

**BOARD OF SUPERVISORS
LOWER SALFORD TOWNSHIP**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2024-01

RO Residential Office District Amendments

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF LOWER SALFORD, CHAPTER 164 (ZONING), ARTICLE XIIC (RO RESIDENTIAL-OFFICE DISTRICT), SECTION 164-62.16 (CONDITIONAL USES) TO PERMIT BANKS, SAVINGS-AND-LOAN ASSOCIATIONS AND CREDIT UNIONS AS A CLASS THREE CONDITIONAL USE; AMENDING ARTICLE XIII (C COMMERCIAL DISTRICT), SECTION 164-69 (SHOPPING CENTER USES) AND ARTICLE XIIB (MU MIXED-USE DISTRICT), SECTION 164-70.22.A (PERMITTED USES) TO PERMIT BANKS, SAVINGS-AND-LOAN ASSOCIATIONS AND CREDIT UNIONS AS USES BY-RIGHT; AMENDING ARTICLE XIV (I INDUSTRIAL DISTRICT), SECTION 164-73 (CONDITIONAL USES) TO PERMIT BANKS, SAVINGS-AND-LOAN ASSOCIATIONS AND CREDIT UNIONS AS A CLASS TWO CONDITIONAL USE; AMENDING ARTICLE XVI (OFF-STREET PARKING AND LOADING), SECTION 164-99 (REQUIRED OFF-STREET PARKING CAPACITY) TO CHANGE THE USE DESIGNATION OF “BANKS AND OTHER FINANCIAL INSTITUTIONS” TO “BANKS, SAVINGS-AND-LOAN ASSOCIATIONS, AND CREDIT UNIONS”; AMENDING ARTICLE XIIC (RO RESIDENTIAL-OFFICE DISTRICT), SECTION 164-62.18 (CONDITIONAL USE STANDARDS AND CRITERIA), SUBSECTIONS “G” AND “H” RELATED TO DRIVEWAY ACCESS CONTROLS IN THE RO DISTRICT.

The Board of Supervisors of Lower Salford Township does hereby **ENACT** and **ORDAIN**:

SECTION I. - Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIIC (RO Residential-Office District), Section 164-62.16 (Conditional Uses), Subsection C (Class Three Conditional Uses) is hereby amended to add the following uses:

- (9) Banks, savings-and-loan associations, and credit unions.

SECTION II. - Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIII (C Commercial District), Section 164-69 (Shopping Center Uses), Subsection A (Use Regulations) is hereby amended to delete Sub-subsection (7) and replace it with the following:

- (7) Banks, savings-and-loan associations, and credit unions.

SECTION III. - Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIII B (MU Mixed-Use District), Section 164-70.22.A (Permitted Uses) is hereby amended to delete Subsection (9) and replace it with the following:

- (9) Banks, savings-and-loan associations, and credit unions.

SECTION IV. - Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIV (I Industrial District), Section 164-73 (Conditional Uses), Subsection B (Class Two Conditional Uses) is hereby amended to delete the introductory sentence to Sub-section (4) and replace it with the following:

- (4) Banks, savings-and-loan associations, and credit unions, day-care centers and restaurants, provided that:

.....

SECTION V. - Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XVI (Off-Street Parking and Loading), Section 164-99 (Required Off-Street Parking Capacity) is hereby

amended to change the use “Banks and other financial institutions” to “Banks, savings-and-loan associations, and credit unions”.

SECTION VI. – Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIIC (RO Residential-Office District), Section 164-62.18 (Conditional Use Standards and Criteria) is hereby amended to delete existing Subsection G. (Driveway Access Controls) and replace it with the following:

G. Driveway access controls.

(1) Subject to the access controls set forth in (2) and (3) below, no more than one driveway access shall be permitted per street frontage.

(2) Corner lots which front on two streets of different classification shall take access from the street of lesser classification and:

(a) For Class One and Class Two conditional uses, there shall be no access from the street of higher classification, unless it is physically infeasible to provide access to the street of lesser classification. Any existing driveway to the street of higher classification shall be eliminated when a driveway is provided to the street of lesser classification.

(b) For Class Three conditional uses (excluding Class Two conditional uses), principal access shall be provided from the street of lower classification and one additional secondary access may be permitted from the street of higher classification. For purposes of this requirement, principal access shall be considered an unrestricted, full-movement access drive and secondary access shall be a restricted access drive. All access drives shall be designed and located in accordance with the requirements of the Lower Salford Township Subdivision and Land Development Ordinance. In addition, access drives shall be located to minimize the need for future driveways, maximize the distance from existing street and driveway intersections, and accommodate future interconnection with adjoining properties zoned RO Residential Office.

(c) On corner lots with a mix of Class One, Two and Three conditional uses, the requirements in (b) above shall apply.

SECTION VII. – Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIIC (RO Residential-Office District), Section 164-62.18 (Conditional Use Standards and Criteria), Subsection G. (Driveway Access Controls) is hereby amended to delete Sub-subsection (3)(a)[3] and replace it with the following:

- [3] Shared access shall not be required when all possible interconnections between two abutting lots would cross wetlands, floodplains, and/or slopes of 15% or more, or would be prevented by other site restrictions as determined by the Township.

SECTION VIII. – Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIIC (RO Residential-Office District), Section 164-62.18 (Conditional Use Standards and Criteria), Subsection G. (Driveway Access Controls) is hereby amended to delete Sub-subsection (3)(b) and replace it with the following:

- (b) Shared access via new driveway.
 - [1] When shared access cannot be provided via an existing driveway consistent with Section 164-62.18.G.(3)(a), a maximum of one new driveway intersection shall be permitted per street, subject to the requirements of Section 164-62.18.G.(2).
 - [2] When a shared driveway within an abutting lot is utilized the existing driveway on the applicant's site shall be eliminated, unless the Board of Supervisors agrees that it is in the best interest of the development to keep the driveway.
 - [3] A recorded access easement satisfactory to the Township shall be provided for the shared driveway guaranteeing access to all abutting lots zoned RO Residential Office. The width and location of the access easement area shall be satisfactory to the Township.
 - [4] Parking lot entranceways taking access from existing or future shared driveways shall be set back from the street ultimate right-of-way line a minimum of 50 feet. Parking shall not be permitted

along shared driveways between the street ultimate right-of-way line and the rear edge of the easement granting access to the abutting lot.

SECTION IX. – Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIIC (RO Residential-Office District), Section 164-62.18 (Conditional Use Standards and Criteria) is hereby amended to delete Subsection H. and replace it with the following:

- H. Each nonresidential use shall provide access easements for its parking aisles and driveways where required by the Board of Supervisors, guaranteeing access and use to all lots within the RO District, unless all possible interconnections between the applicant's tract and abutting lot(s) would cross wetlands, floodplains, and/or slopes of 15% or more, or would be prevented by other site restrictions as determined by the Township. Parking areas on abutting lots shall be directly connected by a driveway. The applicant shall either construct these interconnections during the initial land development or provide an easement to the abutting lot allowing future construction of the interconnection.

SECTION X. – Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XVI (Off-Street Parking and Loading), Section 104.1 (Handicapped-accessible Parking) is hereby amended to delete Subsection A. and replace it with the following:

- A. The number of accessible parking spaces must meet the requirements of the ADA Standards for Accessible Design, latest edition.

SECTION XI. - Severability

The provisions of this Ordinance are intended to be severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby

declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION XII. - Failure to Enforce not a Waiver

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

SECTION XIII. - Effective Date

This Ordinance shall take effect and be in force from and after its approval as required by the law.

