LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
February 4, 2026

Chairman Keith Bergman called the Lower Salford Township Board of Supervisors meeting to order at 7:30 p.m. Supervisors present were Dave Scheuren, Kent Krauss. Marybeth Morrell and Rick Alderfer. Also, present were Joseph Czajkowski, Township Manager; Holly Hosterman, Assistant to the Township Manager: Director of Building and Zoning, Mike Beuke; Special Projects Coordinator, Grace Kelley; Township Solicitor, Andy Freimuth; Township Engineer, Michele Fountain; and Township Traffic Engineer, Stephanie Butler.

Chairman Bergman led all in the Pledge of Allegiance.

Chairman Bergman swore in the newest member of the Lower Salford Township Police Department, Officer Zachary Bubnis.

Public Comment
There was no public comment.

Consent Agenda
Supervisor Scheuren moved to approve the consent agenda as presented. Supervisor Krauss seconded the motion. The motion passed unanimously.

COMMITTEE REPORTS

Chairman Bergman reminded those present that the schedule of upcoming Township meetings was listed on the bottom of the agenda.

Zoning Hearing Board
Mike Beuke stated that there is no Zoning Hearing Board hearing scheduled for February.

Park Board
Mrs. Hosterman reported that the next meeting of the Park Board is scheduled for February 24th at 7:00pm. Holly noted that the Board would be welcoming their newest member, Stephanie Moyer.

Fire Chief – Chief, Ryan Nase reported that for the month of January the Company had responded to 36 calls, with the Company averaging 9 firefighters per call. The Company was in-service for 17 hours and 58 minutes. Chief Nase informed the board that 2025 was their busiest year on record with the Fire Company responding to 378 calls.

Freedom Valley Medical Rescue – Chief Colleen Haines reported that the FVMR responded to 259 calls for assistance. The Chief said that FVMR covered 100% of their Advance Life Support calls. She noted that of 91 mutual aid calls that they were recalled from, 85(93.4%) were in the Station 345 service area. Far and away higher than the number of recalls in other service areas. Chief Haines thanked the Township Public Works Department, Police Department and the Harleysville Fire Company for their assistance during the recent snowstorm.

Communications Committee
Grace Kelley reported the next meeting of the committee is February 18th at 7:30pm. Ms. Kelley reported that the Committee was looking into sending out a new resident survey again this year. She also noted that the committee will be assisting in getting the word out about the upcoming open space referendum.

Recreation Authority
Chairman Bergman reported that there was no meeting in the month of January. He said that there was no golf activity at the course this year due to the snow cover. He said that the clubhouse was being painted in anticipation of golf activities in the spring. The Authority's next meeting is scheduled for February 26th, at 7:00pm.

New Business

A) 0 Hoffman Road – Preliminary/Final Subdivision – Discussion of Waivers – Adam Prince, Engineer for the applicant, reviewed the list of waivers for the project. The Board had no questions regarding the requested waivers.

B) Ordinance 2026-02 – Sign Ordinance Amendment, ZO Section 164-107 (to include AO District) – Authorization to Advertise – Mike Beuke reviewed the ordinance with the Board noting that this amendment will clarify the requirements for signage in the AO district. Supervisor Krauss moved to authorize advertisement of Ordinance 2026-02. Supervisor Scheuren seconded the motion. The motion passed unanimously.

C) Resolution 2026 – 04 – 488 Harleysville Pike – Preliminary Land Development Plan Approval – Christine Pionzio, Attorney for the applicant, gave an overview of the plan. Bette Duddy, 483 Cheswyck Drive, said that she felt that there were too many units in the plan. She also said that the developer should be planting more trees between the development and the neighboring properties. Additionally, she said that she would prefer a six-foot privacy fence be installed along the property line and said that the location of the entrance to the development off of 113 was too close to the entrance of Cheswyck and she felt that that was unsafe. Eilleen Davide 471 Wexford Circle said that she too would like to see a six-foot privacy fence installed along the property line. Alan Duddy, 483, Cheswyck Drive, also asked that a six-foot privacy fence be installed. Lori Yamashita 470 Wexford Drive said that she was concerned about a number of things with the development, noting that she felt that more trees should be planted on the site. She said that she was worried that the stormwater runoff would cause drainage issues on the neighboring properties. Additionally, she felt that the location of the entrance would be a safety concern especially if a school bus stop was located in the area. Lori also was concerned about the well located on one of the neighboring properties. Heather Dagenais, 391 Barclay Circle, was also concerned about the number of trees that were being cut down and felt that additional trees should be planted. Tom Boggs, 478 Harleysville Pike, asked about the existing trees and fence behind his property. Christine Pionzio said that the trees and fence are to remain. Alan Bowers, 423 Windsor Drive, said that he was concerned with the location of the entrance as well as stormwater runoff to the neighboring properties. There being no further comments, Supervisor Scheuren moved to adopt Resolution 20026-04. Supervisor Morrell seconded the motion. The motion passed unanimously.

D) Resolution 2026-05 – Authorizing Submission of Grant Application for the Montco Forever Green Grant Program – Funding for the Purchase of the Allebach Property at 460 Stover Road ($500,000) – Supervisor Scheuren made a motion to adopt Resolution 2025-05. Supervisor Alderfer seconded the motion. The motion passed unanimously.

E) Resolution 2026-06 – Authorizing Submission of a Grant Application for the 2026 Round of Montco 2040 Implementation Grant – Pedestrian Upgrades (audible crossing signals) – Supervisor Scheuren made a motion to adopt Resolution 2026-06. Supervisor Krauss seconded the motion. The motion passed unanimously.

F) Resolution 2026-07 – Authorizing Submission of a Grant Application for the 2026 Round of the Montco 2040 Implementation Grant Program – Multi-Municipal Signal System Upgrades (fiber interconnect between Walmart and Shelly Road) – Supervisor Scheuren made a motion to adopt Resolution 2026-07. Supervisor Krauss seconded the motion. The motion passed unanimously.

Public Comment

Heather Daganais, 391 Barclay Circle, asked how the fee in lieu of trees is spent. Mr. Czajkowski explained that the money would go into the Township tree fund and whenever and wherever the Township plants trees, those funds would be drawn from the fund. This happens on a regular basis when the Township plants trees in Township parks and other Township owned property. Tara Jackson, 205 Fairway Court, asked what is happening with the Allebach farm property. Chairman Bergman explained that the property is under agreement with the owners, and that there will be a referendum on the upcoming primary ballot allowing for the implementation of an open space tax which will assist in the purchasing of the property. Once the purchase is complete, the Township will start the planning process for how the open space will be used. Chairman Bergman encouraged everyone who is in favor of this purchase to tell their friends and neighbors to get out and vote in favor of the referendum. Supervisor Krauss thanked the Public Works Department for a great job with plowing during after the recent snowstorm. He also thanked all of the residents for getting their cars out of the roadway as this is a huge help in getting and keeping the roads clear.

There being no further business, Mr. Freimuth moved to adjourn at 9:01pm.

Respectfully Submitted,

Joseph Czajkowski
Township Manager

Code: items from 2022 DEP Model Ordinance

items that are in DEP Model but we believe could be modified

items that DEP ordinance says is optional

Our edits

items from East Branch Perkiomen Creek Ordinance or Article IX of Lower Salford Township SALDO

items modified after in-house review

BOARD OF SUPERVISORS
LOWER SALFORD TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA ORDINANCE NO. 2025-__

"STORMWATER MANAGEMENT ORDINANCE"

AN ORDINANCE AMENDING THE LOWER SALFORD TOWNSHIP CODE OF ORDINANCES OF LOWER SALFORD TOWNSHIP BY ADDING CHAPTER ___ (STORMWATER MANAGEMENT ORDINANCE).

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

SECTION I. Amendment to the Code.

The Codified Ordinances of Lower Salford Township is hereby amended by adding a new Chapter __ entitled "Stormwater Management Ordinance" as follows:

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CHAPTER ___: STORMWATER MANAGEMENT

ARTICLE I: GENERAL PROVISIONS

§ ___- 1. Short Title

This Ordinance shall be known and may be cited as the "Lower Salford Township Stormwater Management Ordinance."

§ ___- 2. Statement of Findings

The Board of Supervisors of Lower Salford Township, Montgomery County, Pennsylvania finds that:

A. Inadequate management of accelerated runoff of stormwater resulting from development throughout a watershed increases runoff volumes, flows and velocities, contributes to erosion and sedimentation, overtaxes the carrying capacity of streams and storm sewers, greatly increases the cost of public facilities to carry and control stormwater, undermines flood plain management and flood control efforts in downstream communities, reduces groundwater recharge, threatens public health and safety, and increases nonpoint source pollution of water resources.

B. A comprehensive program of stormwater management, including reasonable regulation of development and activities causing accelerated runoff, is fundamental to the public health, safety, and welfare and the protection of people of the Commonwealth, their resources, and the environment.

C. Stormwater is an important water resource that provides groundwater recharge for water supplies and supports the base flow of streams.

