorized vehicles, landscaping and other physical structures shall be used to increase the separation between the trail and the road.
- D. Trail widths shall be as follows:
 1. Shared-use pathways and trails shall be a minimum of ten feet (10') wide with a cleared area of five feet (5') in width on either side.
 2. A pathway interior to a development shall have a minimum width of four feet (4') and shall connect to the larger trail or sidewalk network.
 3. A pathway solely intended for walking or bicycling shall be a minimum of six feet (6') wide with a cleared area of two feet (2') on either side.
- E. The vertical clearance above the trail shall be maintained at a minimum ten foot (10') height.
- F. The trail should be laid out in such a manner that trail users are visible to other trail users and vehicles on intersecting roads. Sharp curves and excessive grade changes should also be avoided.
- G. Construction Requirements.
 1. Asphalt Trails shall be developed in accordance with the following standards.
 - a. Pathways shall be six feet (6') to eight feet (8') wide and consist of two inches (2") of ID-2 wearing course over a six inch (6") layer of AASHTO #57 stone.

- b. Multi-use trails shall be twelve feet (12') wide and consist of two inches (2") of ID-2 wearing course over a six inch (6") layer of AASHTO #57 stone. Minimum shoulder width shall be two feet (2').
 - c. Where the edge of the trail is above the surrounding grade, bituminous pavement shall be feathered.
 - 2. Crushed Stone Trails shall be developed with the following standards.
 - a. The base course should be comprised of four inches (4") of 2A modified gravel.
 - b. The wearing surface should be a two inch (2") mixture of quarry fines and clay material laid flat and rolled.
 - c. Generally vertical slopes shall be less than five percent (5%).
- H. The Board of Commissioners may request, as a condition of Final Plan Approval, public easements or rights-of-way for the use of pedestrians, bicyclists and/or equestrians in the following situations:
 - 1. When a subdivision or land development lies adjacent to a park, school, commercial/business district, other subdivision, or other pedestrian destination.
 - 2. Where the right-of-way continues an existing trail or bridle path.
 - 3. Where the right-of-way will connect with an existing right-of-way on an adjoining property.
 - 4. Where the right-of-way will extend to another street or alley, or to the boundary line of a property capable of further subdivision and there is no convenient alternate access route.
- I. All trails and pathways shall be constructed before occupancy of residences and other buildings adjoining the trail.
- J. When trails and pathways are intended for public use, they shall be protected by a permanent access easement on the properties on which they are located. The width of the protected area in which the trail or pathway is located shall be a minimum of twenty feet (20'). The language of the easement shall be to the satisfaction of the Township Solicitor.
- K. No trail shall be designed with the intent to accommodate automobiles except for emergency or maintenance access.

§95-425. Bicycle Amenities.

- A. Bicycle amenities, including bicycle lanes, sharrows, and shared-use pathways shall be located as consistent with the township comprehensive plan. Amenities proposed within the public right-of-way shall be subject to the approval of the Director of Public Works and the Traffic Safety Unit.
- B. Bicycle lanes and sharrows shall be designed and dimensioned to comply with applicable PennDOT and FHWSA Manual on Uniform Traffic Control Devices standards.
- C. Where the roadway narrows on a designated on-road bicycle route, signage and pavement markings shall be added to warn drivers and bicyclists to help them avoid bicycle-automobile conflicts.
- D. Drainage improvements shall be made where necessary to eliminate puddles and sediment deposit on the section of the road used by bicyclists.

§95-426. Bus Stops and Shelters.

- A. The applicant shall notify and coordinate with SEPTA whenever a land development is proposed that has frontage on any street with a SEPTA bus route.
- B. Requirements for Bus Stop Amenities.
 - 1. Any proposed land development that currently has a bus stop located within the right-of-way adjacent to its frontage shall upgrade the bus stop per SEPTA's most recently adopted bus stop design standards or other standards as designated by SEPTA. Upgraded stops shall include any of the following elements as recommended by SEPTA and approved by the Township:
 - a. ADA loading pad.
 - b. Bus passenger benches.
 - c. Leaning rails.
 - d. Waste receptacles.
 - e. Bicycle rack.
 - f. Shelter.
 - 2. Any proposed land development that currently has a bus route that travels along the right-of-way adjacent to its frontage but no stop adjacent to its frontage shall obtain written notification from SEPTA that no bus stop is planned for that location. If SEPTA does intend to locate a bus stop adjacent to the land development, then the above requirements for an upgraded bus stop shall apply.
 - 3. The location and design of a bus stop shall be reviewed and approved by both the Township Engineer and SEPTA.
 - 4. ADA loading pads that are integrated with the adjacent sidewalk shall be maintained in compliance with requirements for the maintenance of adjacent sidewalk.
- C. All bus stop elements except for transit information signage shall be maintained by the adjacent property owner or another responsible party as established by the property owner. A written and legally binding agreement by a responsible entity to properly maintain all bus stop elements in good condition and remove the bench and/or shelter if SEPTA requests it to be removed and the Township approves. The agreement shall be in a form that is acceptable to the Township Solicitor and SEPTA.
- D. No bus passenger benches and/or bus shelters shall be removed without the mutual and written approval of the Township and SEPTA.
- E. Transit information signage. Bus stop passenger information signs and bus stop location signs shall be installed and maintained by SEPTA but incorporated into the design of the upgraded bus stop during the land development process.

§95-427. Water Supply.

- A. Public water service, community water system service, or and individual well should be installed for each inhabitable building.
- B. Individual Wells. All individual wells shall be installed in accordance with the Montgomery County Health Department. A circular area with a hundred foot (100') radius conforming to the rules and regulations of the Department of Environmental Protection and Montgomery County Health Department shall be shown around each well to denote clear space in which no on-lot sewage system is to be located.

- C. The design for public water supply facilities shall be in accordance with PADEP Water Supply Manual and the specifications of the utility providing water service.
- D. Fire hydrants shall be provided by the developer and installed subject to the Township's approval of locations. As a general rule, hydrants should be located at each street intersection and at intermediate points as recommended by the State Insurance Services Office. Generally, hydrant spacing may range from six hundred feet (600') to one thousand feet (1000') apart.
 - 1. In the event that a fire hydrant or hydrants are installed to service public or private streets in a subdivision or land development, the developer shall deposit funds or securities in escrow sufficient to cover the cost of the annual fire hydrant rental charge imposed by the water utility provider for a prospective period of 10 years of hydrant rental.
 - 2. The developer shall be responsible for the continued payment imposed by the water utility provider.

§95-428. Wastewater Disposal.

- A. All lots created through subdivision and all proposed land developments shall have a suitable method for the management of wastewater which shall comply with all rules and regulations established by the PADEP, as amended and revised.
- B. Sanitary Sewers.
 - 1. Wherever practicable, the owner shall install sanitary sewers and sewer laterals in conformity with the specifications found in Chapter 81, Sewers, of the Springfield Township Code.
 - 2. If outfall sewers are not available but are planned and have been shown in the most current ten-year growth area as set forth in the 537 Sewage Facilities Plan of the Township, a system of sewers, together with all necessary laterals extending from the main sewer to the street right-of-way line, shall be installed and capped as determined by the Township Engineer.
 - 3. If sanitary sewers are to be installed at a later time, easements shall be provided on the preliminary, final, minor, and land development waiver plans.
 - a. The plans shall show the dedication of appropriate easements across private property for later construction and maintenance of sewers.
 - b. A deed of easement shall be recorded for each such easement.
- C. On-Lot Sewage Disposal Systems.
 - 1. Existing on-lot sewage disposal systems that will remain in use shall be inspected and certified as to their satisfactory functioning, in accordance with Sewer Authority, Montgomery County Health Department, and PADEP standards. Malfunctioning systems shall be repaired or replaced with systems designed and constructed to current standards.
 - 2. Wherever it is impracticable to connect with Township sewers, new on-lot sewage systems may be permitted upon application and approval by Montgomery County and the PADEP and in accordance with the rules, regulations, procedures, and fees approved by the Sewer Authority. Copies of the Sewer Authority's applicable rules, regulations, procedures and fees shall be available for inspection in the office of the Authority during regular business hours.

3. After assuring that all requirements have been met, the Sewage Authority shall issue a certificate of approval to the township as a requirement for Final Plan approval.
 4. In no instance shall an on-lot septic system be located nearer to a drilled well than one hundred feet (100').
- D. Sewage Facilities Design. The design and installation of domestic sewage facilities shall be done in accordance with the Pennsylvania Domestic Wastewater Facilities Manual prepared by PADEP and Chapter 81 of the Springfield Township Code.

§95-429. Solid Waste Management.

- A. All lots and land developments must contain proper facilities for the management of solid waste, including recycling.
- B. Developments that will not be eligible for the Township's curbside collection service, as determined by the Township, shall have solid waste collection containers within enclosures. Enclosures should be made of durable material. Solid Waste Storage Facilities shall be located in the following manner:
 1. Convenient to portions of the development where solid waste is generated.
 2. Setback from adjoining property and adjoining structures in accordance with the Zoning Ordinance.
 3. Accessible for trash collection trucks.
 4. Such that servicing of the storage containers shall not impede on-site or roadway circulation for pedestrians or vehicles.
- C. Construction Requirements:
 1. Enclosures should be six feet (6') high or at least one foot (1') higher than the proposed collection container.
 2. Enclosures should be made of durable material including masonry blocks or steel reinforced wood fencing. In most cases, garden type fencing or landscaping is not durable enough.
 3. The entrance to the enclosure should be at least ten feet (10') wide to accommodate front loading trucks. Gates placed on the entrance should be durable and equipped with piston type bolts to secure gates in both a closed and open position.
 4. The trash storage area should be placed on a concrete pad. The dimensions of the pad are dependent on the number and size of proposed containers. The pad should extend six feet (6') to ten feet (10') in front of where the proposed container is to be placed to support the front wheels of the trash truck servicing the site. The area above the container should be free of obstructions for at least fifteen foot (15') clearance above the storage area is sufficient.

§95-430. Stormwater Management and Drainage.

- A. All subdivision and land development proposals shall comply with all applicable stormwater management ordinances of Springfield Township, including the Stormwater Management and Erosion and Sediment Control Ordinances, unless specifically excluded from the stormwater management plan requirement by Sec 28-7 of the Erosion and Sediment Control Ordinance.
- B. All stormwater management systems should be designed in accordance with the *Pennsylvania Stormwater Best Management Practices Manual* published by PADEP.

- C. Existing natural stormwater drainage systems should be preserved and incorporated into the overall site stormwater management system.
- D. New stormwater conveyance and control devices should be designed to be compatible with natural site conditions.
- E. Appropriate stormwater controls, best management practices, and conveyance facilities should be dispersed throughout the site and generally located close to the sources of stormwater release such as downspouts, culverts, and parking lots.
- F. Stormwater runoff from roofs shall not be discharged into the street right-of-way without approval from the Township upon review by the Township Engineer, nor concentrated onto adjacent properties. It shall be returned to sheet flow or discharged into a structure adequately designed and approved by the Township.
- G. Where stormwater comes from downspouts, parking lots, or other similar structures without a stormwater feature to collect it, stormwater should be directed to infiltration areas if possible. Sheet flow over a lawn or natural area is preferred to direct dispersal into a storm drain. Stormwater should not be directed towards sidewalks or other pedestrian areas.
- H. The Township may require that an Owner or Developer provide reasonable corrective measures to alleviate an existing off-site drainage problem that may be affected by the proposed subdivision and/or land development. It shall be the responsibility of the Owner or Developer to obtain all drainage easements on, over or through other properties, and the Township, its agents, workers, and employees shall be indemnified and held harmless from any liability.

§95-431. Street Trees.

- A. Street trees shall be required along:
 - 1. All existing streets when they abut or lie within the proposed subdivision or land development, except where existing trees serve to meet the planting requirement.
 - 2. Both sides of all proposed streets, whether public or private.
 - 3. Both sides of access driveways that serve five (5) or more residential dwelling units.
 - 4. Both sides of access driveways that serve two (2) or more nonresidential properties.
 - 5. Both sides of major walkways through parking lots and between nonresidential buildings, as required by the Board of Commissioners upon the recommendation of the Planning Commission.
- B. The street tree requirement may be waived by the Board of Commissioners if the existing trees serve as street trees, as specified in §95-[407.C.1].
- C. The minimum soil volume as specified in §95-[436.D] shall be provided for each tree.
- D. Street trees shall be located between the ultimate right-of-way line and the building setback line and shall meet the following standards:
 - 1. Trees shall be planted at a rate of at least one tree per thirty-five feet (35') of street frontage or fraction thereof.
 - a. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced. In no case shall street trees be separated by more than sixty feet (60').

- b. Trees planted along pedestrian walkways in compliance with §95-[431.A.5] shall be staggered along either side of the walkway in order to create areas of alternating shade and sun.
- 2. Trees shall be planted a maximum distance of fifteen feet (15') outside the curb or edge of the cartway.
- 3. Trees shall be located so as not to interfere with the installation and maintenance of sidewalks and utilities. Trees shall be planted such that their trunks are a minimum horizontal distance of three feet (3') from curbs and sidewalks and six feet (6') from underground utilities.
 - a. Where there are existing trees along the road that follow an existing pattern and the pattern is desired to be maintained by the Board of Commissioners, new trees may instead be planted in-line to supplement them.
 - b. Trees located in the sidewalk shall be planted in tree pits or planting beds with a minimum opening of five feet (5') by five feet (5'). Structural soils can be used to meet minimum soil volumes.
- 4. Required street trees shall be large canopy trees, except in the following situations:
 - a. Cultivars with an upright growth habit may be planted in horizontally-confined spaces.
 - b. Trees to be planted within twenty feet (20') horizontal distance of overhead utility lines shall be of a species with a mature height of less than twenty five feet (25').

Commented [NA24]: Lower Merion SALDO standards

§95-432. Buffer Plantings.