SECTION XIV. - Repealer

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

ORDAINED AND ENACTED by the Board of Supervisors of Lower Salford Township, Montgomery County, Pennsylvania, this _____ day of _____, 2024.

LOWER SALFORD TOWNSHIP

By: _____
Keith A. Bergman, Chairman,
Board of Supervisors

Attest: _____
Joseph S. Czajkowski, Township Manager/Secretary

NOTICE

NOTICE is hereby given that the Board of Supervisors of Lower Salford, at its public meeting on _____, 20__ at 7:30 PM in the Township Building, 379 Main Street, Harleysville, Pennsylvania, will hold a public hearing on and could vote to adopt an ordinance entitled "RO Residential Office District Amendments" amending the Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIIC (RO Residential-Office District), Section 164-62.16 (Conditional Uses) to permit banks, savings-and-loan associations and credit unions as a Class Three conditional use; amending Article XIII (C Commercial District), Section 164-69 (Shopping Center Uses) and Article XIII B (MU Mixed-Use District), Section 164-70.22.A (Permitted Uses) to permit banks, savings-and-loan associations and credit unions as uses by-right; amending Article XIV (I Industrial District), Section 164-73 (Conditional Uses) to permit banks, savings-and-loan associations and credit unions as a class two conditional use; amending Article XVI (Off-Street Parking And Loading), Section 164-99 (Required Off-Street Parking Capacity) to change the use designation of "banks and other financial institutions" to "banks, savings-and-loan associations, and credit unions"; amending Article XIIC (Ro Residential-Office District), Section 164-62.18 (Conditional Use Standards And Criteria), Subsections "G" and "H" related to driveway access controls in the RO District.

Copies of the full text of the proposed Ordinance are available for examination during normal business hours at the Offices of Montgomery News, 307 Derstine Avenue, Lansdale, Pennsylvania 19446, the Montgomery County Law Library, Court House, Norristown, Pennsylvania 19401, and the Lower Salford Township Building, 379 Main Street, Harleysville,

Pennsylvania 19438 where a copy of the proposed Ordinance may be obtained for a charge not greater than the cost thereof.

JAMES J. GARRITY, ESQUIRE
ANDREW R. FREIMUTH, ESQUIRE
WISLER PEARLSTINE, LLP
Solicitors for Lower Salford Township

**LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2024- 01

PRELIMINARY / FINAL SUBDIVISION DEVELOPMENT APPROVAL

**Tuttle Subdivision
785 Cressman Road**

WHEREAS, MARK AND DONNA TUTTLE (collectively, “Developer”) are the owners and developers of a certain tract of land consisting of approximately 9.52± acres and located at 785 Cressman Road in Lower Salford Township, Montgomery County, Pennsylvania, and which tract is more particularly identified as Montgomery County Tax Parcel No. 50-00-00457-00-6 (the “Property”); and

WHEREAS, Developer proposes to subdivide the Property into three (3) lots whereby proposed Lot 1 will contain the existing dwelling with driveway and barn and proposed Lots 2 and 3 will be “flag” lots each served by a 50-foot wide access strip to Cressman Road (the “Development”); and

WHEREAS, the Development is more particularly shown on plans prepared by Richard C. Mast Associates, P.C., being plans consisting of nine (9) sheets dated May 9, 2023, bearing a last revision date of August 30, 2023 (the “Plans”); and

WHEREAS, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development and any necessary offsite easements to legally discharge stormwater or connect to utilities; and

WHEREAS, the Developer desires to obtain preliminary/final subdivision approval of the Plans from Lower Salford Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED that Lower Salford Township hereby grants preliminary/final approval of the subdivision shown on the Plans described herein, subject, however, to the following:

1. At this time, the Lower Salford Township Board of Supervisors waives strict compliance with the following provisions of the Lower Salford Township Subdivision and Land Development Ordinance (“SALDO”):

a. Section 142-15.C.6.a, requiring plans to indicate the location, size, species, and condition of existing trees eight inches or greater in diameter at breast height. A waiver is granted, and Developer has placed a note on the Plans requiring individual lot owners to document such trees and plant any replacement trees required by the SALDO as part of the building permit/grading plan approval process for any proposed construction on the lots.

b. Section 142-38.B, requiring a depth-to-width ratio for “flag” lots of 2.5 to 1. A waiver is granted to permit a depth-to-width ratio 3.5 to 1 for proposed Lot 3.

c. Section 142-42.E, requiring the planting of street trees. A waiver is granted to permit the Developer to utilize existing trees along the Property’s frontage to satisfy the street tree requirement. Prior to recording the Plans, the Developer shall revise the Plans to show the location, size, species and condition of all existing trees to remain along the Property’s frontage. If the Township Engineer shall determine that such trees are not appropriate street trees due to their location, size, species or condition, the Developer shall revise the Plans further to show the planting of the required street trees to the satisfaction of the Township Engineer, and shall plant such trees prior to the recording of the Plans.

2. At this time, the installation of storm sewers, curbing, sidewalk and trail along the Property’s frontage on Cressman Road in accordance with Sections 142-29.C and 142-41 of the SALDO shall be deferred until such time as the Township deems it necessary to require the installation of storm sewers, curbing, sidewalk or trail. Developer shall add a note to the Plans stating that the required installation of storm sewers, curbing, sidewalk and trail has been deferred until such time as the Township deems it necessary to require the installation of the same. The note shall also indicate that driveway cross pipes shall be designed and installed at each new driveway in connection with any future construction on Lots 2 and 3. The language of the note shall be reviewed and approved by the Township Engineer and Township Solicitor prior to the recording of the Plans. In addition, the Developer shall execute and record a temporary construction easement agreement concerning the temporary construction easement shown on the Plans to allow for any future construction of the aforementioned deferred improvements. The terms and conditions of the temporary construction easement agreement shall be satisfactory to the Township Solicitor and the agreement shall be recorded with the Plans.

3. Prior to the recording of the Plans, the Developer shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer’s review letter dated October 17, 2023, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit “A”.

4. Prior to the recording of the Plans, the Developer shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Traffic Consultant’s review letter dated October 17, 2023, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit “B”.

5. To the extent deemed necessary by the Township, Developer shall enter into a Land Development and Financial Security Agreement (“Agreement”) with Lower Salford

Township, prior to the recording of the Plans. The Agreement shall be satisfactory to the Township Solicitor and the Developer shall obligate itself to complete all of the required improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

6. Prior to recording the Plans, Developer shall pay to the Township a Recreation Impact Fee in the total amount of One Thousand and 00/100 Dollars (\$1,000.00). The fee is calculated based on the construction of two (2) total “new” dwelling units at a rate of \$500.00 per new dwelling unit, in accordance with the Lower Salford Township Code of Ordinances.

7. Prior to recording the Plans, Developer shall provide the Township with all required approvals from any outside agencies having jurisdiction over the Development, including, but not limited to: the Montgomery County Conservation District, the Pennsylvania Department of Environmental Protection, PennDOT, North Penn Water Authority, the Montgomery County Health Department, and the Lower Salford Township Authority.

8. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Preliminary/Final Approval Resolution.

9. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans and this Preliminary/Final Approval Resolution shall be borne entirely by Developer and shall be at no cost to the Township.

10. Prior to the start of construction, Developer shall notify the Township Manager and the Township Engineer and schedule a preconstruction meeting with the Township. Developer shall provide the Township Manager and the Township Engineer with at least seventy-

two (72) hours notice prior to the initiation of any grading or ground clearing (regardless of whether such grading or ground clearing is for the construction of private or public improvements) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

11. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Agreement must be accomplished within ninety (90) days of the date of this Resolution, unless a written extension is granted by Lower Salford Township. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent preliminary/final approval shall expire and be deemed to have been revoked.

12. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by Developer. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Paragraph 1 and deferrals granted in Paragraph 2 (which waivers and deferrals are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the

sections set forth in Paragraphs 1 and 2 and the conditions set forth above, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

APPROVED at the public meeting of the Lower Salford Township Board of Supervisors held on January 2, 2023.

LOWER SALFORD TOWNSHIP

By: _____
Keith A. Bergman, Chairman,
Board of Supervisors

Attest: _____
Joseph S. Czajkowski, Secretary

TOWNSHIP ENGINEER REVIEW LETTER

EXHIBIT "A"



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksenengineers.com
215.340.0600

October 17, 2023
Ref: #4601-091

Lower Salford Township
379 Main Street
Harleysville, PA 19438

Attention: Michael Beuke, Director of Building & Zoning

Reference: 785 Cressman Road – Tuttle Subdivision
Preliminary Plan- 2nd Review
TMP No. 50-00-00457-00-6

Dear Mike:

We have received the revised Preliminary plans pertaining to the proposed subdivision of 785 Cressman Road that were forwarded to our office for our review. The plans consist of nine sheets as prepared by Richard C. Mast Associates, P.C. and are dated May 9, 2023, with latest revisions dated August 30, 2023.

Relative to this matter, the applicant proposes to subdivide an existing 9.52-acre parcel in the R1-A Residential Zoning District into three lots. Lot 1 will contain an existing 2,174-s.f. footprint single-family detached dwelling with driveway and 1,335-s.f. footprint barn; Lots 2 and 3 are proposed to be "rear" lots (flag lots) with 50-foot-wide access strips northeast and southwest of the Lot 1 frontage. Conceptual development is depicted on the plans for Lots 2 and 3 to illustrate a single-family detached dwelling, driveway, and stormwater management facility for each lot; however, no construction is proposed as part of this subdivision application. The plan notes the existing dwelling and future development will be served by public water and on-lot sewage disposal systems.

As per your request, we have reviewed the revised Preliminary plans submitted for the proposed subdivision and offer the following comments for consideration by Township Officials.

I. ZONING ISSUES

The following comments are based upon the provisions of the Lower Salford Township Zoning Ordinance:

1. The existing use of proposed Lot 1 and proposed future use of Lots 2 and 3, single-family detached dwelling, is a permitted use in the R-1A residential zoning district. (164-27.A)
2. The existing barn is an allowable accessory use; however, it is an existing non-conformity in regard to its area because it is greater than 30% of the existing principal dwelling's square footage and is located forward of the principal dwelling. (164-15.B.1.a and 164-116)

3. We note that existing buildings on proposed Lot 1 have non-conforming front yards, measured as 38.4 feet to the existing barn and 43.7 feet to the existing single-family dwelling, whereas 75 feet is required. (164-28 and 164-116)
4. All building areas contributing to the building coverage for Lot 1 must be tabulated. The rectangular features behind the dwelling should be clearly defined on the plan if they are accessory structures on Lot 1. (142-15.B.11.b)
5. A streetlight is required for all residential developments at locations deemed necessary by the Board of Supervisors. The Planning Commission recommended lampposts at each driveway. A note should be placed on Sheet 1 stating that they are required. (164-25.2.D.5)
6. A copy of the wetlands evaluation must be submitted to the Township. (164-87.A)

II. SUBDIVISION AND LAND DEVELOPMENT ISSUES

The following comments are based upon the requirements of the Lower Salford Township Subdivision and Land Development Ordinance:

1. A letter from the North Penn Water Authority should be submitted stating there is capacity to serve this subdivision. (142-15.D.5)
2. Approval from the Montgomery County Department of Health will be required for any on-lot septic disposal system. The approved permits must be submitted to the Township. (142-15.D.3 & Eng. Stnd. 109.2)
3. The following waiver requests are listed on Sheet 1 and within a letter dated August 30, 2023 from the applicant's engineer: (142-7 and 142-27)
 - a. From Section 142-15.C.6.a – To not document the location, size, species, and condition of existing trees eight inches or greater diameter breast height.

We had previously recommended a note be placed on Sheet 1 stating that the individual lot owners will be required to document all trees greater than 8 inches in diameter and tree replacements, as required by the Subdivision/Land Development Ordinance, will be required as part of the building permit/grading approval. The note has been added to Sheet 1 (Note 12). The last sentence in the note should be removed.

- b. From Sections 142-29.C and 142-41 - A deferral is requested for the installation of improvements including sidewalks, curbing, storm sewers and trail along the existing Cressman Road frontage.

Road widening, sidewalk, and stormwater improvements have been shown and designed "conceptually" on Sheet 6 to determine if the improvements and grading can be completed within the ultimate right-of-way. We note a 15-ft.-wide temporary construction easement has now been shown on the plan that is to be recorded to allow an area for these improvements to be completed.

The deferral waiver should not include the requirement to install a driveway crosspipe at each new driveway.

- c. From Section 142-38.B – To allow the depth-to-width ratio of the proposed flag lots to exceed 2.5 to 1.
- d. From Section 142-42.E – To not install street trees at the Cressman Road frontage.

The property frontage would require 11 street trees. The applicant requests that the existing trees along Cressman Road be used to satisfy the street tree planting requirement; however, Sheet 2 now shows many of the trees/brush to be removed. Many of the “existing trees” are evergreen trees or large shrubs and not typical street trees.

III. STORMWATER MANAGEMENT, GRADING, AND EROSION CONTROL

The following comments pertain to stormwater management, storm drainage, grading, and erosion and sedimentation control aspects of the current plan submission and are based upon the requirements of the Subdivision and Land Development Ordinance (SALDO), the Stormwater Management Ordinance (S.M.O) as referenced in Article IX of the SALDO and the Lower Salford Township Engineering Standards (LSTES). The project is located within the watershed of Skippack Creek.

1. Note 11 has been added to Sheet 1 stating that stormwater management areas and an analysis and infiltration testing will be done when building permits are submitted. The words, “if applicable” should be removed from the note.
2. We recommend a note be added to Sheet 3 stating that no runoff from the proposed driveway of Lot 2 is to be directed to the adjacent northerly property, and no runoff from the proposed driveway of Lot 3 is to be directed to Lot 1.

Very truly yours,
CKS ENGINEERS
Township Engineers


Michele A. Fountain, P.E.

MAF/klk

cc: Board of Supervisors (5) (via email)
Planning Commission (7) (via email)
Joseph Czajkowski, Township Manager (via email)
LST Staff (3) (via email)
James Garrity, Esquire, Township Solicitor (via email)
Andrew Freimuth, Esquire (via email)
LSTA (3) (via email)
Stephanie Butler (via email)
Claire Warner, MCPC (via email)
Mark H. Tuttle, Owner & Applicant (via email)
Richard C. Mast, P.E., Richard C. Mast & Associates, P.C. (via email)
File

TOWNSHIP TRAFFIC CONSULTANT REVIEW LETTER

EXHIBIT "B"



October 17, 2023

Joseph S. Czajkowski
Township Manager
Lower Salford Township
379 Main Street
Harleysville, PA 19438

RE: Traffic Engineering Review #2 – Subdivision Plans

Tuttle Subdivision (785 Cressman Road)
Tax Parcel No. 50-00-00457-00-6
Lower Salford Township, Montgomery County, PA
Project No. 313621-01-001

Dear Joe:

Per your request, McMahon, a Bowman Company (herein referred to as Bowman), has completed our second traffic engineering review of the proposed subdivision to be located at 785 Cressman Road in Lower Salford Township, Montgomery County, PA. Based on the plans submitted for review, the proposed subdivision involves subdividing Parcel No. 50-00-00457-00-6 into three lots (Lots 1, 2, and 3) with the existing single-family home to remain on Lot 1 and a single-family home proposed to be constructed on Lots 2 and 3. Access to Lot 1 will continue to be provided via the existing driveway along Cressman Road while access to Lots 2 and 3 will be provided via individual driveway connections to Cressman Road.