D. The use of green infrastructure and low impact development (LID) are intended to address the root cause of water quality impairment by using systems and practices which use or mimic natural processes to: 1) infiltrate and recharge, 2) evapotranspire, and/or 3) harvest and use precipitation near where it falls to earth. Green infrastructure practices and LID contribute to the restoration or maintenance of pre-development hydrology.

E. Federal and state regulations requires Lower Salford Township to implement a program of stormwater controls. The Township has been required to obtain a permit for stormwater discharges from their separate storm sewer systems under the National Pollutant Discharge Elimination System (NPDES) program.

§ ___- 3. Purpose

The purpose of this Ordinance is to promote health, safety, and welfare within the Township and its watershed by minimizing the harms and maximizing the benefits described in § ___-2 of this Ordinance, through provisions designed to:

A. Meet legal water quality requirements under state law, including regulations at 25 Pa. Code 93 to protect, maintain, reclaim, and restore the existing and designated uses of the waters of this Commonwealth.

B. Preserve natural drainage systems.

C. Manage stormwater runoff close to the source, reduce runoff volumes and mimic predevelopment hydrology.

D. Provide procedures and performance standards for stormwater planning and management.

E. Maintain groundwater recharge to prevent degradation of surface and groundwater quality and to otherwise protect water resources.

F. Prevent scour and erosion of stream banks and streambeds.

G. Provide proper operation and maintenance of all stormwater best management practices (BMPs) that are implemented within the Township.

H. Provide standards to meet NPDES permit requirements.

I. To restrict impact to adjoining property owners.

§ ___- 4. Statutory Authority

The Township is empowered to regulate land use activities that affect runoff by the authority of the Act of July 31, 1968, P.L. 805, No. 247, The Pennsylvania Municipalities Planning Code, as amended, and/or the Act of October 4, 1978, P.L. 864 (Act 167), 32 P.S. Section 680.1, et seq., as amended, The Stormwater Management Act.

§ ___- 5. Applicability

All regulated activities and all activities that may affect stormwater runoff, including land development and earth disturbance activity, are subject to regulation by this Chapter.

Regulated activities include, but are not limited to, the following:

A. Land development.
B. Subdivision.
C. Construction of new or additional impervious or semipervious surfaces (driveways, parking lots, patios, tennis courts, etc.).
D. Construction of new buildings or additions to existing buildings.
E. Diversion or piping of any natural or man-made stream channel.
F. Installation of BMPs and/or stormwater management facilities or appurtenances thereto.

§ ___- 6. Exemptions

A. General exemptions. The following land use activities, not proposed in conjunction with a subdivision or land development, are exempt from the requirements of this chapter, except where otherwise identified herein:

1. Installation of 1,500 square feet or less of cumulative impervious surface area when not in conjunction with a subdivision or land development.

   Cumulative impervious area includes any new impervious areas added since the adoption of the East Branch Perkiomen Creek Stormwater Management Plan (March 2, 2005) for

areas within the Each Branch Perkiomen Creek watershed or since the adoption of this Chapter for all other areas of Lower Salford Township.

2. Use of land for gardening for home consumption.
3. Agricultural activity is exempt from the Stormwater Management Plan preparation requirements of this Chapter provided the activities are performed according to the requirements of 25 Pa. Code Chapter 102.

4. Forest management and timber operations are exempt from the Stormwater Management Plan preparation requirements of this Chapter provided the activities are performed according to the requirements of 25 Pa. Code Chapter 102

5. Public road replacement, replacement paving, repaving and/or driveway maintenance (without expansion).

6. Repair and reconstruction of on-lot sewage disposal systems where work is performed in accordance with a valid permit issued by the Montgomery County Department of Health.

7. Any aspect of stormwater management facility/BMP maintenance to an existing system made in accordance with plans and specifications approved by the Township.

8. Lots that are part of an approved subdivision utilizing overall subdivision stormwater management facilities are exempt from individual lot controls if the total quantity of impervious surface area on the lot (existing plus proposed) is equal to or less than that quantity accounted for, from the lot, in the stormwater management design approved in conjunction with the subdivision. This exemption does not relieve those lots from utilizing on-lot controls where such controls are designated as part of the overall approved subdivision stormwater management system.

9. Construction or reconstruction of buildings or additions to existing buildings or other impervious surface (regulated activities) are exempt where the an area of impervious surface is removed from the site so that upon completion of the regulated activity, the total increase of impervious surface area is 1,500 square feet or less and the area where existing impervious surface is removed is restored with a minimum of six inches of topsoil and permanent pervious groundcover.

10. Lot line adjustment subdivisions are exempt when no increase in impervious surface is proposed.

11. No exemption shall be provided for regulated activities as defined in § ___- 5.E & F of this chapter.

12. Exemptions from any provisions of this Chapter shall not relieve the applicant from the requirements in §___ - 14, D through K, under General Requirements.

13. The Township may deny or revoke any exemption pursuant to this Section at any time for any project that the Township believes may pose a threat to public health and safety or the environment.

B. Regulated activity not proposed in conjunction with a subdivision or land development that create cumulative impervious surfaces up to 5,000 square feet as defined in §___-6.A.1 are exempt from certain criteria as defined in the following table:

Impervious Surface Exemption Thresholds

	Proposed Cumulative Impervious Surface		
Ordinance Section or Requirement	**0 to 1,500 square feet**	**1,501 to 5,000 square feet**	**Over 5,000 square feet**
§__-__: Volume Control Requirements	Exempt	Not Exempt – Residential project can utilize Appendix B for Small Projects	Not Exempt
§__-__: Rate Control Requirements	Exempt	Exempt	Not Exempt
§__-__: Plan Requirements	Exempt	Not Exempt except for residential small project	Not Exempt

§ ___- 7. Repealer

Any other ordinance provision(s) or regulation of the Township inconsistent with any of the provisions of this Chapter is hereby repealed to the extent of the inconsistency only.

§ ___- 8. Severability

In the event that a court of competent jurisdiction declares any section or provision of this Chapter invalid, such decision shall not affect the validity of any of the remaining provisions of this Chapter.

§ ___- 9. Compatibility with Other Requirements

Approvals issued and actions taken under this Chapter do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other code, law, regulation or ordinance.

§ ___- 10. Erroneous Permit

Any permit or authorization issued or approved based on false, misleading or erroneous information provided by an applicant is void without the necessity of any proceedings for revocation. Any work undertaken or use established pursuant to such permit or other authorization is unlawful. No action may be taken by a board, agency or employee of the Township purporting to validate such a violation.

§ ___- 11. Waivers

A. If the Township determines that any requirement under this Chapter cannot be achieved for a particular regulated activity, the Township may, after an evaluation of alternatives, approve measures other than those in this Chapter, subject to § ___- 11, paragraphs B and C.

B. Waivers or modifications of the requirements of this Chapter may be approved by the Township if enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that the modifications will not be contrary to the public interest and that the purpose of the Chapter is preserved. Cost or financial burden shall not be considered a hardship. Modification may be considered if an alternative standard or approach will provide equal or better achievement of the purpose of the Chapter. A request for modifications shall be in writing and accompany the Stormwater Management Plan submission. The request shall provide the facts on which the request is based, the provision(s) of the Chapter involved and the proposed modification.

C. No waiver or modification of any regulated stormwater activity involving earth disturbance greater than or equal to one acre may be granted by the Township unless that action is approved in advance by the Pennsylvania Department of Environmental Protection (PADEP) or Montgomery County Conservation District.

ARTICLE II. DEFINITIONS

§___ - 12. Word Usage

For the purposes of this Chapter, certain terms and words used herein shall be interpreted as follows:

A. Words used in the present tense include the future tense; the singular number includes the plural, and the plural number includes the singular; words of masculine gender include feminine gender; and words of feminine gender include masculine gender.

B. The word "includes" or "including" shall not limit the term to the specific example but is intended to extend its meaning to all other instances of like kind and character.

C. The word "person" includes an individual, firm, association, organization, partnership, trust, company, corporation, or any other similar entity.

D. The words "shall" and "must" are mandatory; the words "may" and "should" are permissive.

E. The words "used or occupied" include the words "intended, designed, maintained, or arranged to be used, occupied, or maintained.

§___ - 13. Definitions

These definitions do not necessarily reflect the definitions contained in pertinent regulations or statutes, and are intended for this Chapter only.

Agricultural Activity – Activities associated with agriculture such as agricultural cultivation, agricultural operation, and animal heavy use areas. This includes the work of producing crops including tillage, land clearing, plowing, disking, harrowing, planting, harvesting crops or pasturing and raising of livestock and installation of conservation measures. Construction of new buildings or impervious area is not considered an agricultural activity.

Alteration As applied to land, a change in topography as a result of the moving of soil and rock from one location or position to another; also the changing of surface conditions by causing the surface to be more or less impervious; land disturbance.

Applicant – A landowner, developer, or other person who has filed an application to the Township for approval to engage in any regulated activity at a project site in the Township.

As-Built Drawings Those maintained by the contractor as he constructs the project and upon which he documents the actual locations of the building components and changes to the original contract documents. These, or a copy of the same, are submitted to the Township at the completion of the project.