Use Requirements. Buffer plantings shall be installed to integrate new development with its surroundings, to separate incompatible land uses by providing screening, to reduce wind, and to minimize or eliminate views to certain site elements in compliance with the following regulations:

- A. Buffer plantings shall be required for the following types of development and as otherwise specified in the township Zoning Ordinance.
 - 1. All nonresidential development.
 - 2. All single-family development, whether attached, detached, or semi-detached.
 - 3. All two-family development, whether detached or semi-detached.
 - 4. All multi-family development.
 - 5. All cluster development.
 - 6. All mobile home parks.
 - 7. Active recreational facilities.
 - 8. Construction of any of the following items which exceeds 400 square feet in ground coverage:
 - a. Public utility facilities or structures.
 - b. Waste collection, storage and/or treatment facilities.
 - c. Any other structure of similar character or impact.
- B. An on-site investigation by the applicant shall determine the adjacent land uses along each property boundary. In the case of vacant land, the uses permitted by the existing zoning shall be

used to determine the buffer type. If more than one type of use is permitted on a site, the most intense buffer type identified in the following table shall apply.

Figure 4.5. Required Buffers by Land Use.

Proposed Use	Existing, Adjacent Uses				
	Office / Institutional	Commercial / Industrial	Multifamily Residential	Single-family and Two-family Residential	Active Recreation
Office / Institutional	Low-Intensity	Low-Intensity	Moderate-Intensity	High-Intensity	Low-Intensity
Commercial / Industrial	Moderate-Intensity	Low-Intensity	High-Intensity	High-Intensity	Moderate-Intensity
Multifamily Residential and Mobile Home Park	Low-Intensity	Moderate-Intensity	Low-Intensity	Moderate-Intensity	Low-Intensity
Single-family and Two-family Residential	Low-Intensity	Moderate-Intensity	Low-Intensity	Low-Intensity	Low-Intensity
Active Recreation	Low-Intensity	Moderate-Intensity	Low-Intensity	Moderate-Intensity	-

C. Buffer Area Location and Dimensions.

1. A buffer planting area of not less than fifteen feet (15') in width shall be established along the side and rear boundaries of the tract proposed for subdivision or land development, unless otherwise specified in the zoning ordinance.
 - a. Where zoning regulations allow building setbacks less than fifteen feet (15'), the buffer area may be reduced to not less than ten feet (10').
 - b. The buffer area may be considered as part of the required yard setback.
 - c. The buffer area shall be a continuous pervious planting area consisting of canopy trees, understory trees, and shrubs, with grass or groundcover. Arrangement of plant materials shall have a naturalistic appearance.
 - d. No paving shall be permitted within the buffer areas except for driveway crossing and/or walkways.
 - e. Stormwater basins and rain gardens are permitted in the buffer area provided that the visual screening requirements of the buffer is met.

- D. Plant material quantity and types. The following requirements are minimum standards. Additional plant material, grading treatments, or architectural elements may be included in the plan, at the applicant's discretion. Every 100 linear feet, or portion thereof, of side and rear boundary of the tract proposed for subdivision or land development shall be buffered with the following minimum quantities, types, and sizes of plant material:

Figure 4.6. Buffer Composition, by Type.

Buffer Type		Minimum Planting Requirements per 100 Linear Feet
Low-Intensity		<ul style="list-style-type: none"> • 1 large canopy tree • 2 medium or small canopy trees • 2 evergreen trees
Moderate-Intensity		<ul style="list-style-type: none"> • 2 large canopy trees • 2 medium or small canopy trees • 5 evergreen trees • 5 shrubs
High-Intensity*	Option 1	<ul style="list-style-type: none"> • 2 large canopy trees • 2 medium or small canopy trees • 8 evergreen trees • 10 shrubs
	Option 2	30 large evergreen shrubs
	Option 3	<ul style="list-style-type: none"> • 15 large-evergreen shrubs • 4 medium or small canopy trees
	Option 4	An alternative planting design that will result in at least an equivalent degree of visual screening to one of the above screening buffers
Limited Area Buffer**	Option 1	33 large evergreen shrubs
	Option 2	4-6 foot tall solid fence or wall

*High-intensity buffers must be adequate to visually screen the proposed land use or development from off-site view. Several different planting options could be used to create an effective buffer. Grading treatments and architectural features; such as walls and/or fences may be required in addition to the minimum planting quantities in order to effectively provide a visual screen. The high-intensity buffer shall provide at least seventy-five percent (75%) or greater opaqueness up to six feet (6') above grade five years after installation, based on species design coverage.

**The limited area buffer may be used at the discretion of the Board of Commissioners in older, developed areas where space for planting is severely restricted. The limited area buffer shall provide at least seventy-five percent (75%) or greater opaqueness up to six feet (6') above grade five years after installation, based on species design coverage. Alternative planting arrangements, such as shade or flowering trees with deciduous shrubs, could be considered in conjunction with a fence or wall, at the discretion of the Board of Commissioners.

- E. Mitigation of Visual Impacts. The use of a high-intensity buffer shall be required to mitigate the adverse visual impacts that the proposed land uses or site elements have on the subject tract, adjoining properties, and the community in general. The following proposed land uses and site

Commented [NM25]: I recommend the following change: Make (1) the required limited area buffer and (2) the high-intensity buffer Option 2 include both (A) a 4'-6' fence or 4' wall and (B) shrubs. The shrubs would be required to be planted on the side of the fence closest to the adjacent property, and would be required to be planted to achieve a minimum horizontal screen of fifty percent at time of planting and seventy-five percent at time of maturity, based on the design coverage of the species (which we define in the Definitions section).

Note that, where space does not allow even this, a waiver could be granted to simply use a fence, a wall, shrubs without a fence or wall, etc. Note also that species diversity requirements in this draft would ensure that such a buffer could not consist of only one type of shrub.

elements shall be screened from off-site with a high-intensity buffer planting. If available, fifteen feet (15') shall be provided. Alternatively, the limited area buffer standards shall be utilized at a width of not less than ten feet (10').

1. Dumpsters, trash collection and disposal, or recycling areas.
2. Service and loading docks.
3. Outdoor storage areas.
4. Sewage treatment plants and pump stations.
5. Utility installations, storage or holding tanks, mechanical housing for HVAC systems, electrical transformers and substations.
6. Site elements not included in the above list that have similar visual impact.

F. Alternative Compliance Options.

1. Existing topographic conditions, such as embankments or berms, may be substituted for part or all of the required property line buffers at the discretion of the Board of Commissioners. The visual effect shall equal or exceed that of the required buffer or screen. Where a berm is proposed in conjunction with a buffer, the required plantings shall be placed on the side of the berm facing the property line or right-of-way.
2. Existing vegetation may be substituted for part or all of the required plant material, provided that it is validated that the existing vegetation is noninvasive and healthy. The visual effect shall equal or exceed that of the required buffer or screen.
3. Architectural elements such as walls or fencing may be permitted to augment part of the high-intensity requirements.
 - a. Where a wall or fence is proposed in conjunction with a buffer, the required plantings shall be placed between the wall or fence and the property line or right-of-way.
 - b. Where a wall or fence is proposed in conjunction with a buffer, the depth of the required buffer may be reduced to eight feet (8').

G. Maintenance Requirements.

1. All high-intensity buffers shall be maintained by the property owner at their expense, assuring that the required plant material is kept in good condition.
2. Plant materials required within the landscape or buffer area shall be assured by a performance guarantee posted with the Township in an amount equal to the estimated cost of the plant materials. The length of the performance guarantee shall be as outlined in [Article VII: Improvement Construction Requirements].
3. All buffers shall be maintained and kept clean of all debris, rubbish, weeds, and invasive plants.

§95-433. Parking Lot Landscaping.

A. Intent. The intent of this section is as follows:

1. To promote well-designed and sustainable parking lot design and retrofit designs which produce environmental benefits.

2. To incorporate appropriate native plant species into the suburban environment to promote greater landscape resiliency and to enhance the natural environment of the Township.
 3. To integrate stormwater management and landscape design by the use of plants to promote compliance with state water quality mandates by encouraging the detention, treatment, infiltration, and groundwater recharge of rainwater.
 4. To shade paved surfaces to mitigate the urban heat island effect from large areas of pavement.
 5. To improve the performance of existing parking lots when a redevelopment or retrofit is proposed.
 6. To reduce the perceived mass of parking areas and contribute to the visual character of a land development.
 7. To provide effective landscape buffers for visual screening (including the reduced impact of glare, headlights, and parking lot lights) and noise abatement of vehicular uses and parking.
- B. Applicability. Unless otherwise expressly stated, the requirements of this section shall apply to any of the following:
1. A newly constructed parking or loading area.
 2. The expansion of an existing parking or loading area if the expansion would increase the parking or loading area by twenty percent or twelve parking spaces, whichever is greater, within five years.
 3. The in-place reconstruction of an existing parking or loading area if such work involves the full-depth pavement removal of fifty percent or more of said parking lot, within five years.
- C. Canopy coverage requirements. Canopy coverage shall be provided that meets the requirements shown in **Figure 4.8. Canopy Coverage Requirements (Table)**, as illustrated in **Figure 4.9. Canopy Coverage Requirements (Illustration)**. See **Article II Definitions**, for definitions of “canopy coverage,” “design coverage,” and “vehicular use area.”

Figure 4.7. Vehicular Use Area (VUA)

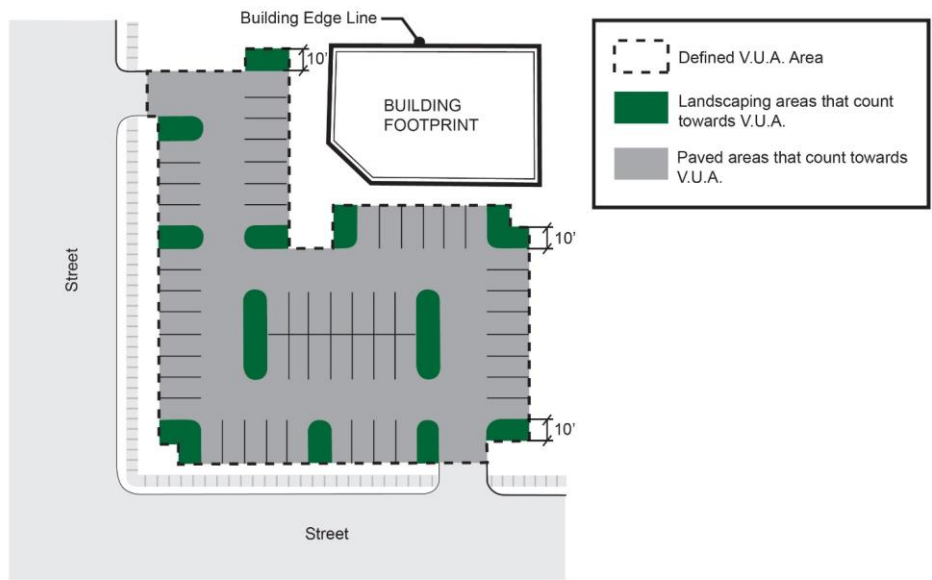
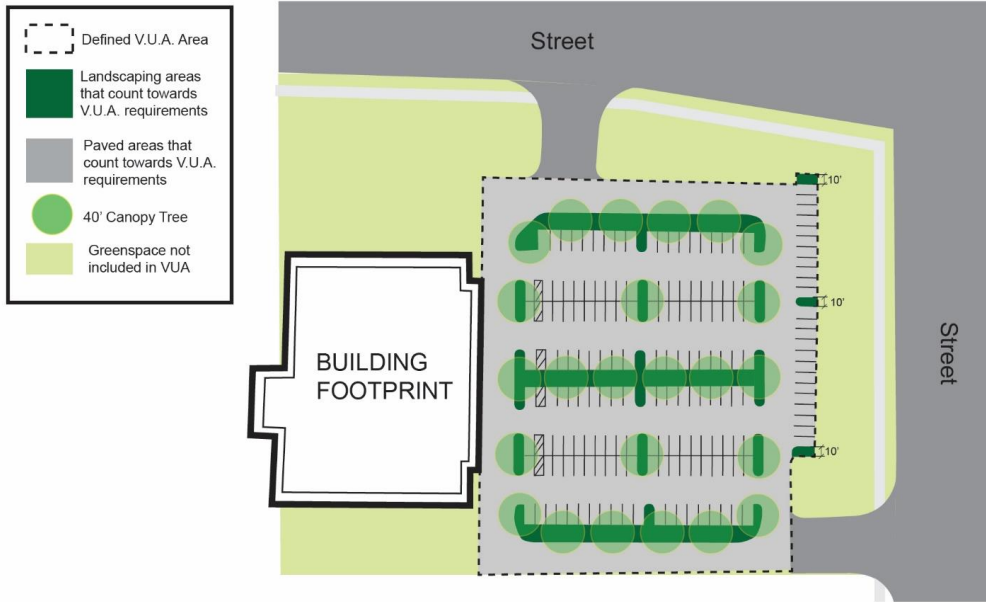


Figure 4.8. Canopy Coverage Requirements (Table)

Vehicular use area (VUA)(square feet)	Required canopy coverage as a percentage of vehicular use area (VUA)
0 to 4,999	0%
5,000 to 14,999	12%
15,000 to 49,999	16%
50,000 to 99,999	20%
100,000 to 149,999	26%
Greater than or equal to 150,000	30%

Figure 4.9. Canopy Coverage Requirements (Illustration)



The illustration shows the required minimum (tree) canopy coverage (26%) for a vehicular use area between 100,000 and 149,999 square feet. The vehicular use area shown is 116,400 square feet (Note: The purpose of this illustration is to demonstrate canopy coverage; there are other types of landscaping and pedestrian walkways required for parking lots as well).

D. Interior landscaping area. Interior landscaping shall be composed of planting islands and planting strips. The sum of the pervious surface areas composed of planting soil with the depth and composition as required in this chapter shall constitute the interior landscaping area.