The following documents were reviewed as part of the plan submission:

- Subdivision Plans for Tuttle Subdivision (9 Sheets), prepared by Richard C. Mast Associates, P.C., last revised August 30, 2023.
- Response to Comments Letter – Tuttle Subdivision, prepared by Richard C. Mast Associates, P.C., dated August 31, 2023.

Based on the review of the above listed documents, in conjunction with the Township Engineer, and the Township's *Subdivision and Land Development Ordinance (SALDO)* and *Zoning Ordinance (ZO)* requirements, Bowman offers the following comments for consideration by the Township and further action by the applicant as the project advances through the formal land development process.

General Items

1. The applicant's engineer must put together a letter with the resubmission of the package, etc. that provides a response on how each comment has been addressed, and where each can be located in the submission. *For ease of reference, please refer to the overall Drawing Number for any comment that addresses a modification to the plan set, if applicable.*

Subdivision Plans

2. The sight distance chart and labels on the plan view (Sheet 6 of 9) should be updated to change "Desirable" to "Required" since the available matches the desirable/required values.
3. As previously requested, clear sight triangles should be clearly labeled on the plans at the Lots 1, 2, and 3 driveway intersections with Cressman Road and be in accordance with *Section 142-33.C of the SALDO*. Please note that while sight distance measurements have been provided on the plans as requested, the clear sight triangles are a separate requirement.
4. Cressman Road is classified as a minor collector by Lower Salford Township and requires minimum travel lanes of 10 feet with five-foot shoulders according to *Figure 4.1 of the SALDO*. The plans currently show a cartway width of approximately 21 feet along the Cressman Road site frontage, thereby not satisfying the ordinance requirement. If Cressman Road will not be widened to meet the requirements in *Figure 4.1 of the SALDO*, a waiver must be requested. It is noted that the proposed driveway radii have been revised to tie into a future shoulder line, as requested.
5. As previously requested, the centerline used for the proposed access profiles must be shown in plan view and be in accordance with *Section 142.17.A(2) of the SALDO*. In addition, points of interest, including edge of pavement, Ultimate Right-of-Way, changes in grade, etc., should be labeled on the profiles.
6. Dimensions for each of the proposed driveways should be labeled on sheet 6 of 9, including the 5' radii offset and 2' min pavement notch.
7. Fire truck turning templates utilizing the appropriate emergency service vehicle as discussed with the Township Fire Marshall must be included in future plan submissions.
8. Please note that the plans must be signed and sealed by a Professional Engineer and Surveyor registered to practice in the Commonwealth of Pennsylvania.

Waiver/Deferral Requests

Section 142-29.C(2) and 142-41 Deferral Request:

A deferral is requested for the installation of improvements, including sidewalks, curbs, storm sewers, and bike trails along Cressman Road. This is consistent with the area (no curb, sidewalk, or bike trails) and will maintain the existing rural nature of the area.

Response: It is noted that there are currently no sidewalks, curbing, storm sewers, and bike trails along Cressman Road in the vicinity of the site, nor are they shown on the Trail and Sidewalk Analysis mapping at this time.

Section 142-42.E Waiver Request:

A waiver is requested to allow the existing trees along Cressman Road to satisfy the Street Tree planting requirement.

Response: Based on a note on Sheet 2 of the plan set, it appears that trees need to be removed in order to obtain necessary sight distance for the proposed driveways, which should be considered in the granting of this waiver request.

Transportation Impact Fee Assessment

According to the Township's Transportation Service Area Map for their *Impact Fee Ordinance*, the site is located outside of the transportation service area that is subject to the transportation impact fee. Therefore, new trips generated by the proposed development of this site during the weekday afternoon peak hour are not subject to the Township's Transportation Impact Fee.

If the Township has any questions, or requires further clarification, please contact me at sbutler@bowman.com or 215-283-9444.

Respectfully,



Stephanie L. Butler, P.E.
Senior Project Manager

SLB

cc: Lower Salford Board of Supervisors
Lower Salford Township Planning Commission
Michael Beuke, Lower Salford Township
Holly Hosterman, Lower Salford Township
Michele Fountain, P.E. CKS Engineers
James Garrity, Esq., Lower Salford Solicitor
Don Lynch, Lower Salford Fire Marshal
Andy Freimuth, Esq., Wisler Pearlstine, LLP
Connie Weimer, LSTA
Thomas Duffy, P.E., LSTA Engineer
Mark Mattucci, LSTA Project Manager
Claire Warner, Montgomery County Planning Commission
Richard C. Mast, Richard C. Mast Associates, P.C.

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**LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 2024-02

**A RESOLUTION AMENDING AND REESTABLISHING
THE FEE SCHEDULE FOR CERTAIN SERVICES
RENDERED BY THE LOWER SALFORD TOWNSHIP**

WHEREAS, Lower Salford Township is authorized and/or required by the Second Class Township Code, 53 P.S. §55101, *et seq.*, and various Township Ordinances to perform services, which include, the review, processing and taking action on a variety of applications, including but not limited to, applications relating to building and zoning, land development, conditional uses, permits, sewage facilities planning modules and other building and zoning matters; and

WHEREAS, the Township incurs certain costs and expenses in connection with its review of such applications and the performance of such services, including fees from the Township's professional consultants; and

WHEREAS, the Township wishes to amend various fees currently charged by the Township to adequately reflect the present-day costs and expenses it incurs in connection with its performance of services and review of applications and to consolidate the list of said fees into one Fee Schedule.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Lower Salford Township, that the rates, fees and charges set forth in the Schedule of Fees attached hereto as Exhibit "A", as may be amended from time to time in whole or in part by a similar resolution or resolutions, is hereby adopted and immediately placed in full force and affect.

DULY ADOPTED, this ___ day of _____, 2024, by the Board of Supervisors of Lower Salford Township, Montgomery County, in lawful session duly assembled.

LOWER SALFORD TOWNSHIP

By: _____
Keith A. Bergman, Chairman,
Board of Supervisors

Attest: _____
Joseph S. Czajkowski, Secretary

Exhibit "A"

Fee Schedule



Lower Salford Township

379 Main Street Harleysville, PA 19438; phone # 215-256-8087

Department of Building and Zoning

FEE SCHEDULE

A. BUILDING AND ZONING PERMITS:

(1) Zoning

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

All Permit Fees are due upon issuance of permits, NOT with the Permit Application, with the exception of roof replacements, sheds, fences, and driveway expansions.

(a) Written Zoning Opinions - Upon Request \$200.00 each

(b) Zoning Permits for Construction within the R-3 and R-4 Use Groups
(In addition to any applicable Subdivision and/or Land Development costs)

New Dwelling Unit (Each)	\$100.00
Additions to existing dwelling unit	\$50.00
Accessory Buildings/Structures	\$50.00

(This item includes storage sheds, detached garages, uncovered decks and patios, retaining walls, barns, silos, swimming pools, hot tubs, etc.) Patios that utilize interlocking pavers and do not require the placement of a foundation and/or frost wall and sheds, pole barns and temporary buildings less than one thousand square feet (1,000 sf) shall require a Zoning Permit only. This item shall include alternative energy systems (solar, wind, etc.) when not placed on an existing structure.