Best Management Practice (BMP) – See **Stormwater Control Measure (SCM)**

BMP Manual – Pennsylvania Stormwater Best Management Practices Manual, Pennsylvania Department of Environmental Protection, No. 363-0300-002 (December 2006), as amended.

Conservation District – The Montgomery County Conservation District, operating pursuant to the Conservation District Law (3 P. S. § 851(c)) that has the authority under a delegation agreement executed with DEP to administer and enforce all or a portion of the regulations promulgated under 25 Pa. Code 102.

Design Storm – The magnitude and temporal distribution of precipitation from a storm event measured in probability of occurrence (e.g., a 5-year storm) and duration (e.g., 24 hours) used in

the design and evaluation of stormwater management systems. Also see Return Period.

Development Site (Site) – See Project Site.

Disturbed Area – An unstabilized land area where an earth disturbance activity is occurring or has occurred.

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

Erosion – The natural process by which the surface of the land is worn away by water, wind, or chemical action.

E&S Manual – Erosion and Sediment Pollution Control Manual, Pennsylvania Department of Environmental Protection, No. 363-2134-008 (March 31, 2012) as amended.

ERSAM - Existing Resource and Site Analysis Map

Existing Condition – The dominant land cover during the 5-year period immediately preceding a proposed regulated activity.

FEMA – Federal Emergency Management Agency.

Floodplain – Any land area susceptible to inundation by water from any natural source or delineated by applicable FEMA maps and studies as being a special flood hazard area. ~~Also includes areas that comprise Group 13 Soils, as listed in Appendix A of the Pennsylvania DEP Technical Manual for Sewage Enforcement Officers (as amended or replaced from time to time by DEP).~~ Also includes areas identified as part of the Floodplain Conservation District in the Zoning Ordinance (Chapter 164).

Forest Management/Timber Operations – Planning and activities necessary for the management of forestland. These include conducting a timber inventory, preparation of forest management plans, silvicultural treatment, cutting budgets, logging road design and construction, timber harvesting, site preparation, and reforestation.

Green Infrastructure – Systems and practices that use or mimic natural processes to infiltrate, evapotranspire, or reuse stormwater on the site where it is generated.

Hydrologic Soil Group (HSG) – Infiltration rates of soils vary widely and are affected by subsurface permeability as well as surface intake rates. Soils are classified into four HSGs (A, B, C, and D) according to their minimum infiltration rate, which is obtained for bare soil after prolonged wetting. The NRCS defines the four groups and provides a list of most of the soils in the United States and their group classification. The soils in the area of the development site may be identified from a soil survey report that can be obtained from local NRCS offices or conservation district offices. Soils become less pervious as the HSG varies from A to D (NRCS1,2).

Impervious Surface (Impervious Area) – A surface that prevents the infiltration of water into the ground. Impervious surfaces include, but are not limited to, buildings, streets, sidewalks, patios, pavements, roof areas, driveway areas, compacted stone and other areas determined by the Township Engineer to be impervious within the meaning of this definition. ~~A surface that prevents the infiltration of water into the ground. Impervious surfaces (or areas) shall include, but not be limited to: roofs; additional indoor living spaces, patios, garages, storage sheds and similar structures; and any new streets or sidewalks. Decks, parking areas, and driveway areas are not counted as impervious areas if they do not prevent infiltration.~~

Karst – A type of topography or landscape characterized by surface depressions, sinkholes, rock

pinnacles/uneven bedrock surface, underground drainage, and caves. Karst is formed on carbonate rocks, such as limestone or dolomite.

Land Development (Development) – Inclusive of any or all of the following meanings: (i) 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 buildings or (b) the division or allocation of land or space 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; (ii) any subdivision of land; (iii) development in accordance with Section 503(1.1) of the PA Municipalities Planning Code.

Limiting zone - A soil horizon or condition in the soil profile or underlying strata which includes one of the following:

(i) A seasonal high water table, whether perched or regional, determined by direct observation of the water table or indicated by soil mottling.

(ii) A rock with open joints, fracture or solution channels, or masses of loose rock fragments, including gravel, with insufficient fine soil to fill the voids between the fragments.

(iii) A rock formation, other stratum or soil condition which is so slowly permeable that it effectively limits downward passage of effluent.

Low Impact Development (LID) – Site design approaches and small-scale stormwater management practices that promote the use of natural systems for infiltration, evapotranspiration, and reuse of rainwater. LID can be applied to new development, urban retrofits, and revitalization projects. LID utilizes design techniques that infiltrate, filter, evaporate, and store runoff close to its source. Rather than rely on costly large-scale conveyance and treatment systems, LID addresses stormwater through a variety of small, cost-effective landscape features located on-site.

Municipality or Township – Lower Salford Township, Montgomery County, Pennsylvania.

NPDES – National Pollutant Discharge Elimination System

NRCS – USDA Natural Resources Conservation Service (previously SCS).

Manning Equation (Manning formula) - A method for calculation of velocity of flow (e.g., feet per second) and flow rate (e.g., cubic feet per second) in open channels based upon channel shape, roughness, depth of flow and slope. "Open channels" may include closed conduits so long as the flow is not under pressure.

PADEP – The Pennsylvania Department of Environmental Protection.

Peak Discharge – The maximum rate of stormwater runoff from a specific storm event.

Pervious Area – Any area not defined as impervious.

Post-Construction Stormwater Control (PCSM) Manual – A manual developed to update and replace the Pennsylvania Stormwater Best Management Practices Manual, as approved and amended by the PADEP.

Project Site – The specific area of land where any regulated activities in the Township are planned, conducted, or maintained.

Qualified Professional – Any person licensed by the Pennsylvania Department of State or otherwise qualified by law to perform the work required by this Chapter. A Pennsylvania

Registered Professional Engineer, Registered Landscape Architect, or a Registered Professional Land Surveyor trained to develop stormwater management plans.

Rational Formula or Rational Method - A rainfall-runoff relation used to estimate peak flow.

Regulated Activities – Any earth disturbance activities or any activities that involve the alteration or development of land in a manner that may affect stormwater runoff.

Regulated Earth Disturbance Activity – Activity involving earth disturbance subject to regulation under 25 Pa. Code 92, 25 Pa. Code 102, or the Clean Streams Law.

Retention Volume/Removed Runoff – The volume of runoff that is captured and not released directly into the surface waters of this Commonwealth during or after a storm event.

Return Period – The average interval, in years, within which a storm event of a given magnitude can be expected to occur one time. For example, the 25-year return period rainfall would be expected to occur on average once every 25 years; or stated in another way, the probability of a 25 year storm occurring in any one year is 0.04 (i.e., a 4% chance).

Riparian Buffer – A permanent area of trees and shrubs located adjacent to streams, lakes, ponds and wetlands.

Runoff – Any part of precipitation that flows over the land.

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

Soil-Cover Complex Method A method of runoff computation developed by the NRCS that is based on relating soil type and land use/cover to a runoff parameter called Curve Number (CN).

State Water Quality Requirements – The regulatory requirements to protect, maintain, reclaim, and restore water quality under Title 25 of the Pennsylvania Code and the Clean Streams Law.

Storage Indication Method - A reservoir routing procedure based on solution of the continuity equation (inflow minus outflow equals the change in storage) with outflow defined as a function of storage volume and depth.

Stormwater – Drainage runoff from the surface of the land resulting from precipitation or snow or ice melt.

Stormwater Control Measure (SCM) – Activities, facilities, designs, measures, or procedures used to manage stormwater impacts from regulated activities, to meet state water quality requirements, to promote groundwater recharge, and to otherwise meet the purposes of this Chapter. SCMs are commonly grouped into one of two broad categories or measures: "structural" or "non-structural." In this Chapter, non-structural SCMs refer to operational and/or behavior-related practices that attempt to minimize the contact of pollutants with stormwater runoff, whereas structural SCMs are those that consist of a physical device or practice that is installed to capture and treat stormwater runoff. Structural SCMs include, but are not limited to, a wide variety of practices and devices, from large-scale retention ponds and constructed wetlands, to small-scale underground treatment systems, infiltration facilities, filter strips, low impact design, bioretention, wet ponds, permeable paving, grassed swales, riparian or forested buffers, sand filters, detention basins, and manufactured devices. Structural SCMs are permanent appurtenances to the project site.

Stormwater Management Facility – Any structure, natural or man-made, that, due to its condition, design, or construction, conveys, stores, or otherwise affects stormwater runoff. Typical stormwater management facilities include, but are not limited to: detention and retention basins; open channels; storm sewers; pipes; and infiltration facilities.

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

Subdivision – As defined in The Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, No. 247.

Time-of-Concentration (Tc) - The time for surface runoff to travel from the hydraulically most distant point of the watershed to a point of interest within the watershed. This time is the combined total of overland flow time and flow time in pipes or channels, if any.

USDA – United States Department of Agriculture.

Waters of this Commonwealth – Any and all rivers, streams, creeks, rivulets, impoundments, ditches, watercourses, storm sewers, lakes, dammed water, wetlands, ponds, springs, and all other bodies or channels of conveyance of surface and underground water, or parts thereof, whether natural or artificial, within or on the boundaries of this Commonwealth.