1. Planting Islands.

- a. All parking rows shall be terminated by a planting island, provided that in such cases where accessible parking and gore areas are provided at the end of the row, planting islands shall be accommodated elsewhere along the row in close proximity to the row end.
- b. The minimum size of each planting island shall be equal in length and width to that required for a single parking space, measured from the outside of the curb. Where the parking row is double-loaded, the minimum size of the planting island shall be equal to the width of a parking space and double the length of a parking space measured from the outside of the curb.

Commented [GP26]: Our design section suggests limiting the number of spaces in a row to a specified number.

Commented [NM27]: Note: this varies: the default parking space size required by zoning is 10' X 20', while in the multifamily apartment zoning district it is 9' X 18'.

2. **Planting Strips.** Planting strips shall be located parallel to rows of parking to separate main access driveways from rows of parking spaces, to separate other major driveways from rows of parking spaces, and to separate larger parking areas into smaller units consisting of no more than six (6) rows of parking stalls. Planting strips shall have a minimum width of five feet (5'), shall run the full length of the parking aisle (including sections of parking aisles interrupted by breaks for vehicular circulation), be underlain by soil, and be mounded at not more than a 4:1 slope, nor less than a 12:1 slope.
- E. The applicant shall provide the number and locations of planting areas, islands, and strips on submitted plans.
 - F. **Perimeter Landscape Strip Requirements.** For all parking lots which abut an adjacent property where no right-of-way intervenes, a ten foot (10') wide landscaping strip satisfying the requirements of a moderate-intensity buffer as listed in §432.D. Plant Material, quantity, and types shall be provided between the parking lot and the property line. If any of the proposed land uses or site elements of the property are already subject to a buffer requirement as required in Section 432. Buffer Plantings or Chapter 114. Zoning, the greater buffer width and planting requirements shall apply.
 - G. **Street and Sidewalk Buffer Requirements.** For vehicular use areas of any size abutting a public street, private street, or sidewalk, the applicant shall provide one of the following buffer options along the entire frontage of the vehicular use area:
 1. A ten foot (10') wide landscape strip satisfying the requirements of a low-intensity buffer in §432.D; or
 2. A wall or fence, no greater than three feet (3') in height, comprised of natural stone, brick, decorative metal, or a combination thereof, along with one (1) large canopy tree and three (3) evergreen shrubs for every twenty-five (25) linear feet of frontage, or portion thereof.
 - H. **Parking Landscaping Design Standards.**
 1. **Curb Cuts and Inlets.** Curb cuts and inlets at the edge of planting islands, planting strips, and perimeter buffers serving as infiltration areas shall be provided to allow rainwater to enter the planting areas. Curbs separating landscape areas from parking shall have cuts or other features to allow stormwater to flow to the bioretention area.
 2. **Maintenance.** The design and planting schemes for all bioretention or other stormwater management features shall take into account future maintenance capacity. Specific maintenance guidelines shall be provided with the plans.
 3. For parking areas without curb inlets that use wheel stops and a continuous parking edge, a stone buffer area between the paved surface and planting area is required to retard sheet flow and minimize erosion into the absorbent areas. Stones can be used at curb depressions to dissipate sheet flow along parking lots.
 4. At least twenty-five percent (25%) but no more than fifty percent (50%) of the plant materials shall be evergreen.

Commented [NM28]: At the PC meeting on 7-2-2024, M. Penecale suggested consideration of eliminating the required minimum width for the perimeter landscape buffer or allowing a reduced width in exchange for dense plantings.

Commented [NM29R28]: 7-31-2024: We suggested revising the requirement for a limited area buffer (which the draft allows where space is tight) as follows: "Where a fence or wall is used in conjunction with shrubs, the shrubs shall be planted on the side of the fence or wall closest to the adjacent property, and shall be planted to achieve a minimum horizontal screen of fifty percent at time of planting and seventy-five percent at time of maturity."

Commented [NM30R28]: 7-31-2024: M. Penecale recommended seeking the township planning commission's opinion on that.

§95-434. Additional Plantings.

- A. **Building Façade Foundation Landscaping.** All nonresidential developments shall incorporate the following minimum plant materials in the landscaping areas adjacent to the proposed structure:
1. A minimum of twenty-five percent (25%) of the area between the building façade and the property frontage shall consist of pervious planting areas.
 2. Planting areas shall be a minimum of 150 square feet in area with a minimum horizontal depth of ten feet (10').
 3. One large canopy tree or two small trees or two medium trees or five (5) shrubs shall be planted for every fifty feet (50') of proposed building façade facing a public street or portion thereof.
 4. At the discretion of the Board of Commissioners, if sufficient planting space is not available immediately adjacent to the proposed structure, required building façade plantings may be located on the other areas of the tract.
- B. **Riparian Corridor Plantings.** Tree plantings shall be located along a stream or riverbank according to accepted streambank and riverbank restoration practices to provide shade for the water course, soil erosion control, and stormwater benefits. For properties undergoing land development that include land lying within 25 feet (25') of the edge of a watercourse at full flow, new tree plantings shall be implemented wherever existing trees do not meet the minimum tree planting requirements.
1. Existing tree cover should be surveyed and inventoried to assess the need for any new plantings.
 2. Existing tree species included on the noxious/invasive plant species list, Appendix B, may be removed, where conditions warrant.
 3. Existing trees within this area which are not included on the noxious/invasive species list shall be preserved and retained.
 4. Existing trees to be preserved and newly planted trees shall meet the following conditions:
 - a. Trees shall be located at a minimum rate of fifteen feet (15') on center along the length of the waterway or one tree per 225 square feet lying within twenty-five feet (25') of the waterway edge, in staggered rows or an equivalent informal arrangement.
 - b. Trees shall be a variety of sizes and species, ranging from a minimum four foot (4') to five foot (5') branched whip to an approximately one and a half inch (1 1/2") balled and burlapped planting stock.
- C. **Stormwater Basin Plantings.** All areas of stormwater management basins, including basin floors, side slopes, berms, impoundment structures, or other earth structures, shall be planted with vegetation specifically suited for stormwater basins and which require minimal maintenance. Landscaping shall be required in and around all stormwater management basins as follows:
1. A meadow of native and naturalized ground cover plantings including wildflowers and nonaggressive grasses appropriate for permanently wet, intermittently wet, and usually dry areas of stormwater basins shall be provided on floors and slopes of stormwater management basins.

Commented [NA31]: Based on Model Riparian Corridor Conservation District Ordinance by MCPC.

Commented [NA32]: Concern about matching this to how areas are measured in other ordinances. Existing standards mention ROW not less than 40 feet "along natural watercourses"

Commented [NM33R32]: It appears that "along natural watercourses" only appears in the existing SALDO [Article III]—which this draft replaces.

- a. The plantings shall provide a continuous ground cover for all areas of the basin.
 - b. Such plantings shall be planted through hydroseeding, which shall contain seed, water, and fertilizer.
 - c. In areas that remain wet all or most of the time, a mixture of appropriate hydric or wetland-tolerant woody and herbaceous species shall be planted.
2. Trees and shrubs shall be planted in and around stormwater basins and be well distributed throughout.
 - a. A minimum of two (2) trees and ten (10) shrubs per 100 linear feet of basin perimeter shall be planted in and around the basin.
 - b. No trees shall be planted within thirty feet (30') of an outlet, drain structure, emergency spillway, or dam.
 - c. Shrubs shall be planted in distinct groupings of three or more plants of the same species within each grouping to maximize visibility during mowing.
 3. Stormwater basins shall be screened from adjacent properties with a moderate-intensity buffer [Figure 4.6 Buffer Composition, by Type]].
 4. A safety fence may be required, at the discretion of the Township, for any stormwater basin. The fence shall be a minimum of four feet (4') high, and of a material acceptable to the Township. A gate with a minimum opening of ten feet (10') shall be provided for maintenance access.

§95-435. General Landscape Design Criteria.

The following design criteria and specifications shall apply to all plants and landscaping provided in subdivisions and land developments regulated by this chapter.

- A. Plantings shall be placed in arrangements and locations to best mitigate the adverse impacts of the proposed site development. The required plant material shall be distributed over the entire length and width of any required buffer area.
- B. Plantings shall be spaced to comply with the visual mitigation requirements with consideration given to the provision for the future growth habits and mature sizes of selected plant species.
- C. Existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plant material at the discretion of the Board of Commissioners, upon the recommendation of the Township Engineer.
 1. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer. In order for existing vegetation to qualify for required buffer plantings, proof must be provided to demonstrate that adequate
 2. Existing on-site plants may be transplanted and will count, provided that an ISA-certified arborist or other qualified professional attests to their likely survival.
- D. In the event that an applicant requests a waiver from the landscaping requirements of this article on the basis that compliance with such requirements would represent an undue hardship, the grant of any such waiver may be conditioned upon the payment to the Borough of a fee-in-lieu of planting such required landscaping in accordance with the following:

1. The developer shall provide sufficient plans and documentation to establish what landscaping is to be waived and to permit the proper evaluation of the effect of the grant of the proposed waiver and the reasons for such waiver.
 2. The fee shall be based upon the value of the required landscaping that is to be waived. The calculation of which value shall be performed by a registered landscape architect licensed by the Commonwealth of Pennsylvania, and shall be based on the costs of materials, installation, relocation, and guaranty of the landscaping that is not to be installed.
 3. The fee-in-lieu of the provision of the required landscaping shall be used, unless the developer paying such fee shall agree otherwise, only for the purpose of providing for the planting of trees and other landscaping on Township-owned lands or along the streets or highways of the Township.
- E. Prior to final approval of the site’s landscape plan, the applicant shall sign and record an operation and maintenance agreement or covenant. The agreement shall cover ongoing maintenance of all required plantings on the site in accordance with the approved plan. The agreement shall be subject to review and approval by the Township Solicitor.

§95-436. Plant Material and Planting Specifications.

The following specifications shall apply to all plants and landscaping provided in subdivisions and land developments regulated by this chapter, and shall be demonstrated on the required landscape plans.

- A. Plant species selection shall be based on the following considerations:
1. Planting materials including trees and shrubs shall be chosen from the applicable category of approved plants from the lists maintained by Springfield Township.
 2. Any plant materials proposed but not included in the List of Approved Plants shall only be approved by the Board of Commissioners, provided the applicant demonstrates the alternative plant materials chosen satisfy at least one of the following conditions:
 - a. The proposed plant materials more effectively implement the intent and goals of this chapter than all other applicable plant species in the List of Approved Plants;
 - b. The proposed plant materials have received a recommendation for approval from the Springfield Township Shade Tree Commission; or
 - c. The proposed plant materials are native plants to the region.
 3. Existing site conditions and their suitability for the selected plants based on the site’s soils, hydrology and microclimate.
 4. Specific functional objectives of the plantings which may include but not be limited to visual screening, noise abatement, energy conservation, wildlife habitat, erosion control, stormwater management, and aesthetic value.
 5. Maintenance and replacement considerations such as hardiness, resistance to insects and disease, longevity, availability, and cost of plant materials.

Commented [PM34]: See recommended plant list ().

6. **Minimum Native Species.** A minimum of seventy-five percent (75%) of all planting material proposed shall be composed of native plants, based on the total number of individual plants proposed.
7. **Invasive and Noxious Plants Prohibited.**
 - a. Invasive and “watch-list” species listed on any governmental list of invasive species, including the Pennsylvania Department of Conservation and Natural Resources’ “DCNR Invasive Plant List,” and any other list as maintained and updated by DCNR for use on state lands, any state or US Department of Agriculture lists, as well as any list adopted by Springfield Township, shall be prohibited to be planted as part of any subdivision or land development in the Township.
 - b. Such plants shall be required to be removed when present on a site under development and such plants shall not be used to satisfy any landscaping requirement of this chapter.
8. **Minimum Species Diversity.** A minimum variety of species per plant type (canopy tree, understory tree, shrub, etc) is required as follows. Compliance with this requirement shall be documented on the landscape plan.

Figure 4.10. Species Diversity Requirements.

Number of Plants Required Per Plant Type	Minimum Number of Species Per Plant Type	Maximum % of Any One Species Per Plant Type
0-5	1	100%
6-15	2	50%
16-30	3	40%
31-50	4	30%
51+	6	20%

B. Plant Specifications.

1. For the recommended planting list, see Appendix __.
2. All plants shall meet the minimum standards for health, form, and root condition as outlined in the American Association of Nurserymen AAN Standards.
3. All plant material shall be hardy and within the USDA Hardiness Zone applicable to Montgomery County, Pennsylvania.
4. The location, dimensions, and spacing of required plantings should be adequate for their proper growth and maintenance taking into account the sizes of such plantings at maturity and their present and future environmental requirements and tolerances including wind, moisture, and sunlight.
5. Minimum plant size and spacing at time of planting shall be:

Commented [PM35]: Needs to be specified by Township.

Figure 4.11. Planting Specifications by Type and Size.