(c) Fences within the R-3 and R-4 Use Groups \$75.00

(d) Zoning Permits for Construction within all other Use Groups
(In addition to any applicable Subdivision and/or Land Development costs)

New Construction	\$150.00
Additions/Fit-Outs to existing space	\$150.00
Accessory Buildings/Structures	\$100.00

(Includes storage sheds, detached garages, uncovered decks and patios, retaining walls, barns, silos, swimming pools, hot tubs, etc.)

Multi-Family Uses	\$150.00 plus \$20 per Dwelling Unit
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(e) <u>Fences within all other Use Groups</u>	\$200.00
(f) <u>Well Permit</u>	
Installation of New Well	\$325.00
Geothermal Well	\$325.00 (Each)
Abandonment of Existing Well	\$200.00
(g) <u>Temporary Construction Trailer</u>	\$130.00/year
(h) <u>Flood Plain Determination Review</u>	\$150.00
	<i>plus</i> Standard hourly fees of Township Engineer
(For new construction, Township Engineer shall be included in the review of the request only if deemed necessary at the sole decision of the Township Staff.)	
(i) <u>Storage Units placed on-site (PODS or similar)</u>	\$75.00
(Only where approved in accordance with the Zoning Ordinance and for a maximum of 30 days)	
(j) <u>Solar Power Generating System (Ground Mounted)</u>	
Uses R3 and R4	\$100.00
All Other Uses	\$150.00
(k) <u>Emergency Generator</u>	
R3 and R4 Uses	\$50.00
All Other Uses	\$100.00
(l) <u>Driveway/Parking Area</u>	
Accessory to R3 and R4 Uses	\$50.00
Accessory to All Other Uses	\$50.00
	<i>plus</i> \$1,500.00 Escrow
(Plus all other approvals including but not limited to Land Development, etc.; Applicant shall establish an Escrow Account with the Township to reimburse the Township Engineer Review and Inspection)	
(m) <u>Relocation of Structure</u>	\$50.00
(n) <u>Sales Trailers (All Uses)</u>	\$100.00
(Applicant shall obtain approval from the Lower Salford Township Board of Supervisors prior to the Application.)	
(o) Permit for permanent roadside stand:	\$200.00
(p) Permit for temporary roadside stand:	\$50.00

(2) Building Permit Applications

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

Gross Floor Area (GFA) – In association with the referenced fees, the Gross Floor Area shall be defined as the following; the total square feet of all floors within the perimeter of the outside walls, including basements, bays, cellars, attached garages, roofed patios, breezeways and covered walkways, halls, mechanical/utility areas, restrooms, stairs, stair towers, halls, covered decks and attics and crawl spaces having a minimum headroom of six feet (6'-0"). Attics and crawl spaces having minimum headroom of less than six feet (6'-0") are not included within the GFA.

Where Fees are calculated using Construction Costs the Township reserves the right to require the Applicant to produce suitable evidence establishing the stated Construction Costs.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-1, I-2, I-3, I-4, M, R-1, R-2, S-1 and S-2.

All Permit Fees are due upon issuance of permits, NOT with the Permit Application; with the exception of roof replacements, sheds, fences, and driveway expansions.

The Pennsylvania UCC Fee, as prescribed by the Pennsylvania Department of Labor and Industry, plus any Administrative Fee shall be added to all Building Permits.

All Building Permit Applications that propose a change to either the existing footprint or Use of any structure on the site in question shall be subject to a Zoning Permit and all applicable Zoning Permit Fees in addition to the Building Permit Fees.

(a) New Construction

Use Groups R-3 and R-4	\$500.00 plus \$0.30 per SF of GFA
All other Use Groups	\$1,000.00 plus \$0.30 per SF of GFA

(b) Additions/Alterations/Fit-out of Existing Space

Use Groups R-3 and R-4	\$130.00 plus \$0.25 per SF Minimum Fee \$200.00
All other Use Groups	\$300 plus \$0.25 per SF Minimum Fee \$550.00

(c) Demolition

Use Groups R-3 and R-4 \$65.00
plus \$0.25 per SF
Minimum Fee \$130.00

All other Use Groups \$130.00
plus \$0.25 per SF
Minimum Fee \$300.00

(d) Accessory Structures (Not associated with agricultural uses)

Uncovered Decks or Patios \$0.30 per SF
Minimum Fee \$200.00

(Individual applications for covered decks and covered patios shall be classified as an Addition.)

Sheds, Detached Garages, Pole Barns and Temporary Buildings (>1000 sf) shall be considered New Construction. (Sheds, Pole Barns and Temporary Buildings less than one thousand square feet (<1000 sf) shall require a Zoning Permit only. Sheds, Pole Barns and Temporary Buildings over one thousand square feet (>1000 sf) shall be considered New Construction.)

(e) Accessory Structures (Associated with approved agricultural uses)

Barns, animal sheds, and similar structures when associated with properties identified as having an approved Agricultural Use as the primary Use: \$100.00 plus \$0.10 per sf

(f) Certificate of Occupancy

(New construction and changes in existing Use)

Each individual unit requires a Certificate of Occupancy (ex. residential units, multiple family dwelling units, condominium units and similar facilities that have separate and distinct individual units.)

Use Groups R-3 and R-4 and Multi-Family Dwellings (New Structure):

\$100.00 per dwelling unit

All other Use Groups (New Structure):

\$300.00 per unit

All other Use Groups (Fit-out/Renovations):

\$100.00

Temporary Certificate of Occupancy for New Construction:

\$200.00 per unit in addition to all other applicable costs

Copy of Certificate of Occupancy or Letter:

\$25.00 per copy after original is issued.

(g) Miscellaneous Renovations

2% of Construction Cost

Includes all applications not covered elsewhere within this Resolution.

(h) Swimming Pools (Pool fencing is included within permit cost)

Aboveground (Portable) \$100.00

In ground (Permanent) \$250.00

(i) Blasting Permit \$100.00/day \$300.00/week
Blasting Permit approval shall be issued by Zoning Officer after review by the Building Inspector, Fire Marshal and Township Engineer.

(j) Storage Tanks (Non-Residential Aboveground/Underground)
Tanks not associated with residential heating or cooking operations.

Tank Installation (Aboveground/Underground)
0 to 10,000 Gallons: Gallons x \$0.05
Minimum Fee \$75.00
Greater than 10,000 Gallons: Gallons x \$0.05
Minimum Fee \$250.00

Tank Removal (Underground) \$100.00 per tank
Copies of soil and water test results, disposal ticket and closure report shall be provided to the Township.

(k) Storage Tanks (Residential Aboveground/Underground)
Oil/Propane tanks specifically associated with residential heating or cooking operations.

Tank Installation (Aboveground/Underground)
0 to 1,000 Gallons: Gallons x \$0.05
Minimum Fee \$60.00
Greater than 1,000 Gallons: Gallons x \$0.05
Minimum Fee \$75.00

Tank Removal (Underground) \$50.00 per tank
Copies of soil and water test results, disposal ticket and closure report shall be provided to the Township.

(l) Fireplaces
Masonry Fireplaces \$100.00
Pre-manufactured fireplace inserts/Wood Stoves: \$50.00

(m) Elevators \$100.00 each
Certificate of approval from PA Department Labor and Industry shall be provided to the Township.

(n) Industrialized Housing (Mobile Home) Units Installation
Permanent Residential \$150.00 per unit
Temporary Residential \$50.00
(When associated with an application for a permanent single family detached dwelling. Permit may be renewed at the option of the Township each six month period, each period shall be an additional application.)