Watershed – Region or area drained by a river, watercourse, or other surface water of this Commonwealth.

Wetland – Areas that are inundated or 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, including swamps, marshes, bogs, and similar areas.

ARTICLE III – STORMWATER MANAGEMENT STANDARDS

§___ - 14. General Requirements

A. For all regulated activities, unless preparation of a Stormwater Management Plan is specifically exempted in §__ - 6:

1. Preparation and implementation of an approved Stormwater Management Plan is required.

2. No regulated activities shall commence until the Township issues written approval of a Stormwater Management Plan, which demonstrates compliance with the requirements of this Chapter.

B. Stormwater Management Plans approved by the Township, in accordance with §___ - __ (Section 406), shall be on site throughout the duration of the regulated activity.

C. The Township may, after consultation with PADEP, approve measures for meeting the state water quality requirements other than those in this Chapter, provided that they meet the minimum requirements of, and do not conflict with, state law including, but not limited to, the Clean Streams Law.

D. For all regulated earth disturbance activities, erosion and sediment control BMPs shall be designed, implemented, operated, and maintained during the regulated earth disturbance activities (e.g., during construction) to meet the purposes and requirements of this Chapter and to meet all requirements under Title 25 of the Pennsylvania Code and the Clean Streams Law. Various BMPs and their design standards are listed in the *Erosion and Sediment Pollution Control Program Manual* (E&S Manual), No. 363-2134-008, as amended and updated.

E. Impervious areas:

1. The measurement of impervious areas shall include all of the impervious areas in the total proposed development even if development is to take place in stages.

2. For development taking place in stages, the entire development plan must be used in determining conformance with this Chapter.

3. For projects that add impervious area to a parcel, the total impervious area on the parcel is subject to the requirements of this Chapter; except that the volume controls in §___ - 15 and the peak rate controls of §___ - 16 do not need to be retrofitted to existing impervious areas that are not being altered by the proposed regulated activity.

F. Areas of existing diffused drainage discharge shall be subject to any applicable discharge criteria in the general direction of existing discharge, whether proposed to be concentrated or maintained as diffused drainage areas, except as otherwise provided by this Chapter. If diffused flow is proposed to be concentrated and discharged onto adjacent property, the applicant must document that adequate downstream conveyance facilities exist to safely transport the concentrated discharge, or otherwise prove that no erosion, sedimentation, flooding, or other harm will result from the concentrated discharge.

G. Whenever a watercourse is located within a development site, it shall remain open in its natural state and location and should not be piped, impeded, or altered (except for road crossings). It is the responsibility of the developer to stabilize existing eroded stream/channel banks. The developer must submit pictorial documentation of existing stream/channel banks to determine whether existing banks must be stabilized.

H. Where a development site is traversed by watercourses drainage easements shall be provided conforming to the line of such watercourses. The terms of the easement shall prohibit excavation, the placing of fill or structures, the removal of trees/vegetation, and any alterations that may adversely affect the flow of stormwater within any portion of the easement. For subdivisions or land developments, the width of the easement shall be consistent with the requirements for riparian buffers in Section _-17.

I. Work within natural drainageways shall be subject to approval by the municipality and the PADEP.

J. When there is a question whether wetlands may be involved, it is the responsibility of the applicant or his agent to show that the land in question cannot be classified as wetlands; otherwise approval to work in the area must be obtained from PADEP.

K. All regulated activities shall include such measures as necessary to:

1. Protect health, safety, and property.

2. Meet the water quality goals of this Chapter by implementing measures to:

   a. Minimize disturbance to floodplains, wetlands, and wooded areas.

   b. Maintain or extend riparian buffers.

   c. Avoid erosive flow conditions in natural flow pathways.

   d. Minimize thermal impacts to waters of this Commonwealth.

   e. Disconnect impervious surfaces by directing runoff to pervious areas, wherever possible.

3. Incorporate methods described in the *Pennsylvania Stormwater Best Management Practices Manual* (BMP Manual) or the Pennsylvania Post-Construction Stormwater Management Manual (PCSM Manual), as appropriate.

L. The design of all facilities over karst shall include an evaluation of measures to minimize adverse effects.

M. The design storm volumes to be used in the analysis of peak rates of discharge should be obtained from the latest version of the Precipitation-Frequency Atlas of the United States, National Oceanic and Atmospheric Administration (NOAA), National Weather Service, Hydrometeorological Design Studies Center, Silver Spring, Maryland.

NOAA's Atlas 14 can be accessed at: http://hdsc.nws.noaa.gov/hdsc/pfds/.

N. For all regulated activities, SCMs shall be designed, implemented, operated, and maintained to meet the purposes and requirements of this Chapter and to meet all requirements under Title 25 of the Pennsylvania Code, the Clean Streams Law, and the Storm Water Management Act.

O. Proposed SCMs and their design standards shall be designed consistent with the recommendations of the BMP Manual or PCSM Manual and other appropriate standards. When there is a conflict between the Manuals and the ordinances in the Lower Salford Township Code, the ordinance requirements shall be met.

P. ~~All stormwater runoff and floodplain calculations and stormwater management facilities design shall be prepared by a professional engineer licensed in the Commonwealth of Pennsylvania unless the project is using Appendix__ for Small Projects for a residential project.~~

Q. ~~When subdivisions or land developments are submitted to the Township for approval in sections, a complete storm sewer design for the proposed subdivision and land development shall be submitted. The proposed design must include the entire tract and not a portion.~~

§___ - 15 Approvals by Other Agencies

A. The following permit requirements may apply to certain regulated earth disturbance activities, and must be met prior to commencement of regulated earth disturbance activities, as applicable:

1. All regulated earth disturbance activities subject to permit requirements by PADEP under 25 Pa. Code Chapter 102.

2. Work within natural drainageways subject to permit by PADEP under 25 Pa. Code Chapter 105.

3. Any stormwater management facility that would be located in or adjacent to surface waters of the commonwealth, including wetlands, subject to permit by PADEP under 25 Pa. Code Chapter 105.

4. Any stormwater management facility that would be located on a state highway right-of-way, or require access from a state highway, shall be subject to approval by the Pennsylvania Department of Transportation (PENNDOT).

5. Culverts, bridges, storm sewers or any other facilities which must pass or convey flows from the tributary area and any facility which may constitute a dam subject to permit by PADEP under 25 Pa. Code Chapter 105.

§___ - 16. Volume Controls

The green infrastructure and low impact development practices provided in the BMP Manual shall be utilized for all regulated activities wherever possible. Water volume controls shall be implemented using the *Design Storm Method* in Subsection A or the *Simplified Method* in Subsection B below. For regulated activity areas equal or less than one acre that do not require hydrologic routing to design the stormwater facilities, this Chapter establishes no preference for either methodology; therefore, the applicant may select either methodology on the basis of

economic considerations, the intrinsic limitations on applicability of the analytical procedures associated with each methodology and other factors.

A. The *Design Storm Method* (CG-1 in the BMP Manual) is applicable to any size of regulated activity. This method requires detailed modeling based on site conditions.

   1. Do not increase the post-development total runoff volume for all storms equal to or less than the 2-year 24-hour duration precipitation.

   2. For modeling purposes:

      a. Existing (predevelopment) non-forested pervious areas must be considered meadow in good condition.

      b. Twenty percent (20%) of existing impervious area, when present, shall be considered meadow in good condition in the model for existing conditions for land development submissions only.

B. The *Simplified Method* (CG-2 in the BMP Manual) provided below is independent of site conditions and should be used if the *Design Storm Method* is not followed. This method is not applicable to regulated activities greater than one acre or for projects that require design of stormwater storage facilities for peak rate control. For new impervious surfaces:

   1. Stormwater facilities shall capture at least the first two (2) inches of runoff from all new impervious surfaces.

   2. At least the first one inch of runoff from new impervious surfaces shall be permanently removed from the runoff flow, i.e., it shall not be released into the surface waters of this Commonwealth. Removal options include reuse, evaporation, transpiration, and infiltration.

   3. Wherever possible, infiltration facilities should be designed to accommodate infiltration of the entire permanently removed runoff; however, in all cases at least the first 0.5 inch of the permanently removed runoff should be infiltrated.

§___ - 17. Rate Controls

A. For all areas of the Township including the areas covered by the East Branch Perkiomen Creek Act 167 Stormwater Management Plan (District C-2):

Post-development discharge rates shall not exceed the pre-development discharge rates for the 24-hour storm events as outlined in the following table.

Post Development Design Storm	Pre-Development Design Storm
2-year	1-year
5-year	2-year
10-year	10-year
25-year	25-year
50-year	50-year

100-year	100-year

§___ - 18 Riparian Buffers

A. In order to protect and improve water quality, a Riparian Buffer Easement shall be created and recorded as part of any subdivision or land development that encompasses a Riparian Buffer.

B. Except as required by Chapter 102, the Riparian Buffer Easement shall be measured to be the greater of the limit of the 100 year floodplain or a minimum of 35 feet from the top of the streambank (on each side).