Plant Type	Minimum Caliper at time of Planting	Minimum Height at Time of Planting	Minimum Spacing at Time of Planting	Species Height at Maturity
Understory tree	2-2 ½ inches	--	15-20 feet	15-50 feet
Small canopy tree	2-2 ½ inches	--	15-20 feet	15-25 feet
Medium canopy tree	2-2 ½ inches	--	20-25 feet	25-50 feet
Large canopy tree	2-2 ½ inches	--	35-40 feet	50+ feet
Large shrub	--	30 inches	**	15 feet
Small Shrub	--	18-24 inches*	**	--
Evergreen Tree	--	5-6 feet	--	20 feet

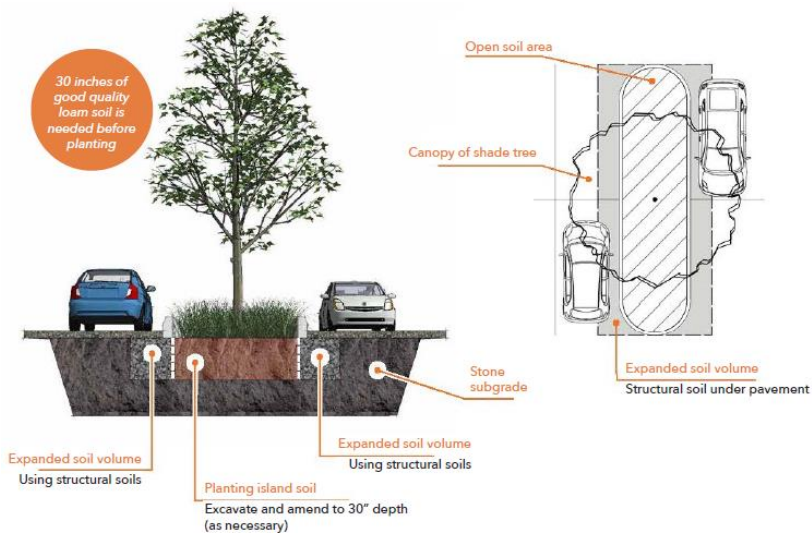
*Excludes evergreen shrubs, which may be shorter

**Dependent on estimated mature width.

6. Small shrubs may be evergreen or deciduous.
 7. Evergreen trees shall remain evergreen throughout the year.
- C. Minimum Soil Volumes. For any pervious planting surface area of less than 1,000 square feet, the site plan shall include details showing a longitudinal section and depth of said planting area demonstrating compliance with minimum soil volume standards.
1. Large canopy trees: 1,200 cubic feet of soil; 900 cubic feet when clustered.
 2. Medium canopy trees: 900 cubic feet of soil; 700 cubic feet when clustered.
 3. Small canopy or evergreen trees: 600 cubic feet of soil.

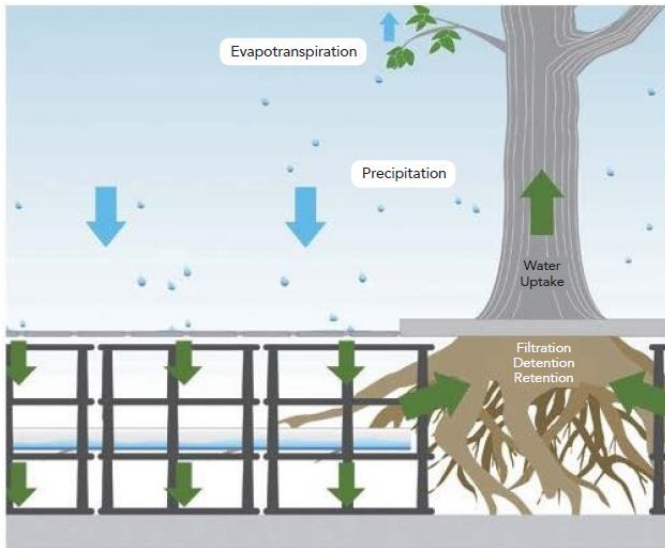
- D. **Planting Soil Composition.** Planting soils shall be a loam soil capable of supporting a healthy vegetative cover, which is amended with composted organic material, such as mushroom compost or leaf mulch, resulting in an organic amended soil containing twenty percent (20%) to thirty percent (30%) organic material (compost), and seventy percent (70%) to eighty percent (80%) topsoil screened of rocks, sod, and debris. The minimum depth of the planting soil shall be eighteen to thirty inches (18-30”), depending on the size of the individual planting. A soil improvement detail and notes, including the removal of all construction debris and existing compacted soil and the proposed soil improvement mix, should be provided with the landscape plan. Ensure trunk flare sits above finished grade; compact soil below root ball as necessary.
- E. **Alternative Methods.** The alternative methods are for limited street planting areas, where required soil volumes are unattainable without implementing these methods. If the minimum soil volumes cannot be achieved, as determined by the Township Engineer, the following alternative options may be utilized:
 - 1. **Structural Soil Composition** (see Figure 4.12). Structural soil shall be a mix of eighty percent (80%) AASHTO No. 57 stone and twenty percent (20%) loam soils. Such soil may be used to supplement planting soil volume, provided it satisfies all of the following conditions:
 - a. Structural soils shall be used under impervious paving where the tree planting area is surrounded by paving for the purpose of expanding the soil volume to meet minimum soil volumes specified above.
 - b. Structural soils shall be entirely below pavement areas and shall not be exposed at the surface.
 - c. Structural soils shall be located adjacent to planting soils.

Figure 4.12. Structural Soils.



2. Suspended Pavements System (Figure 4.13). A tree/pavement support system may be utilized that supports the weight of the pavement and improves the urban tree health. The support structure, as well as a pervious flexible pavement, creates a void space for increased tree root/soil volume. The space shall be filled with a combination of structural soils and native excavated soil, provided that it's quality material, or a specified soil mix.

Figure 4.13. Suspended Pavement System.



F. Maintenance.

1. It shall be the responsibility of all property owners to maintain all plantings and architectural elements to ensure a safe environment.
2. Plantings shall be selected, located, and maintained so that they do not contribute to conditions hazardous to public safety. Such conditions include, but are not limited to, public street rights-of-way, underground and above ground utilities, and sight triangle areas required for unobstructed views at street intersections.
3. Within required sight triangles, shrubs must be maintained at a maximum height of two feet (2') and trees must be maintained so that the lowest branches are a minimum of seven feet (7') above grade.
4. Any plant materials that could endanger safety such as unstable limbs shall be removed and the plant materials shall be replaced if necessary.
5. Maintenance guidelines for the plantings should be developed by the planting plan designer to be used by grounds maintenance personnel.

§95-437. Survey Monuments.

- A. A complete outline survey of the property to be subdivided or developed and the final placement of all street control survey monuments shall be provided, showing all bearings, distances and tie-ins to all adjacent intersections. The survey shall not have an error of closure greater than one part in 10,000.
- B. The surveyor's field work must be performed to locate and position all major control survey monuments and property corners accurately. The allowable positional tolerances of said survey points may not be greater than 0.04 foot in suburban lots or parcels and/or 0.02 foot in suburban area blocks wherein buildings can be erected along the property line or where high land values so warrant.

Commented [NA36]: Directly from existing standards.

- C. The surveyor shall furnish to the Township upon completion of the survey work a statement to read as follows:

This is to certify that the survey performed for the property located at _____, Springfield Township, Montgomery County, Pennsylvania, was made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by A.T.A. and A.C.S.M. in 1962.

(Signed)

(Seal)

(License No.)

§95-438. Utility Locations and Easements.

Widths and locations of easements shall be determined by the Township Engineer or the appropriate authority or utility company for all utilities, including stormwater facilities. The location and design of the utilities shall be governed by the requirements herein.

A. General Standards.

1. Easements and required front, side or rear yards may co-occupy the same land as utilities.
2. Nothing shall be permitted to be placed, planted, set or put within the areas of an easement unless it is a portable or removable object. The area shall be kept as lawn.
3. The owner of any lot, upon written request by the Township and at the owner's sole expense, shall remove anything placed, planted, set or put (with or without knowledge of these regulations) within the area of any easement.
4. To the fullest extent possible, easements shall be adjacent to rear or side lot lines, and occupying only a portion of one (1) lot (not centered on 2 lots).

B. Utility Easements. A minimum width of twenty feet (20') shall be provided for common utilities and drainage when provided in undedicated land for one use. Multiple utility uses within one easement require additional easement width.

C. Public Utilities. All water, sewer, and gas mains and other underground facilities shall be installed prior to street paving at locations approved by the Township Engineer.

D. Underground Utilities. All water, sewer, and gas mains shall be installed underground. All electric, telephone and communication services, both main and service lines, shall be provided by underground cables, installed in accordance with the prevailing standards and practices of the utility or other companies providing such services, except where it is demonstrated to the satisfaction of the Board of Commissioners that underground installations herein required are not feasible because of physical conditions of the lands involved. All main underground cables which are within the right-of-way of a street shall be located as specified by the utility company, subject to approval by the Board of Commissioners, upon recommendation of the Township Engineer.

1. In order to promote and facilitate the underground installation of utility distribution lines, a letter of endorsement shall be required from the suppliers of utility service (not

limited to electrical, telephone, or cable television) of the developer's choice wherein the applicant acknowledges that underground utilities are feasible and shall be consummated as part of the improvement plan.

2. A statement relative to the intent of the developer to provide underground utility service shall be placed on the Final Plan requisite to final approval of the plan.
3. The provisions in this ordinance shall not be construed as to limit or interfere with the construction, installation, operation, and maintenance of public utility structures or facilities which may hereafter be located within public easements or rights-of-way designated for such purposes.
4. Electric service. Provision shall be made for electric service for public streetlighting by underground conduits or cables with suitable metal poles for lights, and the method and location of such streetlighting facilities shall be shown on the plans submitted for approval.
5. Along arterial and collector roads, all new electrical service should be placed underground.

ARTICLE V

MOBILE HOME PARK STANDARDS

§95-500. General Applicability.

- A. Individual Mobile Homes. Individual mobile homes or manufactured housing, as defined in Section 201, Definition of Terms, may be erected on any lot where the use is permitted in compliance with the Township Zoning Ordinance, all sections of this Ordinance which apply to subdivisions and development of single-family detached dwellings, and applicable local or federal building codes.
- B. Mobile Home Parks. The provisions of this Article shall be followed in the construction or alteration of all mobile home parks, as defined in Section 201, Definition of Terms. These provisions are in addition to other applicable regulations of this Ordinance. Compliance with the Township Zoning Ordinance is also required.

§95-501. Site Design.

The following site design standards shall apply to mobile home parks:

- A. Arrangement of Structures and Facilities. The tract, including mobile home stands, patios, other dwellings and structures, and all tract improvements, shall be organized in relation to topography, the shape of the property, and common facilities. Special attention shall be given to new mobile home designs and to common appurtenances that are available.
- B. Adaptation to Property Assets. Each mobile home unit or other dwelling or structure shall be fitted to the terrain with a minimum disturbance of the land and a minimum elevation difference between the floor level of the unit and the ground elevation under it. Existing trees and shrubs, rock formations, streams, floodplains, steep slopes, and other natural features of the property shall be preserved to the maximum extent practical.
- C. Courts and spaces. Groups or cluster of units, so placed as to create interior spaces and courtyards, are encouraged to be incorporated whenever feasible.
- D. Orientation. Mobile homes shall be arranged in a variety of orientations so that many units face the street with their long sides rather than their ends, in order to provide variety and interest.
- E. Pedestrian Circulation.
 - 1. General Requirements. In addition to meeting requirements in *Article IV. Design Standards* for sidewalks alongside streets, all mobile home parks shall provide safe, convenient, all-season pedestrian walkways of adequate width for intended use, durable, and convenient by connecting individual mobile homes, common open space areas, recreation areas, all community facilities provided for the residents, and other pedestrian destinations within the mobile home park. These pedestrian walkways may parallel vehicular roadways, where they shall be required on one side, or they may form a separate but coordinated system away from streets. This may consist of asphalt, pervious paving, and similar materials, when approved by the Board of Commissioners, upon the recommendation of the township engineer.

2. Common Walk System. Where a common walk system is provided and maintained between locations, such common walks shall have a minimum width of four (4) feet.
3. Individual Walks. Walkways from all dwellings shall be connected to common walkways, or to streets, or to driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of 42 inches.

F. Parking.

1. Spaces Required. Two (2) paved off-street parking spaces shall be provided for each dwelling on the same lot. Parking for any use other than a mobile home or single-family detached dwelling unit shall follow the requirements otherwise applicable for such uses.
2. Common Parking Areas. Off-street visitor parking must be provided in common areas within at least 300 feet of all dwelling units. All common parking areas shall conform with the dimensional requirements in *Section 419. Parking and Related Internal Driveways*.

§95-502. Common Open Space

Note: Common open space shall also be consistent with Section 114-8C5.F. Common Open Space [Zoning Article VIIC: Multiple Use Residence District].

A. Open Space System.

1. Shall be designed as a contiguous area unless the applicant demonstrates to the satisfaction of the Board of Commissioners that two or more separate areas would be preferable.
2. Regardless of whether one or more open space areas are created, there shall be at least one "primary" open space area of at least 15,000 square feet in size, which shall have dimensions that could accommodate a circle with a diameter of 100 feet.
3. Shall have the following amenities:
 - a. Seating areas.
 - b. A pavilion, gazebo, or picnic shelter. The structure shall have a minimum floor area of 256 square feet.
 - c. Playground.
4. Primary open space area.
 - a. The primary open space area shall have frontage on roads for at least 50 percent of its boundary.
 - b. Shall be located so it is generally visible for all residents of the mobile home park, by virtue of visibility from homes or by being sited in a location abutting the main entrance road.
5. Where the Board of Commissioners allows more than one open space area, some but not all of the open space areas may take the form of the following:
 - a. Boulevard median. Shall have a minimum width of 20 feet and a minimum length of 150 feet. At least 20 percent of the median shall be landscaped with trees, and with shrubs and/or other vegetation from Appendix __ Planting List,

Commented [NM37]: The MUR District includes this provision: Common open space. At least 20% of the site area of any mobile home park must be in common open space, exclusive of the required buffers along streets and property boundaries. Separation buffers may be included as part of the common open space.
[Amended 7-8-1992 by Ord. No. 786]

but they shall not obstruct the view of vehicles at intersections, or turning or U-turn points, nor of pedestrians crossing the street.