(o) Contractor Registration
Required for all construction projects not defined as a "Home Improvement" within the Commonwealth of Pennsylvania Home Improvement Consumer Protection Act undertaken within the Township including, new construction, remodeling, alterations and renovations. In

addition to the General Contractor, all subcontractors employed by the builder and General Contractor are also required to be registered, including but not limited to concrete, masonry, plumbing, HVAC, electrical, framing, roofing, sprinkler and landscaping contractors. Registration period is from January 1st to December 31st. Registration is for identification and insurance verification purposes only and is not meant to attest to the competency of any contractor or subcontractor.

Annual Registration \$75.00 per year

(p) Commonwealth of Pennsylvania UCC Fee
As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry *Plus* \$0.50

(q) Solar Power Generating System
Uses R3 and R4 (Roof Mounted)
Where structural modifications ARE NOT required to existing structures: \$75.00
Where structural modifications ARE required to existing structures: \$200.00
Uses R3 and R4 (Ground Mounted) \$250.00
All Other Uses 2% of Construction Cost

(r) Accessibility Improvements/Review \$250.00

(s) Temporary Structures
Seasonal Kiosks \$50.00 (90 days maximum)
Tents, Canopies, Air Supported and Similar Structures
Occupancy Capacity 0 to 100 persons: \$100.00 for up to 3 Days *plus* \$10.00 for each additional day
Occupancy Capacity 101 to 500 persons: \$150.00 for up to 3 Days *plus* \$25.00 for each additional day
Occupancy Capacity Greater than 500 persons \$200.00 for up to 3 Days *plus* \$50.00 for each additional day

(t) Pennsylvania Uniform Construction Code Board of Appeals
Decision on any Application by a meeting as permitted under 34 PA.Code §403.122(d) and more fully defined by the By-Laws of the UCC Board of Appeals: \$800.00
Hearings/Meetings Continued at the Request of the Applicant: \$400.00 per Hearing/Meeting

(u) Transfer of Issued Permit \$50.00

(Covering the Cost of transferring any previously issued permit to a different contractor.)

(v) Emergency Generator
R3 and R4 Uses

\$100.00

All Other Uses

\$250.00

(Application shall be reviewed and Approved and all Electrical Inspections associated with the application shall be performed by a by a Certified Third Party Agency Licensed by the Commonwealth of Pennsylvania Department of Labor and Industry.)

(w) Roofing and Siding Replacement on Existing Structures (All Uses)

(Based upon the Total Square Footage divided by one hundred (100) or per "Square")

1 to 10 Square

\$50.00

>10 Square

\$50.00 *plus* \$2.50 per Square
>10 Square

(3) Mechanical Permit Applications

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1 and S-2.

(a) Replacement of Existing Equipment (In kind)

Units utilizing an existing chimney and/or vent pipe to have the existing chimney and/or vent certified by a qualified professional specializing in certification of chimneys and vents with written evaluation provided to the Township. Manual J Calculations shall be submitted with the Application.

Use Groups R3 and R4

Existing Heater (Gas, Electric, Oil) or Air Conditioning Unit/Condenser:
\$50.00

All Other Use Groups

Existing Heater (Gas, Electric, Oil) or Air Conditioning Unit/Condenser:
\$100.00

Chimney Liner (All Use Groups)

\$100.00

(b) New Construction (Equipment Installation)

(Manual J Calculations shall be submitted with the Application.)

Use Groups R3 and R4

Heater (Gas, Electric, Oil) or Air Conditioning Unit/Condenser:

\$50.00 for the first \$1,000 of construction cost *plus* \$20 for each additional \$1,000 of costs with a minimum fee of \$100.00.

All Other Uses

Heater (Gas, Electric, Oil) or Air Conditioning Unit/Condenser:

\$100.00 for the first \$1,000 of construction cost *plus* \$25 for each additional \$1,000 of costs with a minimum fee of \$150.00 per unit.

(c) Alterations to Existing HVAC Systems (Re-Alignment of Ductwork Only)

Use Groups R-3 and R-4

\$25.00

All other Use Groups

\$100.00

(d) Commercial Kitchen Exhaust System

\$250.00

(Units utilizing an existing chimney and/or vent pipe shall have the existing chimney and/or vent certified by a qualified professional specializing in certification of chimneys and vents with written evaluation provided to the Township.)

(e) Commonwealth of Pennsylvania UCC Fee

(When not associated with a Building Permit)

As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry *Plus* \$0.50

(4) Plumbing Permit Applications

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1 and S-2.

Prior to a Plumbing Permit being issued, the applicant is required to present to the Township written proof that the Sewer Authority has approved the application and all applicable fees have been paid in full, where applicable.

(a) New Construction and Alterations

Use Groups R-3 and R-4

\$150.00 for first five (5) fixtures
\$20.00 for each additional
\$100.00 Min. per new dwelling unit

All other Use Groups

\$200.00 for first five (5) fixtures
 \$20.00 for each additional
 \$100.00 Min. per new dwelling unit within Multi-family Facilities
 \$200.00 Min. for all other Use Groups

(b) Hot Water Generator/Domestic Water Heater or Coil
 (New or Replacement)

Use Groups R-3 and R-4 \$25.00
 All other Use Groups \$30.00

(c) Boiler to Potable Water tie-In (All Use Groups) \$20.00

(d) Lawn Sprinkler System to Potable Water Tie-in (including backflow preventer)

Connections to the potable water system may only be performed by a registered master plumber.

Use Groups R-3 and R-4 \$20.00
 All other Use Groups \$50.00

(e) Fire Sprinkler System to Potable Water Tie-In

Connections to the potable water system may only be performed by a registered master plumber.

Use Groups R-3 and R-4 \$20.00
 All other Use Groups \$50.00

(f) Circulators Pumps & Sump Pumps (All Use Groups)

Under 2 H.P. \$20.00
 2 H.P. to 6 H.P. \$30.00
 6 H.P. and Greater \$60.00

(g) Sanitary Sewer and Water Laterals

New Construction

R3 and R4 Uses Sanitary Sewer Lateral \$100.00
 R3 and R4 Uses Water Lateral \$100.00

All other Uses Sanitary Sewer Lateral \$200.00
 All other Uses Water Lateral \$200.00

Repairs or Replacement of Existing

R3 and R4 Uses Sanitary Sewer Lateral \$100.00
 R3 and R4 Uses Water Lateral \$100.00

All other Uses Sanitary Sewer Lateral \$250.00
 All other Uses Water Lateral \$250.00

(h) Interceptors

All interceptors shall be inspected by the Township Engineer and are to be associated with a Land Development Application with an associated approved Developers Agreement.

- (i) Sanitary Sewer Rental Fees: Refer to Sewer Authority Fee Schedule
- (j) Sanitary Sewer Connection Fee: Refer to Sewer Authority Fee Schedule
- (k) Sanitary Sewer Customer Facility Fee: Refer to Sewer Authority Fee Schedule
- (l) Sewer Certification Refer to Sewer Authority Fee Schedule
- (m) Industrialized Housing (Mobile Home) Units: \$150.00 per unit
- (n) Sanitary Sewer System Standard Construction Specifications: Refer to Sewer Authority Fee Schedule
- (o) Sewage Holding Tank \$150.00
At the time of the Sewage Holding Tank Application the applicant shall execute an Operation and Maintenance Agreement with the Township.
- (p) On-Site Septic Systems
Standard and Pressure Dose New Systems or System Replacement for Single Family Dwelling, Community Residential and Commercial Land Development (Includes Redesign/Relocation of Existing System): \$500.00 plus \$125.00 for each Additional EDU (EDU = 400 GPD) (Requires Commonwealth of PA Permit)

(Permit Fee includes a maximum of two (2) Deep Hole Test Pits and two (2) Percolation (perc) Tests.)