I. Minimum Management Requirements for Riparian Buffers.

1. Existing native vegetation shall be protected and maintained within the Riparian Buffer Easement.

2. Whenever practicable invasive vegetation shall be actively removed and the Riparian Buffer Easement shall be planted with native trees, shrubs and other vegetation to create a diverse native plant community appropriate to the intended ecological context of the site.

D. The Riparian Buffer Easement shall be enforceable by the Township and shall be recorded in the appropriate County Recorder of Deeds Office, so that it shall run with the land and shall limit the use of the property located therein. The easement shall allow for the continued private ownership and shall count toward the minimum lot area a required by Zoning, unless otherwise specified in the Lower Salford Township Zoning Ordinance.

E. Any permitted use within the Riparian Buffer Easement shall be conducted in a manner that will maintain the extent of the existing 100-year floodplain, improve or maintain the stream stability, and preserve and protect the ecological function of the floodplain.

F. The following conditions shall apply when public and/or private recreation trails are permitted within Riparian Buffers:

1. Trails shall be for non-motorized use only.

2. Trails shall be designed to have the least impact on native plant species and other sensitive environmental features.

G. Septic drainfields and sewage disposal systems shall not be permitted within the Riparian Buffer Easement and shall comply with setback requirements established under 25 Pa. Code Chapter 73.

§___ - 19 Design Requirements

A. General Requirements

1. The discharge of the outlet pipe for a SCM must be a minimum of 25 feet from the

property line.

2. Landscaping and planting in and around the perimeter of SCMs shall be provided in accordance with the Lower Salford Township Subdivision and Land Development Ordinance.

3. SCMs should utilize the natural contours of the land whenever possible. When such design is not practical, the construction shall utilize slopes as flat as possible to blend the structure into the terrain.

4. All basins shall have slopes of three horizontal to one vertical (3:1), or flatter. The top or toe of the slope shall be located a minimum of 5 feet from any property line.

5. Emergency overflow facilities/spillways shall be provided for SCMs in order to convey basin inflow in excess of design flows, out of the basin, or in the event the outlet structure becomes blocked and is unable to convey flow. Emergency spillways should be designed and constructed in accordance with the Lower Salford Township Standard Details. The minimum capacity of all emergency spillways shall be equivalent to the peak flow rate of the one-hundred-year, post development design storm (entering to the basin).

B. Infiltration SCMs

1. Infiltration SCMs should be spread out, made as shallow as practicable, and located to maximize use of natural on-site infiltration features while still meeting the other requirements of this Chapter.

2. Infiltration SCMs shall be constructed on soils that have the following characteristics:

   a. A minimum soil depth of 24 inches between the bottom of the infiltration BMPs and the top of bedrock or seasonally high water table (i.e. limiting zone). The minimum required separation between the limiting zone may be increased, if required by the Township, should project specific conditions exist (such as anticipated increased contaminants) which dictate greater prevention of groundwater contamination.

   b. An infiltration rate sufficient to accept the additional stormwater load and dewater completely as determined by field tests. The minimum acceptable infiltration rate for field tested soils shall be 0.25 inches/hour (in/hr). A safety factor of 50% shall be applied to field tested infiltration rates to determine the rate to be utilized for design purposes (e.g., for soil which measured 0.4 in/hr in the field, the BMP design shall use 0.2 in/hr to insure safe infiltration rates after construction.)

   c. All infiltration facilities shall be designed to completely infiltrate runoff volume within 72 hours from the peak of the design storm.

   d. A soils evaluation of the project site shall be required to determine the suitability of infiltration facilities. The soils evaluation must be performed by a qualified engineer, geologist and/or soil scientist in accordance with the BMP Manual or

PCSM Manual which addresses soil permeability, depth to the limiting zone, susceptibility to sinkhole formation and subgrade stability. The general process for designing infiltration SCM shall be:

[1] Analyze hydrologic soil groups as well as natural and man-made features within the site to determine general areas of suitability for infiltration practices.
[2] Provide field tests such as double ring infiltrometer or hydraulic conductivity tests at the level of the proposed infiltration surface to determine the appropriate conductivity rage. Percolation tests are not recommended for design purposes.
[3] Design the infiltration SCM based on field-determined capacity at the level of the proposed infiltration surface and based on the safety factor of 50%.
[4] If individual on-lot infiltration systems are proposed, it must be demonstrated that the soils are conducive to infiltration on the lots identified.
[5] For subdivisions and land developments, soils investigation shall be conducted prior to preliminary plan submission.

3. Infiltration SCMs shall be designed to meet the following requirements:

a. When infiltration SCMs are proposed, the locations of existing and proposed septic tanks, on-site sewage disposal areas, other infiltration areas, wells and structures with basements must be shown. Separation distances should be provided in accordance with the BMP Manual or PCSM Manual, whichever is being utilized by the PADEP, for the specific type of infiltration SCM. Generally, the following separation distances shall be provided between the infiltration system and the following features:

[1] A separation distance of no less than 5 feet from underground utilities
[2] A separation distance of no less than 50 feet from any existing or proposed on-site sewage disposal system.
[3] A separation distance of no less than 100 feet from individual and non-residential wells shall be provided.
[4] A separation distance of no less than 300 feet from community or municipal water supply wells treating over 10,000 GPD for drinking purposes shall be provided.
[3] A separation distance of at least 20 feet from basements, foundations, septic tanks, property lines or other structures.

b. The infiltration system shall have positive overflow controls for extreme storm events and, if the system is underground, to prevent storage within 1 foot of the finished surface or grade.

c. Surface inflows shall be designed to prevent direct discharge of sediment and other pollutants into the infiltration system. Pretreatment may be required for surface drainage discharging to the infiltration SCM as directed by the Township Engineer.

d. Infiltration SCMs shall be designed, constructed and maintained in accordance with the recommendations in the BMP Manual or PCSM Manual, whichever is being utilized by the PADEP. Any modification to the recommendations must be submitted for review and approval by the Township Engineer.

e. Special attention shall be paid to proper installation of infiltration stormwater management systems during the construction and to careful avoidance of soil compaction during site development. Areas proposed for infiltration shall be protected from sedimentation and compaction during the construction phase, so as to maintain their maximum infiltration capacity.

f. The drainage plan must include safeguards against groundwater contamination for uses which have a potential for a pollutant discharge. The Township may require the installation of a mitigative layer or an impermeable liner in the SCM and/or detention basins where the possibility of groundwater contamination exists. A detailed hydrogeologic investigation may be required by the Township. If an impermeable liner or other containment measures are required to prevent contaminated runoff form infiltrating into the ground, additional measures conforming to the requirements of this chapter must be implemented to improve the quality of stormwater runoff from the development site.

g. Infiltration SCMs shall not be constructed nor receive runoff until the entire contributory drainage area to the infiltration SCM has achieved final stabilization.

h. For underground infiltration facilities, access must be provided at each storm sewer connection and as needed for inspection and maintenance of the facility.

C. Non-Infiltration SCMs

1. Non-infiltration SCMs include but are not limited to bioretention (without infiltration), green roofs, constructed wetlands, and managed release concept (MRC) SCMs.

2. Non-infiltration SCMs should be designed, constructed and maintained in accordance with the recommendations in the BMP Manual, PADEP Guidelines, or PCSM Manual, whichever is being utilized by the PADEP. Any modification to the recommendations must be submitted for review and approval by the Township Engineer.

3. If infiltration is possible, the separation distance for Infiltration SCMs shall be met. If the SCM is non-infiltrating the following separation distances shall be provided unless a modification is approved by the Township Engineer:
    a. Five (5) feet from underground utilities.
    b. Ten (10) feet from a property line.
    c. Fifty (50) feet from a private well or septic system.

D. Rate Control SCMs

1. Rate Control SCMs include but are not limited to wet basins, above-ground detention basins and underground detention basins.

2. Separation distances shall be provided as outlined above for infiltration SCMs and non-infiltrating SCMs as appropriate depending on whether infiltration is possible.

3. If wet ponds are proposed, the developer shall demonstrate that such ponds are

designed to protect the public's health and safety. Should any stormwater management facilitiy require a dam safety permit under the PADEP Chapter 105 regulations, the facility shall be designed in accordance with Chapter 105 including the dam safety requirements.

4. Rate Control SCMs shall be designed in accordance with recommendations in the BMP Manual, PCSM Manual, or other appropriate standards. If other standards are used, the stormwater management report must include reference and justification for the use of these standards.