- b. Cul-de-sac island. The open space shall have a minimum radius of 30 feet. At least 50% shall be landscaped with trees, and with shrubs and/or other vegetation from Appendix A __ Planting List, but they shall not obscure the view of pedestrians crossing the street.
- c. Eyebrow Open Space. A landscaped island between an internal through street and a semi-circular street lined with groups or clusters of lots. It may be counted as central open space in compliance with the following:
 - 1) A minimum area of 5,000 square feet, configured so that a circle with a diameter of fifty (50) feet can fit within the island.
 - 2) Landscaping shall include a variety of trees, and with shrubs and/or other vegetation from Appendix __ Planting List, but shall not impede sight distance for vehicles exiting driveways or traveling along or around the island, and shall not hide pedestrians crossing the street.
- 6. Street tree requirements [§95-431] shall apply to all open space where it abuts a street.
- 7. Should be conveniently accessible by the pedestrian circulation system addressed in §501.E. Pedestrian Circulation, above. The largest open space area shall have road frontage for a distance of at least 100 feet.
- 8. Include recreation areas and facilities to meet the anticipated needs of the residents of the mobile home park. Recreation areas should be of a size, shape, and topography that is conducive to active and passive recreation. Specifically, this means recreation areas must:
 - a. Comply with the recreation criteria set out in the Springfield Township Zoning Ordinance.
 - b. Implement the findings of the most recently adopted Springfield Township Open Space and Parks and Recreation plans and Trails and Connectivity Plan.
 - c. Be suitable for the location of facilities which can meet the various recreational needs of the residents.
 - d. Be readily accessible with at least fifty (50') feet of public road frontage.
 - e. Be generally well drained and suitable for different forms of active and passive recreation with the following features:
 - 1) No more than twenty-five (25%) percent of the area shall consist of environmental constraints such as wetlands, 100 year floodplains, or areas with greater than 8% slopes.
 - 2) No more than fifty (50%) percent of the area should be wooded.
 - 3) The area shall not be divided by a public or private road.
 - 4) No more than fifteen (15%) percent of the area should be encumbered by easements, utilities, or stormwater management facilities. Land within utility easements may be used for recreation purposes only if the utility companies possessing legal rights to the easements do not prohibit their use for such purposes.

Commented [NM38]: Note: We recommend that the section of zoning which requires 20% minimum open space for mobile home parks be modified to 25%.

- B. Buffers. See §114-8C5.D. Buffers [Zoning Article VIIC: Multiple Use Residence District].

§95-503. Streets.

- A. Street patterns should relate to the topography.
- B. Construction Standards. All municipal standards for the construction of streets contained in this Ordinance shall be adhered to for all public streets in and abutting a mobile home park. In those mobile home parks where streets are to be maintained by the mobile home park owner or owned and maintained in common by the residents/ owners of the individual lots, the following standards shall apply:
 - 1. Right-of-Way. There shall be an equivalent right-of-way (as defined under street rights-of-way in Section 201) reserved along streets which are designed to function as major or minor collector streets, and which connect exterior roadways, form major internal loops, traverse the majority of the development, or provide access to adjoining parcels of land. No equivalent rights-of-way are required on other streets. On those streets where an equivalent right-of-way is required, parallel parking may be permitted, but perpendicular or angled parking is not permitted
 - 2. Pavement. Pavement or cartway width of all residential streets serving as access to mobile home lots shall be not less than twenty-six (26') feet with no on-street parking, or 30' if on-street parking is allowed. Pavement may be reduced to no be less than twenty-four (24') feet on a street serving as access to not greater than ten (10) mobile home lots where parking is prohibited along the road and off-street visitor parking is provided in common areas within at least 300 feet of all dwelling units. One off-street visitor parking spaces is required for each three (3) mobile homes.
 - 3. Grades. Gradients on all residential streets shall not exceed ten (10%) percent.
 - 4. Cul-de-Sac Streets. A paved turnaround area with a minimum radius of forty (40) feet shall be provided at the closed end of any cul-de-sac street serving as a sole access to four (4) or more mobile home lots. Alternatively, a hammerhead or T-ending paved area is acceptable. No permanently-closed cul-de-sac street shall exceed six-hundred (600) feet in length or serve as the only access to more than twenty (20) mobile home lots.
 - 5. Access Limitations. Mobile home lots may have direct access only onto streets internal to the development. Direct access from a mobile home lot shall not be permitted onto the streets surrounding the mobile home park.
 - 6. Conversions. Any road built as a private road, and later proposed for conversion to a public road, shall be brought up to the applicable standards for public streets prior to being dedicated as a public way, unless this requirement is waived by the Board of Commissioners subsequent to determining that compliance with the requirement would have a negative effect on the mobile home park.

§95-504. Ownership and Maintenance of Common Open Space and Streets

- A. For land for open space or recreational use, see 114-8C5.J of Article VIIC Multiple Use Residence District.

- B. Streets shall be offered for dedication to the Township or be open for public use through easements or other appropriate means in any mobile home park where all lots will be sold, or where the Board of Commissioners determines those areas to be key elements in the open space and/ or circulation systems of the Township. In all other cases, streets may be retained in private ownership, or may be owned jointly by the residents of the development.
- C. Maintenance. Prior to development plan approval, provisions acceptable to the Board of Commissioners and Township Solicitor for the maintenance of all common elements which will not be owned and maintained by a governmental agency shall be established.

§95-505. Lighting and Utilities.

A. Water Supply

- 1. General Requirements. An adequate water supply for domestic, auxiliary, and firefighting uses shall be provided throughout the mobile home park, including service buildings and accessory facilities, in accordance with the Township Zoning Ordinance.
- 2. Water Distribution System. All water piping, fixtures, and other equipment shall be constructed and maintained in accordance with state and local regulations as well as those of the servicing utility.
- 3. Individual Water-Riser Pipes and Connection.
 - a. Individual water-riser pipes shall be located within the confined areas of the mobile home stand at a point where the water connection will approximate a vertical position, thereby ensuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.
 - b. The water-riser pipe shall have a minimum inside diameter consistent with the standards of the servicing public utility, or in lack thereof, of the Township Engineer, and terminate at least four (4") inches above the ground surface. The water outlet shall be provided with a cap when a mobile home does not occupy the lot.
 - c. Adequate provisions shall be made to prevent freezing of service lines, valves, and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
- 4. Fire Protection. All mobile home parks shall be provided with fire hydrants to meet the specifications of the International Code Council. In addition, those hydrants shall be in sufficient numbers to be within five hundred (500) feet of all existing and proposed mobile homes and other dwellings and structures, measured by way of accessible streets or common areas.

B. Sewage Disposal

- 1. General Requirements. An adequate and safe sewerage system shall be provided throughout the mobile home park for conveying and disposing of sewage from dwellings, service buildings, and accessory facilities in accordance with the state requirements.

Commented [PM39]: Note from Anne Nygard says Mark Penecale put together a lighting ordinance that was reviewed in March 2023. Has that been adopted?

2. Sewer System. All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the water supply system. The system shall be constructed and maintained in accordance with all state regulations, as well as those of the servicing utility.
3. Individual Connections.
 - a. Each mobile home shall have a sewer riser pipe consistent with the standards or the servicing utility or Township Plumbing Code. The sewer riser pipe shall be located on each stand to connect vertically with the mobile home.
 - b. The connection shall have an insider diameter and slope as required by the servicing utility or Township Plumbing Code. All joints shall be water-tight.
 - c. All material must comply with state construction code.
 - d. Provision shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least half inch above ground elevation.
- C. Underground Utilities. All electric, natural gas, telephone, cable television, Wi-Fi and any other utility lines shall be placed underground in all mobile home parks and each shall have the necessary shut-off valves and other safety requirements normally associated with safe operations. All utility connections shall be appropriately capped for safety purposes whenever a mobile home stand is not occupied.
- D. Inspection *Note: Refer to zoning [§114-154]* Mobile home park permits, license fees and inspections.

§95-507. Additional Requirements.

- A. Mobile Home Stands. A concrete mobile home pad, properly graded, placed, and compacted so as to be durable and adequate for the support of the maximum anticipated loads during all seasons, shall be used for all mobile homes.
- B. Anchoring. Every mobile home placed within a mobile home park shall be anchored to the mobile home stand where it is located prior to the unit being occupied or used in any other way, or the expiration of seven (7) days from the date that it was delivered to the site, whichever occurs first. The anchoring system shall be designed to resist a minimum wind velocity of 90 miles per hour.
- C. Stability. All mobile homes placed within a mobile home park shall, prior to occupancy or other use, be affixed to their mobile home stands in such a way so as to prevent tilting of the unit. No mobile home shall permanently rest on the wheels used to transport the unit.
- D. Skirts. All mobile homes placed within a mobile home park shall, prior to occupancy or other use, have skirts installed for protection of the utility connections. The skirts should be designed to complement the appearance of the mobile homes. Skirts shall consist of panels specifically designed for the purpose of screening the underside of the mobile home by forming an extension of the vertical exterior walls of the mobile home and covering the entire distance between the bottom of the exterior walls and the ground elevation below.

- E. Hitch. The hitch or tow bar attached to a mobile home for transport purposes shall be removed and remain removed from the mobile home when it is placed on its mobile home stand.

ARTICLE VI

IMPROVEMENT CONSTRUCTION REQUIREMENTS

§95-600. Applicability.

Before the Final Plan is signed and made ready for recording or prior to the issuance of any permits needed for construction or occupancy of any subdivision or land development, all applicants are required to complete or ensure the completion of all required public improvements in the manner set forth in this Article to the satisfaction of the Board of Commissioners.

§95-601. Completion or Guarantee of Required Improvements.

The applicant shall comply with the public improvement construction requirements in the following ways:

- A. Complete all of the improvements required by the Board of Commissioners for Final Plan Approval, in compliance with the requirements of this Ordinance; or
- B. Provide proper financial security in a manner acceptable to the Township to ensure the completion of all required improvements in compliance with the Pennsylvania Municipalities Planning Code.
 - 1. The work completed or guaranteed shall be in strict accordance with the approved plans and the requirements of this Ordinance.
 - 2. No lot in a subdivision may be sold, and no permit to erect, alter, or repair any building upon land in a subdivision or land development will be issued unless and until a subdivision and/or land development plan has been approved, and where required, recorded, and until the required improvements have either been completed or guaranteed for completion as required herein.
 - 3. The applicant shall also guarantee that no lot will be sold or building constructed in any floodplain area except in compliance with the floodplain management requirements of this Ordinance, the Zoning Ordinance, and the Township Building Code.
 - 4. The Board of Commissioners may defer at the time of Final Plan approval, subject to appropriate conditions, the provision of any or all required improvements, as in its judgment, are not requisite to the interests of public health, safety and welfare, or which are inappropriate due to the inadequacy or nonexistence of connecting facilities. Such deferral shall be memorialized by a note on the final plan guaranteeing completion of the deferred improvements by the applicant at some later date.

§95-602. Financial Security.

- A. In lieu of the completion of improvements required for Final Plan approval, financial security, in an amount required, shall be guaranteed to the Township in compliance with the applicable requirements of the Municipalities Planning Code. Such financial security shall assure the complete installation of all the required improvements to be completed on or before the date

Commented [PM40]: Note: The township solicitor made recommendations that we added as comments in the margin; we have addressed them in the text of the chapter or plan to discuss them when we meet with the solicitor.

fixed in the conditional plan approval, subdivision agreement, and/or development agreement for completion of such improvements.

- B. As certain sections of the required installations are completed, the Board of Commissioners may release all or portions of the financial security as approved by the Township Engineer when requested by the developer in accordance with the Municipalities Planning Code.

§95-603. Release of Financial Security.

- A. Incomplete Improvements. If the required improvements are not completely installed within the period fixed or extended by the Board of Commissioners, the Board of Commissioners may take one or more of the following actions:
 - 1. Declare the financial security in default and require that all improvements be installed regardless of the extent of the building development at the time the agreement is declared in default.
 - 2. Suspend Final Plan approval until the development improvements are completed and record a document to that effect for the purpose of public notice.
 - 3. Obtain funds under the security and complete improvements.
 - 4. Assign the right to receive funds under the security to any third party, including a subsequent owner of the property wherein improvements were not completed in exchange for that subsequent owner's promise to complete improvements.
 - 5. Exercise any other available rights under the Municipalities Planning Code.
- B. Post-Completion Security. The applicant shall be responsible for maintenance of all improvements for a period of eighteen (18) months after final acceptance and certification of project completion.
- C. Landscaping Security. The applicant shall be responsible for the full replacement of all dead or diseased trees or shrubs for eighteen (18) months after final acceptance and certification of project completion. Final inspection of landscaping shall be performed while trees are fully leafed out— typically May 1 through November 1.

Commented [KT41]: October 1 may be more accurate— some trees are losing leaves right now (September).

Commented [PM42R41]: Does the Township have an opinion?

§95-604. Inspection of Work and Materials.

- A. Notice. The Township Engineer shall be notified forty-eight (48) hours in advance of the commencement of any construction or installation operation, such as grading, sewer installation or paving, to schedule an inspection by the Township. Construction and installation operations shall also be subject to inspection by the Township during the progress of the work. The applicant, developer, or builder shall pay the reasonable and necessary expenses for inspections in accordance with the fee schedule established by resolution of the Board of Commissioners.
- B. Improvement Specifications. All required road improvements should be constructed in accordance with the applicable provisions of the PennDOT, Publication 408/2020 Construction Specifications, current edition, as amended, including the latest revisions and other applicable regulations. All other required improvements shall be constructed in accordance with approved specifications found in Articles IV: Design and Article V: Mobile Home Park Standards of this

Ordinance. If the appropriate standards are not provided in this Ordinance, the following procedures shall be used.

1. Specifications. The specifications will be furnished to the applicant by the Township. If any of the specifications are unavailable at the Township office, the Township Engineer shall provide the applicable specifications.
 2. Sample of Materials. During or after construction of any required improvement, if the Township requires a sample of materials, said sample shall be furnished by the appropriate contractor, in a form specified by the Township Engineer in the same manner as is required of contractors under the terms of the highway specifications of the Township.
- C. Delivery Slips. Copies of all delivery slips for materials used in the construction of any storm sewers, sanitary sewers, roads, curbs, sidewalks, or any other facility within a Township right-of-way or easement or in areas proposed for future dedication to the Township shall be supplied to the Township.

§95-605. Conditions of Acceptance.