Additional Deep Hole Test Pits and Perc Tests (>2) \$75.00 each (in addition to Permit Fee) (Requires Township Permit Only)

Septic Tank Replacement \$100.00 (Requires Commonwealth of PA Permit)

Modifications/Repairs to Existing Systems (D Box, Broken Lateral, etc.) \$75.00 (Requires Township Permit Only)
- (q) Annual Plumbing Permit Fee \$300 per year
When the nature of the Plumbing Work is for routine repairs, maintenance or replacement the Township may issue as Annual Permit for a designated site upon the payment of the required

Fee by January 31st of each year. The Annual Permit for the routine repair, maintenance or replacement of Plumbing Work and equipment may be issued to Owner(s) or occupant of a building regularly employing one or more licensed plumber on the premises. Each holder of an Annual Permit shall maintain a record of all work in the nature of replacement or repairs and request inspections.

- (r) Commonwealth of Pennsylvania UCC Fee
(When not associated with a Building Permit)
As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry *Plus* \$0.50

- (s) Natural Gas Service to Emergency Generator
(Utility Service Provider approval shall accompany Application)

R3 and R4 Uses	\$50.00
All Other Uses	\$150.00

(5) Fire Protection Systems and Hazardous Equipment

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

- (a) Fire Suppression and Detection (New or Re-Aligned)

1 to 20 Sprinkler Heads or Smoke/Heat Detectors	\$200.00
21 to 100 Sprinkler Heads or Smoke/Heat Detectors	\$500.00
101 to 200 Sprinkler Heads or Smoke/Heat Detectors	\$1,000.00
200 to 400 Sprinkler Heads or Smoke/Heat Detectors	\$1,500.00
401 and greater Sprinkler Heads or Smoke/Heat Detectors	\$2,000.00

- (b) Plan Review Cost

In addition to the above referenced per head costs, the applicant shall pay the Township for the actual costs of Plan Review for each system proposed, plus a fifteen percent (15%) Administrative Fee, that were incurred for Engineering and/or Third Party Plan Review of the Application. Additional outside Plan Review shall be at the sole discretion of the Building Inspector/Building Code Official, Zoning Officer or Township Engineer.

- (c) Non-Residential Kitchen Hood Suppression System \$500.00

- (d) Fire Report from Fire Marshal \$100.00 *plus* \$20.00 per page/per copy \$250 per CD

- (e) All other Inspections, not referenced herein, performed by Building Inspector, Fire Inspector and/or Fire Marshal

Inspection Cost	\$85.00 per hour, 1 hour minimum
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- (f) Fireworks Permit \$200.00/per display
Fireworks Permit shall be issued by Zoning Officer after review by Fire Marshal.

- (g) Fire Code Operational and Construction Permits not included elsewhere in this Fee Schedule
\$100.00

- (h) Commonwealth of Pennsylvania UCC Fee
 (When not associated with a Building Permit)
 As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry *Plus*
 \$0.50

(6) Electrical Permits

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1 and S-2.

(a) New Construction and Alterations

Use Groups R-3 and R-4	\$100.00
All Other Uses	\$250.00

(All Plan Review and Inspections shall be performed by a Certified Third Party Agency licensed by the Commonwealth of Pennsylvania Department of Labor and Industry with Approvals provided to the Township.)

- (b) Commonwealth of Pennsylvania UCC Fee
 (When not associated with a Building Permit)
 As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry *Plus*
 \$0.50

(7) Control of Alarms

- (a) Fire Alarm Registration Fee - per Alarm \$25.00 one time fee
 Fire Alarm Registrations are issued by and through the Fire Marshal and by the Zoning Officer to qualified applicants.

- (b) Emergency Alarm Registration Fee - per Alarm \$25.00 one time fee
 Emergency Alarm Registrations are issued by and through the Lower Salford Township Police Department to qualified applicants.

- (c) Alarm Penalty Fee for False/Accidental Alarms with Police/Fire Response
 (Fee is assessed for a twelve (12) month period.)

1 to 3 False Alarms	\$50.00 per alarm
4 to 6 False Alarms	\$100.00 per alarm
6 or more False Alarms	\$500.00 per alarm

- (d) Registration Fee for the Operation of an Alarm Business
 (Defined as a Central Station/Office for receiving and distributing alarms signals.)

First year	\$100.00
Succeeding years	\$50.00

B. SIGNS

(1) <u>Permanent Residential Sign:</u>	\$35.00
(2) <u>Permanent Non-Residential Sign:</u>	\$75.00
(3) <u>Temporary Sign:</u>	\$50.00

C. ZONING HEARING BOARD APPLICATIONS

(1) <u>Residential:</u>	\$300 <i>plus</i> 1/2 stenographic fees
(2) <u>Nonresidential:</u>	\$900 <i>plus</i> 1/2 stenographic fees

All applications: \$150 *plus* 1/2 stenographic fees for each continued or additional hearing necessitated by applicant.

D. CONDITIONAL USE APPLICATIONS

(1) <u>Application Fee</u>	\$1,000.00
(2) <u>Escrow</u>	\$5,000.00

All applications: 1/2 the stenographic fees for the first hearing. An applicant shall also pay an additional fee of \$250.00 *plus* 1/2 the stenograph fees for each continued or additional hearing necessary to complete the testimony related to the application.

E. ZONING ORDINANCE AMENDMENT OR ZONING MAP AMENDMENT

(1) <u>Application Fee</u>	\$1,000.00
(2) <u>Escrow</u>	\$2,500.00

All applications: 1/2 stenographic fees, *plus* \$250, *plus* 1/2 stenographic fees for each continued or additional hearing necessitated by applicant.

F. CURATIVE AMENDMENT OR PROCEDURAL AND SUBSTANTIVE VALIDITY CHALLENGE TO ZONING ORDINANCE OR ZONING MAP:

(1) <u>Application Fee</u>	\$2,500.00
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All applications: 1/2 stenographic fees, *plus* \$250, and 1/2 stenographic fees for each continued/additional hearing necessitated by applicant.

G. SUBDIVISION AND LAND DEVELOPMENT:

- (1) Lot line adjustment, simple conveyance and minor residential subdivision up to and including two lots: \$250
- (2) Residential subdivision and/or land development: a general fee of \$500, *plus* \$100 for each lot in excess of five lots.

(3) Nonresidential subdivisions: a general fee of \$500, *plus* \$200 for each lot of the subdivision.

(4) Nonresidential land developments: a general fee of \$500, *plus* \$100 per acre, or part of, disturbed over five acres.

(5) At the time of filing a subdivision or land development application, in addition to those fees required for administration and review of the subdivision or land development plan, the applicant shall be required to deposit with the Township such escrow accounts as are set forth in the escrow deposit schedule below. Until such time as all applicable fees and required escrow deposits have been received by the Township, the application shall not be deemed complete nor officially received for review. It shall not be necessary for the escrow amount to be deposited by the Township in an interest-bearing account, but any unused portions of the escrow shall be returned to the applicant at such time as the subdivision or land development application is approved, denied or withdrawn. The amounts required to be deposited by the applicant shall be in accordance with the following schedule:

Use	Initial Deposit
Lot Line Adjustment and Minor subdivision (3 lots or fewer)	\$5,000
Major subdivision (4 to 10 lots inclusive)	\$10,000, <i>plus</i> \$420 per lot for each lot in excess of 3 lots
Major subdivision (in excess of 10 lots)	\$14,200
Land development plan	\$10,000

(6) In all cases, the applicant shall be responsible for 100% of all professional fees incurred in the course of reviewing a subdivision or land development plan and may be required to post additional escrow deposits as a condition for further review of such plans in the event the initial deposits are exhausted.