5. For above ground stormwater facilities, the design shall be consistent with the following:

   a. The basin inflow and outflow structures shall not be located directly across from each other and shall not be in close proximity to one another. A length-to-width ratio of at least 2:1 shall be provided to maximize the flow path between inflow point and the outflow structure. The distance between these two structures must be at least 75% of the maximum pond length. Alternatively, a means for extending the time of surface flow from basin inflow point to basin outlet structure, designed to the satisfaction of the Township Engineer, may be utilized.

   b. Safety fencing may be required around stormwater facilities under the following conditions:
      [1] If the maximum depth of detained runoff is greater than 24 inches for a 2-year or 10-year storm event.
      [2] If the maximum depth of detained runoff is greater than 36 inches for a 100-year storm event.
      [3] If determined necessary for the health and/or safety of the surrounding community by the Township Board of Supervisors.

   c. Normally dry, open top, storage facilities should completely drain both the volume control and rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the design storm.

   d. For wet basins, a safety bench and an aquatic bench shall be provided. The safety bench shall be a minimum of 4 ft. in width and approximately 6 inches above the permanent pool elevation with a reverse slope no greater than 10:1. The aquatic bench shall be approximately 12 inches below the permanent pool elevation and a minimum of 6 ft. wide.

   e. When the basin is not designed for infiltration or as a non-infiltrating SCM such as an MRC, the bottom shall have a minimum slope of 2%.

   f. In all cases, the discharge end of the basin shall be provided with a properly designed multi-stage outlet control structure, culvert pipe, and endwall. Perforated riser pipes alone, without provision for permanent outlet control structure, or a stand-alone culvert pipe are not permitted for permanent basins.

   g. The minimum top of basin berm width (at the design elevation) shall be 10 feet. A cutoff trench (keyway) of impervious material shall be provided under all embankments that require fill material. The cutoff trench shall be a minimum of

eight feet wide and three feet deep and have side slopes of one horizontal to one vertical.

h. The minimum freeboard through the emergency spillway shall be one foot. "Freeboard" is defined as the difference between the design flow elevation through the spillway and the elevation of the top of the settled basin berm.

i. Anti-seep collars shall be installed around the pipe barrel and shall be centered within the normal saturation zone of the berm. The anti-seep collars and their connections to the pipe barrel shall be watertight. The anti-seep collars shall be poured in place and extend a minimum of two feet beyond the outside of the principal pipe barrel. A minimum of two collars shall be installed on each basin outlet pipe.

j. All basin outlet pipes shall be watertight reinforced concrete having "O-Ring" joints. All joints shall be mortared. Crushed stone bedding/backfill shall not be utilized through basin berms.

k. The top of outlet structure box shall be at least six inches lower than the elevation of the emergency spillway.

l. Energy dissipating devices (rock lining/rip rap, or other approved materials) shall be provided at all basin outlets and shall be sized in accordance with PADEP Erosion and Sediment Pollution Control Program Manual, latest revision.

m. Stone gabion baskets or concrete or segmental block retaining walls shall not be permitted for use in construction of detention basins or wet basins.

n. Wet basins shall provide a means of draining the water for repair and/or inspection as needed.

6. For underground stormwater management facilities, the design shall be consistent with the following:

a. The bottom of the basin shall be a minimum of 2 feet above the seasonal high groundwater table.

b. The underground basin shall have an emergency overflow device/spillway to convey flows greater than the design flow and to convey flows from the 100-year storm in the event that the orifices or weirs in the structure become blocked.

c. The maximum water surface elevation shall be a minimum of 1 foot below the ground surface or pavement cross-section.

d. Pretreatment may be required if the stormwater is able to infiltrate into the ground as determined by the Township Engineer.

e. Access must be provided at each storm sewer connection and as needed for inspection and maintenance of the facility.

E. Access to stormwater facilities

1. Access easement and stabilized drive to stormwater facilities shall be provided for maintenance and operation if required by the Township Engineer. This access easement shall be cleared and, when possible, be at least 20 feet in width.

2. Depressed curb and concrete apron shall be provided where the accessway enters a street/driveway. The stabilized driveway shall extend from the bottom of the interior basin berm embankment near the outlet structure to the point of access to the basin from a public right-of-way or paved driveway within an access easement. Access easements shall be owned and maintained by the individual lot owner(s) or homeowner's association but shall be established to permit access for maintenance and inspection by the owner and by Lower Salford Township or its designee, for emergency, inspection and/or maintenance, at any reasonable time.

F. Collection system standards.

1. Design storm event: The collection system shall be designed for the twenty-five (25) year storm event at a minimum. If the collection system drainage area is proposed to be managed by a Rate Control SCM, the runoff from the one-hundred (100) year storm event must be safely conveyed to the SCM.

2. Curb inlets. Curb inlets shall be located at curb tangents on the uphill side of street intersections, and at intervals along the curbline to control the maximum amount of encroachment of runoff on the roadway pavement so that same does not exceed a width of one half the travel lane during the design storm event. Design and location of curb inlets shall be approved by the Township.

3. Pipe materials. All storm sewer piping within private or public streets and areas to be dedicated to the Township shall be Class III reinforced concrete pipe (RCP), except when pipe class and strength is required to be increased in accordance with PennDOT specifications. Piping shall be saw-cut at ends, as needed, and not hammered or broken. All pipe joints and lift holes must be mortared except where designed for infiltration. In other areas, High Density Polyethylene Pipe (HDPE) pipe may be used. The HDPE must be smooth lined corrugated pipe.

4. Minimum pipe size. Minimum pipe diameter shall be 18 inches within public or private streets and areas to be dedicated to the Township. For other areas, the minimum pipe diameter shall be 12 inches.

5. Inlet and manhole construction. Inlets and manholes shall be in accordance with the Lower Salford Township Standard Details.

6. Open-end pipes must be fitted with concrete endwalls or wing walls in accordance with PennDOT standards.

7. Flow velocity. Stormwater collection systems shall be designed to produce a minimum velocity of three feet per second when flowing full. The maximum permissible velocity shall be 15 feet per second. Pipe slopes shall not be less than 1/2 of 1% (0.005 ft/ft), with the exception that terminal sections of pipe shall have a minimum slope of 1%

(0.01 ft/ft).

8. Inlet and manhole spacing. Inlet spacing shall be so arranged that ninety-five (95) percent of the gutter flow will be captured. Manholes shall be spaced at intervals not exceeding 300 feet for pipes that are 24 inches or less, and shall be located wherever branches are connected or sizes are changed, and wherever there is a change in alignment or grade. For pipes greater than 24 inches, manholes shall be spaced at intervals not exceeding 450 feet.

9. Stormwater collection facilities shall be designed and constructed to intercept concentrated runoff prior to discharge over public/private rights-of-way, sidewalks, streets, and driveways.

10. Inlet Capacity:

    a. The capacity of all Type "C" inlets shall be based on a maximum surface flow to the inlets of four cubic feet per second (cfs), calculated based on the design storm event, except that a Type "C" inlet at a low point of a paved area may be designed to accept a maximum of six cfs.

    b. If the surface flow to an inlet exceeds four cfs, additional inlets shall be provided upstream of the inlet to intercept the excessive surface flow. The maximum flow to Type "C" inlets located in low points (such as sag vertical curves) shall include the overland flow directed to the inlet as well as all bypass runoff from upstream inlets. The bypass flow from upstream inlets shall be calculated using inlet efficiency curves included in PennDOT Design Manual Part 2, latest edition.

    c. Type "M" inlets shall be designed to accept a maximum surface flow of six cfs, unless otherwise approved by the Township.

    d. Double inlets will not be permitted where additional pipe and inlets can be placed upstream to intercept excessive surface flow.

    e. A maximum of 12 cfs shall be permitted to be collected by a Type "M" inlet located in an isolated pervious area, provided the designer can verify that such an inlet would not cause stormwater to accumulate on any adjoining public or private property, outside of a storm sewer easement, and that the depth of the accumulated stormwater would not exceed 12 inches.

11. A minimum drop of two inches shall be provided between the inlet and outlet pipe invert elevations within all inlets and manholes. When varying pipe sizes enter an inlet or manhole, the elevation of crown of all pipes shall be matched. Storm sewer pipes shall enter and exit the sides of inlet boxes and shall not encroach into the corner, wherever possible.

12. Stormwater pipes shall have a minimum depth of cover of 24 inches (including over the bell). Where cover is restricted, equivalent pipe arches may be specified in lieu of circular pipe, to achieve required cover. Stormwater pipes conveying swale flow under driveway crossings shall have a minimum cover of 12 inches, including over the bell, but in no case shall the cover be less than that required for the anticipated traffic

loading. For driveway culverts, cover may be less than 12 inches if the design engineer verifies such pipe has sufficient strength for the anticipated vehicle loading. Where cover is restricted, concrete trench drain with bolt-down metal grate may be used.

13. The capacity of all stormwater pipes shall be calculated utilizing the Manning Equation for open channel flow as applied to closed conduit flow. The Manning's roughness coefficient shall be 0.13 for all RCP and HDPE pipe. In cases where pressure flow may occur, the hydraulic grade line shall be calculated throughout the storm sewer system to verify that at least one foot of freeboard will be provided in all inlets and manholes for the design storm event.

14. Culverts shall be designed based on procedures contained in Hydraulic Design of Highway Culverts, HDS #5, U.S. Department of Transportation, Federal Highway Administration. Where pressure flow is anticipated in storm sewer pipes (non-open channel flow), the applicant's designer shall be required to calculate the elevation of the hydraulic grade line through the storm sewer system. Wherever the hydraulic grade line elevation exceeds the pipe crown elevation for the design flow, pipes with watertight joints must be specified.