- A. Conditions. The Township shall have no obligation to accept dedication of any street or other improvement unless:
1. The dedicated improvements, utility mains and laterals, and monuments, shown on the approved plan or plans have been constructed to meet all requirements, and are free of defects or deterioration and are properly functioning.
 2. It is established to the satisfaction of the Board of Commissioners that there is a need for the dedication of improvements.
- B. Acceptance. The Township shall have no responsibility with respect to any street or other improvement, notwithstanding the use of the same by the public, unless the street or other improvement is accepted by of an ordinance or resolution adopted by the Board of Commissioners.
- C. Offer of Dedication
1. The applicant shall submit a written offer of dedication to the Township for the streets or other dedicated improvements, and shall make a formal notation of such offer on the plan, including the following:
 - a. A Deed of Dedication covering the dedicated improvements.
 - b. A copy of a title insurance policy establishing the applicant's clear title to the property.
 2. The items required per §605(C)1, above, shall be submitted to the Township Engineer and Solicitor for their review and recommendations.
 3. The Board of Commissioners may accept dedication of the streets or other dedicated improvements by passing an ordinance (or resolution) to that effect.

§95-606. Guarantee of Completed Improvements.

When the required improvements are certified as complete by the Township Engineer, the Board of Commissioners may require posting of financial security by the applicant to secure the structural

integrity and functioning of the required improvements in accordance with the design and specifications as depicted on the approved Final Plan and the applicable provisions of the Municipalities Planning Code.

§95-607. Private Maintenance of Improvements.

Where the maintenance of improvements is to be the responsibility of individual lot owners, a homeowners' association or similar entity, or an organization capable of carrying out maintenance responsibilities, the Board of Commissioners shall require that maintenance responsibilities be set forth in perpetual covenants or deed restrictions binding on the landowners' successors in interest, and may further require that an initial maintenance fund be established in a reasonable manner.

§95-608. Required Contracts.

Before the Board of Commissioners shall cause its approval to be endorsed upon the Final Plans of any subdivision or land development, and as a requirement for the approval thereof, the owners shall enter into a written agreement with the Township in the manner and form set forth by the Township Solicitor which shall include but not be limited to the following:

- A. To construct or cause to be constructed or installed, at the owners' expense, all streets, curbs, sidewalks, fire hydrants, street lights, stormwater facilities, water and sewer facilities, street signs, monuments, capped sewers, parks, landscaping, line painting, and other improvements shown on the Final Plan, when required to do so by the Board of Commissioners, in accordance with the standards and specifications of the Township.
- B. To maintain at the owners' expense all streets, curbs, sidewalks, stormwater facilities, water and sewer facilities, street signs, parks, monuments, fire hydrants, street lights, capped sewers, line painting, landscaping, and other improvements, until the same are accepted or condemned by the Township for public use, and for a period of eighteen (18) months thereafter to repair and reconstruct the same of any part of one of them when such repair or reconstruction shall be specified by the Board of Commissioners as necessary by reason of faulty construction, workmanship, or materials, or the structural integrity or functionality of the improvements are not satisfactory as determined by the Township or Township Engineer.
- C. To pay all costs, charges, or rates, of the utility furnishing electric service for the lighting of the streets on or abutting said subdivision, from the lights installed by the owner, until such time as the streets shown on the subdivision plans shall be accepted as public streets of the Township by ordinance (or resolution) , and to indemnify and hold harmless the Township from and against all suit, actions, claims, and demands for electric service to the streets shown on said plans, or any part thereof, to the time that said streets shall be accepted as public streets of the Township in the manner hereinabove set forth.
- D. Pay the review and inspection fees required by the Township.
- E. To obtain the easements and releases required when any street, drainage facility or other improvement wherein a subdivision abuts or traverses land of persons other than the person holding legal title to the lands of the subdivision at their own cost, and obtain from the owner of the lands so abutted or traversed full releases from all damages which may occur from change in grade, construction, or otherwise, of the street, drainage facility or other improvements. Such

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releases shall insure to the benefit not only of the owner of the subdivision but to the Township as well.

- F. To promptly remove or cause to be removed snow from the streets as may be required for safe traverse of the streets prior to dedication.
- G. To promptly reimburse to the Township reasonable Solicitor, Engineer, or other professional consultants' fees.
- H. To provide, in a timely manner, all construction and shop drawings and plans, including a full set of "as built" plans in paper and in appropriate electronic format as specified by the Township Engineer.
- I. Such other provision(s) as deemed necessary or desired by the Board of Commissioners.

ARTICLE VII

SPECIAL STUDIES AND REPORTS

§95-700. Applicability.

The following special studies or reports to be developed by qualified professionals may be required to support and justify subdivision and land development proposals as required by this Ordinance and the Zoning Ordinance.

§95-701. Transportation Impact Study.

- A. Applicability and purpose. A traffic management study shall be required for all major subdivisions, land developments and rezoning requests as described in the Springfield Township Code. This study and report will enable Springfield Township to assess the effect of a proposed: 1) subdivision, 2) land development or 3) rezoning request on the transportation system in Springfield Township. The purpose of the study is to ensure that proposed developments or zoning changes do not adversely affect the transportation network, to identify any traffic problems associated with site access and to determine traffic problems on Township, county or state roads in the study area of the proposed project. The study will assist in the protection of air quality, the conservation of energy and the safety of all road users. The study shall also present specific determination of necessary traffic control signing (i.e., stop signs, speed limit signs, warning signs, no parking signs, etc.), conforming to Pennsylvania Consolidated Statutes, Title 75, and applicable township requirements.
- B. Definitions. The following definitions are applicable to the provisions of this section:
 - 1. Public Transportation. Transportation service for the public provided by a common carrier of passengers generally on a regular route basis or a private operator offering service to the public.
 - 2. Study Area. This area will extend approximately one-half (1/2) mile along adjacent roadways in all directions from all access points or the first major intersection along these roadways. Where doubt exists as to the appropriate boundaries, the traffic engineer shall

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seek guidance from the Township Engineer prior to the submission of the Transportation Impact Study.

3. Major Intersection. Any intersection where traffic generated by the proposal will have a significant impact and/or any other intersection involving an arterial road. Where doubt exists as to whether an intersection should be included in the study, the traffic engineer shall seek guidance from the Township Engineer prior to the submission of the Transportation Impact Study.
 4. Volume/Capacity Analysis. This procedure compares the volume of a roadway or intersection approach to its capacity (maximum number of vehicles that can pass a given point during a given time period). The procedures described in the latest version of the Highway Capacity Manual published by the Transportation Research Board shall be followed.
 5. Trip Generation Rates. The total number of vehicles to and from a study site per unit of land use as measured by parameters such as dwelling units, acres, etc.
 6. Queue Analysis. This procedure includes the average queue and maximum queue of vehicles that will be observed in each traffic stream and intersection approach, measured in both feet and vehicles. Various statistical and/or computer models may be applied.
 7. Warrants for Traffic Signal Installation. The minimum traffic or pedestrian volumes or other criteria necessary for the installation of a traffic signal. These warrants are contained in the Manual on Uniform Traffic Control Devices for Streets and Highways, U.S. Department of Transportation, Federal Highway Administration, 2003, as amended, or the most recent version, whichever is later.
- C. Conduct of traffic management study.
1. The subdivision and/or land development applicant shall select a qualified traffic engineer and/or transportation planner with previous traffic study experience to prepare traffic management studies. The Township shall select a qualified traffic engineer and/or transportation planner with previous traffic study experience to prepare and review traffic management studies. The traffic engineer/planner for the applicant shall, prior to undertaking a traffic management study, submit a sketch plan of the planned development and, together with the township traffic engineer/planner, set the scope of the traffic management study. If, in the judgement of the traffic engineer/planner for the township, additional traffic data or analysis is required, the traffic engineer/planner for the township may collect the traffic data and perform the additional analysis. The applicant shall be responsible for all costs incurred for its traffic engineer/planner and all costs incurred by the township for services provided by its traffic engineer/planner. The estimated costs for the traffic engineer/planner for both the applicant and township shall be guaranteed in a method consistent with this chapter.
 2. Subdivisions, land developments and conditional use applications for which study is required.
 - a. A traffic management study shall be required for all subdivisions and land developments that meet one or more of the following criteria:
 - 1) Residential: five or more dwelling units.

- 2) Commercial: a commercial building or buildings consisting of 5,000 square feet or more of gross floor area or when Chapter 114, Zoning, of the Township Code, requires 50 or more parking spaces for the proposed use.
 - 3) Office: a development consisting of 5,000 square feet or more of gross floor area or when Chapter 114, Zoning, of the Township Code, requires 50 or more parking spaces for the proposed use.
 - 4) Industrial: a development consisting of 20,000 square feet or more of gross floor area or when Chapter 114, Zoning, of the Township Code, requires 50 or more parking spaces for the proposed use.
 - 5) Institutional: a development consisting of 2,000 square feet or more of gross floor area or when Chapter 114, Zoning, of the Township Code, requires 50 or more parking spaces for the proposed use.
 - b. The Board of Commissioners, at its discretion, may request the preparation of a traffic management study for any other subdivision or land development not cited above.
 - c. The Board of Commissioners shall have the discretion to require the posting of additional moneys in escrow, by the applicant, for the preparation of a traffic management study for any other subdivision or land development not cited above.
- D. General requirements and standards for traffic management study. A traffic management study shall follow the outline and traffic management report guidelines below.
- 1. Traffic management study outline.
 - a. Introduction.
 - 1) Site and study area boundaries.
 - 2) Existing and proposed site uses.
 - 3) Existing and proposed nearby development.
 - 4) Existing and proposed roadways and intersections.
 - b. Analysis of existing conditions.
 - 1) Daily (weekday and Saturday) peak-hour traffic volumes.
 - 2) Volume/capacity analysis at critical points.
 - 3) Levels of service at critical points.
 - 4) Past two years of crash analysis.
 - 5) Use of facilities for pedestrians and bicyclists.
 - c. Analysis of future conditions without proposed development.
 - 1) Daily (weekday and Saturday) peak-hour traffic volumes.
 - 2) Volume/capacity analysis at critical points.
 - 3) Levels of service at critical points.
 - 4) Use of facilities for pedestrians and bicyclists.
 - d. Trip generation.
 - e. Trip distribution.
 - f. Traffic assignment.

- g. Analysis of future conditions with the proposed development.
 - 1) Daily (weekday and Saturday) peak-hour traffic volumes.
 - 2) Volume/capacity analysis at critical points.
 - 3) Levels of service at critical points.
 - 4) Use of facilities for pedestrians and bicyclists.
 - h. Multiple phases.
 - i. Recommended improvements.
 - 1) Proposed recommended improvements.
 - 2) Volume/capacity analysis at critical points.
 - 3) Levels of service at critical points.
 - j. Conclusions.
2. Traffic management study report guidelines. The report made after the study shall be in the following format and contain the following information unless any part of the following requirements is specifically waived by the Board of Commissioners.
- a. Introduction. The objective of this section is to clearly identify the site and use and transportation setting for the site and its surrounding area.
 - 1) Site and study area boundaries. A brief description of the size, location, general terrain features, proposed land uses, construction staging and completion date of the proposed land development shall be provided. If the development is residential, types of dwelling units and number of bedrooms shall be included. Also, the description shall include probable socioeconomic characteristics of site users with respect to transportation needs of the site (i.e., number of senior citizens).
 - 2) Existing and proposed site uses. The existing and proposed uses of the site shall be identified in terms of type and zoning classification category.
 - 3) Existing and proposed nearby uses. A complete description of the existing land uses in the vicinity of the site as well as their current zoning, proposed uses for adjacent land and other major existing and proposed land development shall be provided.
 - 4) Existing and proposed roadways and intersections. The description shall contain full documentation of the proposed internal and existing external transportation system. This description shall include proposed internal vehicular, bicycle, and pedestrian circulation, all proposed ingress and egress locations, all internal roadways (widths and rights-of-way), parking conditions, traffic channelization and any traffic signals or other intersection control devices at all intersections within the site. Also, locations for all signing (i.e., speed limits, etc.) shall be shown and verified. The report shall describe the entire external roadway system within the study area. Major intersections, sidewalks, crosswalks, and bike lanes in the study area shall be identified and illustrated. All existing and proposed public transportation services and facilities within a one-mile radius of the site shall also be documented. All future highway

improvements within Springfield Township and the study area, including proposed construction and traffic signalization, shall be noted. Improvements cited within the most recent Springfield Township Comprehensive Plan shall be referenced. Improvements from the Pennsylvania Department of Transportation's 12-Year Transportation Program (TYP), within Springfield Township and the study area, shall also be noted. Any proposed or in-place roadway improvements due to proposed surrounding developments shall be noted.