H. WAIVER OF FORMAL SUBDIVISION AND LAND DEVELOPMENT REVIEW

(1) <u>Application Fee</u>	\$1,000.00
(2) <u>Escrow</u>	\$5,000.00

I. SKETCH PLAN

(1) Application Fee	\$1,000.00
(2) Escrow	\$5,000.00

J. GRADING PERMIT

(1) Application Fee	\$1,000.00
(2) Escrow	\$5,000.00

K. USE AND OCCUPANCY

(1) Application for Use and Occupancy Permit: (Separate from required Certificate of Occupancy)	\$150.00
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L. FENCE AGREEMENT

Escrow for professional services provided for the preparation, coordination, and recording of easement agreements where fences are proposed within existing easements. Must have prior approval from the Township.

(1) Escrow: \$500.00

M. INSPECTION:

\$50 per hour in addition to permit fee.

N. SEWAGE FACILITIES PLANNING MODULES:

For the review of Sewage Facilities Planning Module Applications:

(1) Application Fee: \$750.00
(2) Escrow: \$1,000.00

O. PUBLICATION/SERVICES FEES:

(1) Zoning Ordinance: \$45.00
(2) Subdivision and Land Development Ordinance: \$25.00
(3) Complete codified ordinances: \$300.00
(4) Engineering standards: \$2.00
(5) Community path, open space, comprehensive plan: \$20.00
(6) Zoning Map: \$3.00
(7) Copies: \$0.25 per sheet.

P. ANNUAL FIRE INSPECTION PROGRAM

Fees for the Fire Inspection Program **shall be collected annually** per the following:
(All square footages are based on Gross Square Footage of building or space)

(1) If Fees are received **PRIOR to April 1** each calendar year.

a.	999 sf or less	\$75.00
b.	1,000 sf to 3,499 sf	\$100.00
c.	3,500 sf to 12,499 sf	\$150.00
d.	12,500 sf to 24,499 sf	\$200.00
e.	24,500 sf to 49,999 sf	\$300.00
f.	50,000 sf to 99,999 sf	\$500.00
g.	100,000 sf and more	\$1,000.00
h.	Any High Hazard Use	\$1,250.00

(2) If Fees are received **PRIOR to July 1** each calendar year.

a.	999 sf or less	\$100.00
b.	1,000 sf to 3,499 sf	\$150.00
c.	3,500 sf to 12,499 sf	\$200.00
d.	12,500 sf to 24,499 sf	\$250.00
e.	24,500 sf to 49,999 sf	\$350.00
f.	50,000 sf to 99,999 sf	\$600.00
g.	100,000 sf and more	\$1,200.00
h.	Any High Hazard Use	\$1,500.00

(3) If Fees are received **AFTER July 1** each calendar year.

a.	999 sf or less	\$200.00
b.	1,000 sf to 3,499 sf	\$250.00
c.	3,500 sf to 12,499 sf	\$300.00
d.	12,500 sf to 24,499 sf	\$350.00
e.	24,500 sf to 49,999 sf	\$450.00
f.	50,000 sf to 99,999 sf	\$700.00
g.	100,000 sf and more	\$1,500.00
h.	Any High Hazard Use	\$2,000.00

Q. SCHEDULE OF FEES FOR HIGHWAY OCCUPANCY PERMITS

PERMIT ISSUANCE FEES

These fees are applied to the administrative costs incurred in reviewing the application and plan(s) and issuing and processing the permit, including the preliminary review of the site location identified in the application, whether or not a permit is issued and processed.

(1) Application Fee	
a) Utility	\$50.00
b) Driveways	
(i) minimum use (e.g., single-family dwellings, apartments with five or fewer units)	\$15.00
(ii) low volume (e.g., office buildings, car washes)	\$30.00
(iii) medium volume (e.g., motels, fast food restaurants, service stations, small shopping plazas)	\$40.00
(iv) high volume (e.g., large shopping centers, multi-building apartment or office complexes)	\$50.00
c) Other (e.g., bank removal, sidewalk and curb)	\$20.00
(2) Supplement Fee (each six-month time extension) (each submitted change)	\$10.00
(3) Emergency Permit Card (each card)	\$5.00
(4) Exemption (see below for list of exemptions)	

GENERAL PERMIT INSPECTION FEES

These fees are applied to the costs incurred in the preliminary review of the location covered by the permit, and/or spot inspection of the permitted work, and/or subsequent inspection after the permitted work has been completed to ensure compliance with PennDOT specifications and permit provisions.

(5) Driveways	
a) Each minimum use driveway	\$10.00
b) Each low-volume driveway	\$20.00
c) Each medium-volume	\$35.00
d) Each high-volume	\$50.00
(6) Linear Surface Openings (These fees are calculated on the total linear feet of the opening being permitted within different areas of the right-of-way.)	
a) Total linear feet of opening each (100 foot increment or fraction thereof):	
(i) Opening in pavement	\$40.00
(ii) Opening in shoulder	\$20.00
(iii) Opening outside pavement and shoulder	\$10.00
b) If a longitudinal opening simultaneously occupies two or more highway areas identified in subparagraph (a), only the higher fee will be charged. Linear distances shall be measured to the nearest foot.	

(7) Surface Openings of Less Than 36 Square Feet (e.g., service connections performed independently of underground facility installation, pipe line repairs) (each opening)

- a)
 - (i) Opening in pavement \$30.00
 - (ii) Opening in shoulder \$15.00
 - (iii) Opening outside pavement and shoulder \$10.00
- b) If an opening simultaneously occupies two or more highway areas identified in subparagraphs (a), only the higher fee will be charged.
- (8) Above-Ground Facilities (e.g., poles, guys and/or anchors if installed independently of poles)
 - a) Up to 10 physically connected above-ground facilities (each continuous group) \$20.00
 - b) Additional above-ground physically connected facilities (each pole with appurtenances) \$2.00
- (9) Crossings (e.g., "overhead" tipples, conveyors or pedestrian walkways and "undergrade" subways or mines) \$80.00
- (10) Seismograph — Vibroseis Method (e.g., prospecting for oil, gas)
 - a) First mile \$50.00
 - b) Each additional mile or fraction thereof \$5.00
- (11) Non-Emergency Test Holes in Pavement or Shoulder (each hole) \$5.00
- (12) Other (e.g., bank removal, sidewalk and curb) \$20.00

EXEMPTIONS

Highway Occupancy Permit issuance fees and general permit inspection fees are not payable by any of the following:

- (1) The commonwealth.
- (2) Political subdivisions of the commonwealth, except when placing a facility longitudinally within more than 100 total linear feet of pavement. In that case, the application and inspection fees for pavement openings will be charged.
- (3) Governmental authorities organized under the laws of the commonwealth.
- (4) The federal government.
- (5) Charitable organizations that are in compliance with Act No. 337, approved August 9, 1963, P.L. 628, as amended (churches, hospitals, schools, charitable institutions, veterans' organizations, non-profit organizations)
- (6) Utility facility owners for:
 - a) The installation of street lights at the request of PennDOT or the political subdivision.
 - b) The replacement or renewal of their facilities prior to a township resurfacing project after notice from the township.
 - c) The removal of poles and attached appurtenances.
 - d) Facilities moved at the request of PennDOT or the political subdivision.
 - e) The reconstruction or maintenance of their facilities that occupy the right-of-way under private status.

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