15. Storm sewer structures (e.g., endwalls, inlets, pipe sections, etc.) may not be located on top of or within 10 feet of electric, communication, water, sanitary sewer, or gas services and/or mains and structures, unless approval is received from the Township and the authority or utility having jurisdiction over same.

16. Stormwater pipes must be oriented at right angles to electric, water, sanitary sewer, and gas utilities when crossing above or beneath same. Crossing angles of less than 90° will only be permitted at the discretion of the Township. When skewed crossings are permitted, interior angles between alignment of the storm sewer pipe and utility may not be less than 45°. Vertical and horizontal design of storm sewers must be linear.

17. Roadway underdrain is required along both sides of all proposed roadways, existing roadways proposed to be widened, and within existing or proposed roadside swales as directed by the Township.

18. Where a storm sewer system is not located within a right-of-way or dedicated public property, a twenty-foot (20) wide easement shall be established to encompass the storm sewer system. For multiple pipes or utilities, the width of the easement shall be a minimum of 30 feet. **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.**

19. Stormwater roof drains and sump pumps shall not discharge water directly onto a sidewalk or a street and shall be constructed to discharge to a dry well/seepage pit or above ground entirely on the subject property, except where such discharge could flow across a sidewalk or onto a street. If approved by the Township Engineer, roof drains and sump pumps may be discharged directly to a storm sewer system if such system discharges to a stormwater BMP or water quality facility.

20. Storm sewer design.
    i. Design flow rate.

[1] The storm sewer system shall be designed to carry the design storm peak flow rate. The drainage area and runoff coefficient to each inlet shall be indicated on the stormwater management plan. The one-hundred-year flow rate shall be determined by the Rational Method formula, Q = CIA, where:

Q = Peak runoff rate measured in cubic feet per second (cfs).
C = Runoff coefficient. The coefficient of stormwater runoff includes many variables, such as ground slope, ground cover, shape of drainage area, etc.
I = Intensity: average rainfall intensity in inches per hour for a time equal to the time of concentration.
A = Area: drainage area in acres.

[2] Values for the rainfall intensity shall be obtained from the latest version of the Precipitation-Frequency Atlas of the United States, National Oceanic and Atmospheric Administration (NOAA), National Weather Service, Hydrometeorological Design Studies Center, Silver Spring, Maryland. NOAA's Atlas 14 can be accessed at: http://hdsc.nws.noaa.gov/hdsc/pfds/

ii. Consideration shall be given to future land use changes in the drainage area in selecting the Rational ("C") coefficient. For drainage areas containing several different types of ground cover, a weighted value of "C" shall be used.

iii. In determining the peak flow rate to individual storm sewer inlets (or other collection structures) the time of concentration method (as referenced in § ___-20.L) shall be used for inlet drainage areas in excess of one acre, unless otherwise approved by the Township. For inlet drainage areas less than one acre, a five-minute time of concentration shall be used unless otherwise approved by the Township.

iv. In determining the required design flow rate through a storm sewer piping system, if a five-minute time of concentration results in a pipe size exceeding 30 inches (or equivalent flow area of 4.9 square feet), within any run of pipe, the time of concentration approach may be used for sizing of pipes from that point on, by adjusting the time of concentration.

v. Overflow system. An overflow system shall be provided to carry all bypass flow and/or flow in excess of storm sewer design capacity to the SCM (or other approved outlet point) when the capacity of the storm sewer system is exceeded. Stormwater runoff will not be permitted to surcharge from storm sewer structures.

21. Open swales and gutters.

a. Open swales shall be designed on the basis of Manning's Formula as indicated for collection systems with the following considerations:

i. Bank slopes. Slopes for swale banks shall not be steeper than one vertical to four horizontal.

ii. Swale/channel design shall be in accordance with the PADEP Erosion and Sediment Pollution Control Program Manual.

b. Swales shall be stabilized with biodegradable erosion control matting to permit establishment of permanent vegetation. Swales shall be of such shape and size to effectively contain the, Rational Method design storm, or greater, and to conform to all other specifications of the Township. The design storm shall be as defined in §__-19.F.1.

c. To minimize sheet flow of stormwater across lots located on the lower side of roads or streets, and to divert flow away from building areas, the cross-section of the street as constructed shall provide for parallel ditches or swales or curb on the lower side which shall discharge only at drainage easements, unless otherwise approved by the Township.

d. Gutters and swales adjacent to road paving shall be permitted to carry a maximum flow of four cubic feet per second prior to discharge away from the street surface, unless it is proven to the satisfaction of the Township by engineering calculations that the road slopes or other factors would allow higher gutter or swale capacity.

e. Flows larger than those permitted in gutters and roadside swales may be conveyed in swales outside the required road right-of-way in separate drainage easements, or may be conveyed in pipes or culverts inside or outside the required road right-of-way.

f. Existing and proposed swales shall be provided with underdrains as deemed necessary by the Township should overland seepage result in potential maintenance problems. Underdrains must discharge into a natural drainage channel or stormwater management system.

g. Where drainage swales are used to divert surface waters away from buildings, they shall be sodded, landscaped, or otherwise protected as required and shall be of a slope, shape, and size conforming with the requirements of the Township. Concentration of surface water runoff shall be permitted only in swales, watercourses, SCMs, or other areas designed to meet the objectives of this chapter.

22. Bridge and culvert design.

Any proposed bridge or culvert to convey flow within a watercourse, perennial stream, intermittent stream or ephemeral stream shall be designed in accordance with the following principals:

a. Bridges and culverts shall be designed and constructed to meet current Pennsylvania Department of Transportation construction and loading standards (HS-25 loading standards, minimum). They shall be constructed to the full width of the right-of-way or to an adequate dimension to accommodate special grade conditions. Approval of the Pennsylvania Department of Environmental Protection is required for all improvements in and along all waters of the commonwealth. The applicant shall provide verification of Department of Environmental Protection approval for all such proposed bridges and culverts.

b. Approval of the Pennsylvania Department of Environmental Protection is required for

all improvements in and along waters of the commonwealth. Where applicable, stormwater management facilities or programs shall comply with the requirements of Chapter 102 (Erosion Control), Chapter 105 (Dam Safety and Waterway Management), and Chapter 106 (Floodplain Management) of Pennsylvania Code, Title 25, Rules and Regulations of the Department of Environmental Protection.

c. All bridges, culverts and drainage channels shall be designed to convey a flow rate equal to a one-hundred-year, twenty-four-hour storm, as defined by the United States Department of Agriculture, Soil Conversation Services, Technical Release No. 55. All bridges and culverts shall be designed to pass the one-hundred-year design storm without increasing the extent and depth of the one-hundred-year floodplain.

F. Grading and drainage.

a. After completion of rough grading, a minimum of six inches of topsoil shall be returned to remaining disturbed areas prior to final grading and seeding.

b. Lots shall be graded to secure proper drainage away from buildings and to prevent the collection of stormwater in pools. Minimum 2% slopes shall be maintained away from and around all structures. Separation between the top of foundation wall (or slab) and final grade shall comply with Township Building Code requirements.

c. Excavation. No excavation shall be made with a cut face steeper in slope than three horizontal to one vertical (3:1), except under one or more of the following conditions:

[1] The material in which the excavation is made is sufficiently stable to sustain a slope of steeper than 3:1, and a written statement (certification) from a professional civil engineer, licensed in the Commonwealth of Pennsylvania and experienced in erosion control, to this effect is submitted to the Township Engineer for review. This statement shall indicate the site has been inspected and that the deviation from the slope specified herein will not result in injury to persons or damage to property.

[2] A concrete, segmental block, or stone masonry wall, constructed in accordance with Township requirements, is provided to support the face of the excavation.

d. Fill. No fill shall be made which creates any exposed surface steeper in slope than three horizontal to one vertical (3:1), except under one or more of the following conditions:

[1] The fill is located so that settlement, sliding, or erosion will not result in property damage or be a hazard to adjoining property, streets, alleys, or buildings.

[2] A written statement from a professional civil engineer, licensed in the Commonwealth of Pennsylvania and experienced in erosion control, certifying the site has been inspected and that the proposed deviation from the slope specified above will not endanger any property or result in property damage, is submitted to and approved by the Township.