- b. Analysis of existing conditions. This section shall describe the results of the volume/capacity analysis to be completed for the roadways and intersections in the study area under existing conditions as well as any data collection efforts that are required.
 - 1) Daily and peak-hour volumes. Schematic diagrams shall be presented depicting existing traffic volumes for average daily traffic (ADT), the weekday peak highway traffic hour(s) and peak development-generated hour(s) and the Saturday peak traffic hour. All documentation must be contained in the report. Turning movement and mainline volumes shall be presented for all peak-hour conditions (weekday a.m. peak, weekday p.m. peak, weekday site-generated and Saturday peak) while only mainline volumes are required for ADTs. Source and method of computation must be included.
 - 2) Volume/capacity analysis at critical points. A volume/capacity analysis based upon existing volumes shall be performed during the weekday and Saturday peak traffic hour(s) and the peak development-generated hour(s) for all roadways and major intersections in the study area.
 - 3) Levels of service at critical points. Based on the results obtained in the previous section, levels of service are to be computed and presented in schematic form. Included in this section shall also be a description of typical operating conditions at each level of service.
- c. Analysis of future conditions without the proposed development. This section shall describe the anticipated traffic volumes in the future and the ability of the roadway network to accommodate this traffic without the proposed development. The future year(s) for which projections are made shall be the development completion year unless required otherwise by the Springfield Township Board of Commissioners. Factors included within this section include, but are not limited to, background traffic growth expansion and traffic generated by other proposed development as well as associated improvements.
 - 1) Daily and peak-hour traffic volumes. This section shall clearly indicate the method and assumptions used to forecast future volumes in order that Township personnel can duplicate these calculations. The schematic diagrams depicting future volumes shall be similar for those described

- previously in §95-701.D., Traffic management study outline, in terms of location and times (daily and peak hours).
- 2) Volume/capacity analysis at critical points. The ability of the roadway system to accommodate future traffic (without the proposed development) is to be described in this section. If roadway improvements or modifications are committed for implementation, the volume/capacity analysis should be presented for these conditions. Periods of analysis shall be presented for these conditions. Periods of analysis shall be the same as those previously performed in §95-701.D.2.b.2), Analysis of existing conditions: Volume/capacity analysis at critical points.
 - 3) Levels of service at critical points. Based on the results obtained in the previous section, levels of service are to be determined and presented as in §95-701.D.2.b.3), Analysis of existing conditions: Level of service at critical points.
- d. Trip generation. The estimation of vehicular trips to result from the proposal shall be completed for average weekday, average Saturday, peak traffic hours during the weekday a.m. and p.m. peak traffic hours, the weekday peak development-generated hour and the Saturday peak traffic hour. These development-generated traffic volumes shall be provided for the inbound and outbound traffic movements as estimated, and the reference source(s) and methodology followed shall be documented. Any characteristics of the site which may cause particular trip generation problems shall be noted.
 - e. Trip distribution. The direction of approach for site-generated traffic will be presented in this section for the appropriate time periods. As with all technical analysis steps, the basic method and assumptions used in this work must be clearly stated in order that Township officials may replicate these results.
 - f. Traffic assignment. This section describes the utilization of study area roadways by site-generated traffic. The proposed traffic volumes shall be combined with anticipated traffic volumes as calculated under §95-701.D.1, Traffic management study outline, to describe mainline and turning movement volumes for future conditions with the site developed as proposed. Traffic volumes shall be assigned to individual access points. If school crossings are to be used, pedestrian volumes shall be assigned to each crossing.
 - g. Analysis of future conditions with the proposed development. This section describes the adequacy of the roadway system to accommodate future traffic with development of the site.
 - 1) Daily and peak-hour traffic volumes. Mainline and turning movement volumes shall be presented, in schematic form, for the highway network in the study area as well as driveways and internal circulation roadways for the appropriate time periods (identified previously).
 - 2) Volume/capacity analysis at critical points. Similar to §95-701.D.2.b.2), Volume/capacity analysis at critical points (for existing conditions) and

§95-701.D.2.c.3), Volume/capacity analysis at critical points (for future conditions) a volume/capacity analysis shall be performed for the appropriate peak hours for future conditions with the site developed as proposed.

- 3) Levels of service at critical points. Based upon the results obtained in the previous section, levels of service are to be determined and presented as in §95-701.D.2.b.3), Level of service at critical points (for existing conditions) and §95-701.D.2.c.2), (for future conditions).
- h. Pedestrian and bicycle facilities requirements. The TIS shall compare the provision and utilization of pedestrian and bicycle facilities for the design horizon year both with and without the development. An evaluation comparing the without development and with development scenarios shall be used to determine if an increase in pedestrian and bicycle infrastructure is needed. The impact of development on pedestrian and bicycle infrastructure at all intersections within the study area shall be evaluated. This shall include the three intersections of a local street with arterial or urban collector streets that are closest to the proposed development. An increase in pedestrian and bicycle trips demonstrating a need for additional pedestrian and bicycle infrastructure shall require mitigation analysis to be performed.
- i. Multiple Phases. If the proposed subdivision or land development will occur in multiple phases, then calculations for the completion of each phase shall be provided in the study.
- j. Recommended improvements. A description of proposed improvements to remedy deficiencies shall be included in this section. Improvements shall be identified which would replace capacity and/or return predevelopment levels of service conditions. Alternative improvement schemes shall be presented for post-development traffic volumes to operate at a minimum Level of Service D -- or in no circumstances at a level of service worse than predevelopment levels. These recommendations shall separately identify committed projects of governmental agencies which were described and independently identified in §95-701.D.2.a.4), Existing and proposed roadways and intersections, and reflected in the analysis contained in §95-701.D.2.c., Analysis of future conditions without the proposed development and §95-701.D.2.g., Analysis of future conditions with the proposed development.
 - 1) Proposed recommended improvements. This section should describe the location, nature and extent of proposed improvements to assure sufficient capacity. The listing of recommended improvements shall include, but not be limited to, the following elements: internal circulation design, speed limit, stop and no-parking sign locations, site access location and design, external roadway and intersection design and improvements, and traffic signal installation and operation, including phasing and timing. All physical roadway improvements shall be shown

in sketches. This listing shall also include, for each improvement, preliminary cost estimates, funding source, timing, and likelihood of the improvement implementation and the party responsible for the improvement.

2) Volume/capacity analysis at critical points. Another iteration of the volume/capacity analysis shall be presented and described which demonstrates the anticipated results of making recommended improvements.

3) Levels of service at critical points. Based on the results obtained in the previous section, levels of service for the study area with improvements shall be presented.

k. Conclusions. The last section of the study shall be a clear, concise description of the study findings. It is anticipated that this concluding section should serve as an executive summary.

E. Time of submission.

1. Submission to township secretary. The traffic management study shall be submitted to the Township Secretary with the preliminary plan or conditional use application, or the petition for rezoning, as the case may be. An application for preliminary plan approval shall be deemed incomplete and unacceptable for filing if the traffic study is not included in the submission, and the time period for approval of such plans pursuant to Section 508 of the Municipalities Planning Code, shall not commence until the study is received by the Township Secretary. A petition for rezoning will not be accepted or scheduled for hearing until the traffic management study is received.

2. Submission to emergency responders. The township shall submit all land development plans to the fire department, police department, and any other emergency response organization having jurisdiction within the area of the proposed development for review and comment. If requested by them, the Board of Commissioners may require the developer of a land development to provide emergency signal preemption for any traffic signals located within or immediately adjacent to the development.

3. Submission to Pennsylvania Department of Transportation (PennDOT). The preliminary plan and accompanying improvement construction plans shall not be submitted to the Pennsylvania Department of Transportation until the plans and the traffic management study have been reviewed by the Springfield Township Planning Commission and the Springfield Township Engineer, and approved by the Springfield Township Board of Commissioners. The submittal to PennDOT shall be accompanied by the comments of Springfield Township.

F. Implementation.

1. Municipal review of traffic management study. The Springfield Township Planning Commission, the Township Engineer and the Board of Commissioners shall review the traffic management study to analyze its adequacy in solving any traffic problems that may occur due to the land development, subdivision, or request for rezoning.

2. The Springfield Township Board of Commissioners may decide, after receiving the reports and recommendations of the Planning Commission and Township Engineer, that certain improvements are necessary and may make these additional improvements to be completed by and at the cost of the developer as conditions to the subdivision, land development, conditional use application, or request for rezoning approval.
- G. Waivers. The Springfield Township Board of Commissioners may waive or modify, in whole or in part, the requirement for a traffic management study or any of the requirements and standards set forth in this chapter.

§95-702. Stormwater Management Reports and Hydrologic Calculations.

- A. The stormwater management report shall be a self-contained report with all calculations and design elements. All plans showing the proposed storm sewer construction must be accompanied by a complete design prepared by a registered engineer. The report shall contain the following elements:
1. Design for Stormwater Control Structures
 2. Design of Stormwater Conveyance System
 3. Design to Address Stormwater Quality Controls
 4. Proposed Stormwater System Management Requirements
- B. Design of Stormwater Control Structures
1. Calculation. The quantity of runoff shall be computed using the following methods for stormwater control structures:
 - a. Natural Resources Conservation Service (NRCS) Soil Cover Complex Method (TR-55 or TR-20 or commercial equivalent) for drainage areas up to 100 acres.
 - b. NRCS Soil Cover Complex Method (TR-20 or commercial equivalent) or one of the hydrologic methods implemented in HEC-HMS or HEC-1 for drainage areas over 100 acres.
 - c. A rational hydrograph method (Modified Rational or Universal Rational) may be used for any site equal to or less than 2 acres.
 - d. Other methods as approved by the Township engineer.
 2. Assumptions. The following assumptions shall be used in the appropriate stormwater computational method.
 - a. Design runoff hydrographs shall be based upon the most current PennDot regional twenty-four (24) hour rainfall depths or NOAA Atlas 14 data.
 - b. NRCS Type II distribution shall be used to establish the rainfall distribution for stormwater management hydrologic analysis.
 - c. The NRCS dimensionless unit hydrograph “k” factor of 484 shall be used for both pre- and post-development stormwater analysis unless a different value is found to be more appropriate based upon watershed analysis.
 3. Stormwater Volume Control design shall be based upon a two (2) year, 24-hour storm event.

4. Stormwater Peak Runoff Control design shall be based upon the one (1), two (2), ten (10), and one-hundred (100) year 24-hour storm events.
- C. Water Quality Control
1. Demonstration that the design capture volume is completely removed and 90% of the disturbed area in a site is drained through a water quality best management practice (BMP); or
 2. Computationally demonstrate compliance with the water quality standard by estimating pollutant loadings for the proposed development and pollutant load reductions by selected BMPs.
 3. Post-development pollutant loadings shall be computed based upon the land cover classifications and loading rates in the Pennsylvania Stormwater Design Manual or other sources provided by the Township engineer.
- D. Stormwater Conveyance Design. The storm drainage system consisting of storm sewer pipes, swales, and open channels shall be based upon the following design standards:
1. Design Frequency. All stormwater facilities shall be designed to transport a ten (10)-year frequency storm. Provision must also be made to transport a 50-year frequency storm so that surface waters will not damage property or flood roads, and that the 50-year frequency storm shall be transported to the appropriate stormwater management facility.
 2. The quantity of runoff in conveyance systems shall be computed using the following methods for stormwater control structures:
 - a. Rational Method for drainage areas up to 200 acres in size.
 - b. HEC-1, PSRM, or TR-20 for drainage areas between 200 acres and one-and-one-half (1.5) square miles.
 - c. Over one-and-one-half (1.5) square miles PSU– IV or equivalent.
 - d. Other methods as approved by the Township engineer.
 3. Rainfall intensities in the most recent edition of the Pennsylvania Highway Design Manual Part 2 shall be used (PennDot)
 4. Rational Method Coefficients shall be based upon the Pennsylvania Highway Design Manual Part 2 or the recommendation of the Township Engineer.
 5. Hydraulic design computations for stormwater conveyance systems shall follow appropriate methods provided in the NRCS National Engineering Handbook, Part 640, Hydrology, The Federal Highway Administration’s Urban Drainage Design Manual, HEC-22, PennDot Design Manual Part 2, the Pennsylvania Stormwater Best Management Practices Manual, or other technical manuals as recommended by the Township Engineer and shall be submitted in a manner acceptable to the Township Engineer. Inlet design data shall be submitted on a separate sheet, on the standard PennDOT design form, or a similar form acceptable to the Township Engineer.

§95-703. Groundwater Study.

- A. Purpose. Groundwater studies are intended to determine if there is an adequate supply of water for a proposed use and to estimate the impact of additional water withdrawals on existing nearby wells, underlying aquifers, and streams.
- B. Applicability.
 - 1. Since the Township is located within the Southeastern Pennsylvania Groundwater Protection Area of the Delaware River Basin Commission (DRBC), all projects with wells withdrawing 10,000 gallons per day (gpd) or greater of groundwater or surface water or a combination of these two sources are required to obtain a permit from the DRBC. These projects are not required to submit a groundwater impact study; however, copies of all submissions by the applicant to DRBC must be sent to the Township. Additionally, copies of all submissions to the Pennsylvania Department of Environmental Protection (DEP) and all correspondence received by the applicant from DEP shall be forwarded to the Township.
 - 2. Groundwater studies are required for projects that are not subject to permit or docket approval from DRBC and which fall into one of the following three categories:
 - a. Subdivisions that contain five or more dwelling units and have an overall gross density greater than one house per two acres, excluding residual agricultural lots.
 - b. All land developments intended for nonresidential use (i.e. industrial, commercial, and institutional) unless waived by the Board of Commissioners.
 - c. Subdivisions or land developments taking place in an area with known groundwater contamination or groundwater supply problems as identified in the Township Comprehensive Plan or by another study approved by the Board of Commissioners, or by the Department of Environmental Protection.
- C. Study. The Township will not approve any subdivision or land development where the groundwater impact study shows that the proposed water system:
 - 1. Does not provide an adequate supply of water for the proposed use, considering both quality and quantity.
 - 2. Adversely affects nearby wells and streams.
 - 3. Does not provide for adequate groundwater recharge, considering other withdrawals.
 - 4. Does not provide safe drinking water, taking into account reasonable treatment options.
- D. General Requirements and Standards for a Groundwater Impact Study. All groundwater impact studies must meet the following requirements:
 - 1. The study shall be prepared by a professional hydrologist, geologist, or engineer qualified to conduct groundwater investigations.
 - 2. A Phase I study shall be conducted for all projects required to do a groundwater study. The Phase I study shall be based upon available literature and appropriate professional judgment and shall include the following information:
 - a. Calculations of the projected water needs using the criteria set forth in the following references:

- 1) Public Water Supply Manual, Bureau of Water Quality Management, PA Department of Environmental Protection, Harrisburg, PA.
 - 2) Guide to Determination of Required Fire Flow by the Insurance Service Office (ISO) as modified.
 - 3) Standards and Manuals for the American Water Works Association, Denver, Colorado.
- b. A geologic map of the area within a 1.0-mile radius of the site boundary.
 - c. The location of all faults, lineaments, and fracture traces within a quarter mile of the site boundary.
 - d. The locations of all existing and proposed wells within a quarter mile of the site boundary, and all large withdrawal wells (10,000+ gpd) within 1.0-mile of the site.
 - e. The location of all existing and proposed on-lot septic systems within a quarter mile of the site boundary.
 - f. The location of all streams, perennial and intermittent, within a quarter mile of the site boundary.
 - g. A discussion of the aquifers underlying the site and their long-term drought recharge capability based on accepted published data or detailed site-specific investigation for both the pre- and post-development condition.
 - h. Based on the drought recharge capability of the underlying aquifer and the calculated daily groundwater withdrawals of the project, a hydrologic budget shall be calculated for the site and for the area within a quarter mile of the site boundary.
 - i. Based on the results of the hydrologic budget, a determination shall be made about adverse effects on the groundwater to be caused by the project. This determination should include an analysis of the total recharge water volume lost to the site as a result of the creation of new impervious surface or modified ground cover found on site. Pumping of groundwater and wastewater disposal must also be evaluated within the hydrologic budget.
 - j. Water quality information for area groundwater based on tests of area wells and special groundwater quality issues.
 - k. Potential sources of water quality impact such as wastewater treatment systems, industrial sites, landfills, underground storage facilities, surface water infiltration agriculture chemicals, or solid waste disposal facilities existing within a quarter mile of the site boundary should be analyzed. All potential source impacts should include pollutant-loading analysis using an accepted methodology to address metals/ inorganic compounds, hydrocarbons, suspended sediments, nutrients, biological chemical oxygen demand, volatile organics, and fecal coliform.
 - l. An estimation of the effects upon the base flow of nearby streams, with special attention given to critical low flow periods.
 - m. Average rainfall and storm patterns

- n. The study shall include a brief statement of the qualifications of the person(s) preparing the study.
- o. The study shall consider data and conclusions within the following studies:
 - 1) Special Groundwater Study of the Delaware River Basin Study Area II (Delaware River Basin Commission, 1982).
 - 2) Groundwater Resources of the Brunswick Formation in Montgomery and Berks Counties, Pennsylvania, Bureau of Topographic and Geologic Survey (1965).
 - 3) Groundwater Resources of Montgomery County, Bureau of Topographic and Geologic Survey, 1971.
 - 4) Previous reports prepared by other developers in the Township which are determined to be relevant by the Township.
- p. Technical Criteria. A Phase I study shall be prepared and submitted by the applicant, at the expense of the applicant, in compliance with the following criteria:
 - 1) The text of the studies shall contain pertinent data, analyses, and methods used to arrive at the report's conclusions. Appendices shall contain raw and summary data.
 - 2) All figures contained within studies shall contain complete legends, titles, and scales.
 - 3) All numerical parameters within studies shall be presented with appropriate units, and all data shall be referenced by sources, data, location, and time, where appropriate.
- q. The Phase I Study should be certified by the licensed hydrogeologist/geologist or sealed by a professional engineer; whoever prepared the study
- 3. A Phase II Groundwater Impact Study shall be conducted when the results of the Phase I study identify potential water supply problems. The Phase II study shall develop conclusions regarding groundwater impact based upon site investigations. Specific requirements for a Phase II study shall include:
 - a. A pump test shall be conducted in the following manner:
 - 1) A step draw down test shall be conducted in accordance with AWWA Standard A100, latest revision. Upon completion of the step draw down test, a 48-hour continuous pump test shall be conducted in accordance with DEP and AWWA A100 standards.
 - 2) The test shall be conducted during a period when no significant recharge has occurred, unless the influence of recharge can be factored out.
 - 3) The test shall include one pumping well (roughly centered on-site) and at least two observation wells. The pumping and observation wells should be located on the same fracture based upon a fracture trace analysis conducted at the site.

- 4) Analyses shall include all pumping and recovery calculations of hydraulic conductivity (directional) and specific yield, specific capacity and long-term sustainable well yield (tabulated).
 - 5) The test shall be conducted with a pumping rate of 20 percent greater than the proposed peak rate of groundwater use.
 - 6) One pumping test (done separately) shall be required for each 160 acres of the proposed subdivision.
 - 7) Residents of properties within one-half (1/2) mile of the site boundary shall be canvassed to determine if there are any adverse impacts on their wells caused by the pump test.
- b. Samples of water shall be drawn from all test wells on site prior to the termination of the pump test and shall be tested for all parameters required for DEP for the new sources in conformance with their publication "Water Supply Manual" in addition to odor, bacteria-total plate count, total coliform per one-hundred (100) millimeters, and hardness. An analysis of the above listed parameters shall be performed on the samples by a laboratory certified by the DEP. Lab analysis should be performed in accordance with "Standard Methods for the Examination of Water and Wastewater," latest edition.
- c. The Phase II study shall be prepared and submitted to the Township at the applicant's expense. In addition to the information required for the Phase I study, the Phase II study should include the following:
- 1) Samples and records as required by DEP in the Public Water Supply Manual Part II, Chapter 3.
 - 2) The static water level immediately prior to yield testing.
 - 3) A hydrography of the depth to water surface during test pumping and recovery period at the test well or wells showing the corresponding pump. Based on the drought recharge capability of the underlying aquifer and the calculated daily groundwater withdrawals of the project, a hydrologic budget shall be calculated for the site property itself, and for the area within a quarter mile of the site boundary.
 - 4) A log of depth to water surfaces of existing and monitoring wells during the pump test period showing the times readings were taken.
 - 5) A map illustrating the draw-down effects upon off-site wells and springs located within one-half (1/2) mile distance from the site boundary, indicating draw-downs of one foot or more, occurring during a year with a natural recharge rate of one-year-in-ten frequency.
 - 6) An analysis and interpretation of the impact of the proposed water supply and distribution system on the groundwater supply and existing wells.

§95-704. Community and Fiscal Impact Analysis.

- A. This analysis shall be submitted for land developments involving more than 10 residential units, a building of 10,000 square feet of gross leasable floor area or larger, or when required by the Board of Commissioners. These impact statements must be found to be satisfactory prior to approving the land development.
- B. The analysis shall include the following information:
 - 1. An analysis of the social and demographic characteristics of the proposed development in terms of future residents and users.
 - 2. An analysis of the potential cost/benefits of the development, including a profile of any possible township, county and/or school district revenues that the proposal may generate and any respective costs which it may create.
 - 3. An analysis of the proposed impact of the development on the community's facilities, including schools, parks and recreational areas, libraries, hospitals, fire protection, police protection, and ambulance and rescue services. In the case of parks and recreational needs, the analysis should explain how these needs would be met on-site.
 - 4. Identification of utility needs of the future residents and users of the site, including water supply, sewerage disposal, refuse disposal, storm drainage and electric transmissions. The analysis should discuss:
 - a. The ability of existing utility installations to meet the projected needs of the development.
 - b. The need for additional or expanded utility installations.
 - c. The ability to achieve an adequate system for storm drainage and stormwater management.

Article VIII

Administration, Fees, and Enforcement

§95-800. General Administration.

All provisions of this ordinance shall be administered by the Springfield Township Board of Commissioners and/or their officially designated representatives. All matters relating to this Article shall be submitted to Springfield Township Planning and Zoning Officer who will process the matter in accordance with current Springfield Township policies, procedures, and guidelines established by the Springfield Township Board of Commissioners.

§95-801. Records.

Springfield Township shall keep a public record of its review letters findings, formal recommendations, and actions relating to plans filed for review, in accordance with the policies, procedures, and guidelines established by the Springfield Township Board of Commissioners.

Commented [SCD46]: We just need to make sure that the Township will have such procedures in place.

Commented [SCD47]: We do not want to require the Township to keep things that it currently does not, because this could create issues if an applicant requests to see a file. This provision cannot limit an otherwise valid Right to Know Request, but it can expand it (which we want to avoid). Perhaps there is a way to narrow-down correspondence (I worry about informal emails, etc., that typically do not make it into the file).

Commented [PM48R47]: We request Solicitor comment on this.

§95-802. Fees and Costs.

- A. No application for preliminary or final plan approval shall be filed and processed, and the period for review pursuant to the Pennsylvania Municipalities Planning Code, 53 PS. 10101, *et seq.* (“MPC”), shall not begin, until the fees and/or escrow deposit, as set forth below, shall have been paid.
- B. The Springfield Township Board of Commissioners shall adopt and amend by resolution a schedule of fees, payable by the applicant to Springfield Township for the filing of preliminary and final plans.
- C. The Springfield Township Board of Commissioners shall adopt and amend by resolution a schedule of escrow deposits to be paid by the applicant to Springfield Township at the time of the filing of an application, sufficient to pay all municipal expenditures anticipated in the course of its review and disposition of plans.
 - 1. Costs incurred by Springfield Township in excess of the escrowed amount shall be paid by the applicant, and, if applicant’s plan is approved, such payment shall be required prior to the signing and recording of the approved plan.
 - 2. If costs incurred by Springfield Township are less than the escrowed amount, the difference shall be refunded to the applicant following disposition of the plans.
 - 3. The Township, in its sole discretion, may require the applicant to enter into a Professional Services Agreement to evidence the rights, responsibilities and obligations of the applicant and the Township related to such escrow deposit. If required, a Professional Services Agreement executed by the applicant shall be submitted to the Township (along with the escrow deposit) concurrently with the initial plan submission. An applicant’s plan submission shall not be deemed complete until such Professional Services Agreement and deposit escrow are submitted to the Township.
- D. Springfield Township expenditures subject to escrow as in Section 902 (C), above, include but are not limited to the following:
 - 1. Engineering and other technical services performed by engineers, traffic engineers, landscape architects, geologists, planners, and other professionals during the plan review.
 - 2. Construction inspection and the testing of materials.
 - 3. Services of the Springfield Township Solicitor in securing the proper construction of public improvements and the actions of the Developer, its employees and agents during the construction process as well as reviewing and/or preparing resolutions, deeds, easements, and any other documents necessitated by the Developer’s proposal or the township’s requirements, including but not limited to the plan reviews, plan approval and recording of final plans.
 - 4. Actual costs of recording.
 - 5. An administrative charge of fifteen (15%) percent of the total costs described in the previous four subsections.
- E. Escrow accounts created to reimburse Springfield Township for fees incurred during the necessary inspection and review of the construction of improvements approved in a final plan

Commented [SCD49]: Sketch plan?
(We recommend that the Township reserve the right to recommend a sketch plan (i.e. non-mandatory) on projects deemed to potentially have material impact on the Township).

Commented [PM50R49]: We request solicitor comment on this.

Commented [KT51]: Phrasing consistency

Commented [SCD52]: Sketch?

Commented [PM53R52]: We request solicitor comment on this.

shall be established as part of the developers agreement required pursuant to Section 709 of this Chapter.

- F. Disputes. In the event that the applicant disputes the amount of any review fee, such dispute shall be handled in accordance with the dispute fee dispute resolution procedures contained in Article V of the Municipalities Planning Code. The dispute of any fee shall not terminate or toll the ability of the Township to charge, or relieve the duty of the applicant to pay, any previous and/or subsequent review fees.

§95-803. Waiver of Requirements.

Upon review and recommendation by the Springfield Township Planning Commission, the Springfield Township Board of Commissioners may grant a modification of the requirements of one or more provisions of this ordinance, if, in the sole discretion of the Board of Commissioners, the literal enforcement of such provision(s) would exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modification(s) will not be contrary to the public interest and that the purpose and intent of this ordinance is observed. All requests for modification(s) shall:

- A. Be in writing and part of an application for subdivision and/or land development;
- B. State the grounds and facts of unreasonableness or hardship on which the request is based or the public benefit of an alternative design standard;
- C. List the provision(s) of the Ordinance involved; and
- D. State the minimum modification necessary.

§95-804. Enforcement.

- A. Preventative Remedies.
 - 1. In order to enforce the requirements of this Chapter, in addition to other remedies, Springfield Township may institute and maintain appropriate actions by law or in equity to restrain, to correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building.
 - 2. Springfield Township may refuse to issue any permit or grant any approval necessary to further improve any real property which has been developed or has resulted from a subdivision in violation to this Ordinance. As an additional condition for the issuance of any permit or approval, Springfield Township may require compliance with the conditions that would have been applicable to the property at which time the applicant acquired it.
- B. Any person, partnership, or corporation who or which has violated the provisions of this Subdivision and Land Development Ordinance shall, upon being found liable therefor in a civil enforcement proceeding commenced by Springfield Township, pay a judgment of not more than \$500 per offense plus all court costs, including the reasonable attorney fees incurred by Springfield Township as a result thereof.
- C. No judgment shall commence or be imposed, levied, or be payable until the date of the determination of a violation by the district justice or any court of competent jurisdiction.

- D. If the defendant neither pays nor timely appeals the judgment, Springfield Township may enforce the judgment pursuant to the applicable rules of civil procedure.
- E. Each day that an offense continues shall constitute a separate violation. However, in the event that a district justice or any court of competent jurisdiction determines that there was a good faith basis for the person, partnership, or corporation violating the Ordinance to have believed that there was no such violation, then there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the court and thereafter each day that such violation continues shall constitute a separate violation.
- F. All fines collected for such violations shall be paid to Springfield Township.

ARTICLE IX AMENDMENTS, VALIDITY, AND REPEALER

§95-900. Amendment Procedure.

The Springfield Township Board of Commissioners may, from time to time, amend, supplement, change, modify, or repeal this ordinance in accordance with the Pennsylvania Municipalities Planning Code, 53 P.S. §10101, et seq. In the event that the Springfield Township Board of Commissioners desires to consider an amendment to this Chapter, it shall fix the time and place of a public hearing on such amendment and cause public notice thereof to be provided as required by the Municipalities Planning Code.

§95-901. Referral to Planning Commission.

All proposed amendments before adoption shall be referred to the Springfield Township Planning Commission and Montgomery County Planning Commission no less than thirty (30) days prior to a public hearing thereon, for recommendation and report, which shall be advisory.

§95-902. Validity.

Should any section of this Ordinance be declared to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the Ordinance as a whole or any other part thereof.

§95-903. Repealer.

All Ordinances and parts of Ordinances inconsistent herewith are repealed upon the legally effective date of this Ordinance.