[3] A concrete, segmental block, or stone masonry wall, constructed in accordance with Township requirements, is provided to support the face of the fill.

e. Slopes and fences. The top or bottom edge of slopes shall be a minimum of five feet from property or right-of-way lines of streets or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property. A protective fence shall be required at the top of the wall (or embankment), pursuant to the requirements of the Pennsylvania Uniform Construction Code, where walls or slopes (steeper than two horizontal to one vertical) are approved under the criteria in this chapter.

f. Adequate provision shall be made to prevent surface water from damaging the cut face of excavation and the sloping surfaces of fills.

g. Cleanup. All lots must be kept free of any debris or nuisances whatsoever during construction.

h. Design of erosion and sedimentation control facilities (particularly stormwater/sediment basins) shall incorporate best management practices as defined herein.

i. Cut and fill operations shall be kept to a minimum. Wherever feasible, natural vegetation shall be retained, protected, and supplemented. Cut and fills shall not endanger or otherwise adversely impact adjoining property.

j. No grading equipment shall be permitted to be loaded and/or unloaded on a public street, and no grading equipment shall be permitted to travel on or across a public street unless licensed for operation on public thoroughfares.

k. Grading equipment shall not be permitted to cross intermittent and perennial streams. Temporary crossing shall only be permitted where application is made, and approval is received, from the PADEP (where applicable), the Montgomery County Conservation District, and Lower Salford Township.

l Design of energy dissipation for storm sewer pipes and channels shall be in accordance with the PADEP E&S Manual or the Hydraulic Engineering Circular No. 14, "Hydraulic Design of Energy Dissipaters for Culverts and Channels," as published by the Department of Transportation, FHA, when deemed necessary by the Township, and as approved by the Montgomery County Conservation District.

m. To control the dissemination of mud and dirt onto public roads and driveways, tire cleaning areas constructed in accordance with the standards in the PADEP E&S Manual shall be installed at each point of access to the site and individual lots (upon construction of internal streets in a binder condition). When deemed necessary by the Township, washing stations shall also be set up at every construction entrance in order to wash mud and dirt from exiting vehicles. Appropriate measures must be taken to control runoff from such locations. The developer shall be responsible for the placement of appropriate signage identifying construction entrances and washing stations. Construction entrances shall be maintained by the developer during construction, as determined by the Township.

n. In the event any mud and/or debris is transported from the site onto a public roadway, the debris shall be removed immediately and the roadway swept and/or washed as deemed necessary by the Township at the owner's expense.

§___ - 20 Calculation Methodology

A. Any stormwater runoff calculations shall use generally accepted calculation techniques that are based on the NRCS Soil Cover Complex Method. Table ___-20-1 summarizes acceptable computation methods. Method must be selected by the applicant based on the individual limitations and suitability of each method for a particular site.

Table ___ - 20.1

Acceptable Computation Methodologies for Stormwater Management Designs

Method	Method Developed By	Applicability
TR-20 (or commercial computer package based on TR-20)	USDA NRCS	Applicable where use of full hydrology computer model is desirable or necessary
TR-55 (or commercial computer package based on TR-55)	USDA NRCS	Applicable for land development plans within limitations described in TR-55
HEC-1, HEC-HMS	U.S. Army Corps of Engineers	Applicable where use of full hydrologic computer model is desirable or necessary
PSRM	Penn State University	Applicable where use of a hydrologic computer model is desirable or necessary; simpler than TR-20 or HEC-1
Other methods	Varies	Other computation methodologies approved by the Township Engineer

B. All calculations consistent with this chapter using the Soil Cover Complex Method shall use the appropriate design rainfall depths for the various return period storms according to the latest version of the Precipitation-Frequency Atlas of the United States, National Oceanic and Atmospheric Administration (NOAA), National Weather Service, Hydrometeorological Design Studies Center, Silver Spring, Maryland. NOAA's Atlas 14 can be accessed at: http://hdsc.nws.noaa.gov/hdsc/pfds/. If a hydrologic computer model such as PSRM or HEC-1/HEC-HMS is used for stormwater runoff calculations, then the duration of rainfall shall be 24 hours.

C. Runoff curve numbers (CN) for both existing and proposed conditions to be used in the Soil Cover Complex Method shall be obtained from TR-55 or as approved by the Township Engineer.

D. For the purposes of existing conditions flow rate determination for all development activity, undeveloped land shall be considered as "meadow" in good condition, unless the natural ground cover generates a lower curve number (CN) (e.g., forest), as listed in TR-55.

Wooded areas shall use a ground cover of "woods in good condition." An area shall be considered wooded if there is a contiguous canopy of trees existing over an area of 1/4 acre or more.

E. For redevelopment sites, the ground cover used to determine the existing conditions runoff volume and flow rate for the developed portion of the site shall be based upon actual land cover conditions. If the developed site contains impervious surfaces, 20% of the impervious surface area shall be considered as "meadow" in good condition in the model for existing conditions runoff volume and flow rate.

F. Where uniform flow is anticipated, the Manning Equation shall be used for hydraulic computations, and to determine the capacity of open channels, pipes, and storm sewers..

G. Outlet structures for stormwater management facilities shall be designed to meet the performance standards of this chapter using any generally accepted hydraulic analysis technique or method.

H. The design of any stormwater management facilities intended to meet the performance standards of this chapter shall be verified by routing the design storm hydrograph through these facilities using the Storage Indication Method. For drainage areas greater than 20 acres in area, the design storm hydrograph shall be computed using a calculation method that produces a full hydrograph.

I. The time of concentration (Tc) is the time required for water to flow from the hydraulically most remote point of the drainage area to the point of interest (design point). Use of the rational formula requires calculation of a Tc for each design point within the drainage basin. Travel time estimation for the rational method shall be based on NRCS Technical Release No. 55 (2nd Edition). For design purposes, the time of concentration may not be less than five minutes. Travel time (Tt) is the time it takes runoff to travel from one location to another in a watershed (subreach) and is a component of time of concentration. Tc is computed by summing all the travel times for consecutive components of the drainage conveyance system.

J. Water moves through a watershed as sheet flow, shallow concentrated flow, open channel flow, or some combination of these. Sheet flow rates shall be calculated using the NRCS TR-55 (1986) variation of the kinematic wave equation. Sheet flow length may not exceed 50 feet over paved surfaces and 150 feet over unpaved surfaces. Maximum permitted sheet flow length shall be 150 feet unless site-specific conditions exist (that can be demonstrated) that warrant an increase of the sheet flow length. Under no circumstances shall sheet flow length exceed 300 feet. Shallow concentrated flow time and open channel flow time shall be calculated using standard engineering methodologies.

§___-21 Erosion and Sedimentation Requirements

A. For all regulated earth disturbance activities, erosion and sediment control BMPs shall be designed, implemented, operated, and maintained during the regulated earth disturbance activities (e.g., during construction) to meet the purposes and requirements of this chapter, the Montgomery County Conservation District, and Lower Salford Township, and to meet all requirements under Pennsylvania Code Title 25, Chapter 102, Erosion and Sediment Control, and the Clean Streams Law. Various BMPs and their design standards are

identified in the Erosion and Sediment Pollution Control Program Manual, No. 363-2134-008 (March 2012), as amended and updated.

B. Additional erosion and sedimentation control design standards and criteria that must be or are recommended to be applied where infiltration BMPs or SCMs are proposed include the following:

1. Areas proposed for infiltration BMPs or SCMs shall be protected from sedimentation and compaction during the construction phase, so as to maintain their maximum infiltration capacity. Appropriate fabric fence, silt sock, or other approved protection mechanism must be installed around proposed infiltration areas to prevent encroachment and compaction by construction equipment.

2. Infiltration BMPs or SCMs shall not be constructed nor receive runoff until the entire contributory drainage area to the infiltration BMP or SCM has received final stabilization. If necessary, appropriate filter fabric fence, silt sock, or other approved protection mechanism must be installed in the vicinity of the infiltration area to prevent contamination by runoff containing suspended sediment.

3. Areas of the site to remain undisturbed shall be protected from encroachment by construction equipment/vehicles to maintain the existing infiltration characteristics of the soil. Four-foot-high orange safety fence or other similar protection fence approved by the Township must be installed around the entire limit of disturbance/clearing prior to commencement of earthmoving activities, and maintained until completion of all construction activity.

C. No regulated earth disturbance activities within the Township shall commence until approval by the Township of an erosion and sediment control plan for construction activities.

D. The Pennsylvania Department of Environmental Protection (PADEP) has regulations that require an erosion and sediment control plan for any earth disturbance activity of 5,000 square feet or more, under 25 Pa. Code § 102.4(b).

E. Approval of the Erosion and Sedimentation Control Plan from the Montgomery County Conservation District may be required as determined by the Township Engineer for any earth disturbance activity less than one acre.

F. In addition, under 25 Pa. Code Chapter 92, a PADEP NPDES Permit for Stormwater Discharges associated with Construction Activities is required for any earth disturbance of one acre or more. This includes earth disturbance on any portion of, part of, or during any stage of, a larger common plan of development.

G. Evidence of any necessary permit(s) for regulated earth disturbance activities from the appropriate PADEP regional office or Montgomery County Conservation District must be provided to the Township.

H. A copy of the erosion and sediment control plan and any required permit, as required by PADEP regulations, shall be available at the project site at all times.

ARTICLE IV – STORMWATER MANAGEMENT PLAN REQUIREMENTS

§___ - 22 General Requirements

A. For any of the activities regulated by this chapter, the final approval of subdivision and/or land development plans, the issuance of any building or occupancy permit, or the commencement of any land disturbance activity shall not proceed until the property owner or developer or his/her agent has received written approval of a Stormwater Management Plan from the Township, except where exempt from the requirement to prepare a Stormwater Management Plan pursuant to § ___-6 of this chapter. Stormwater Mangement Plans required and approved by the Township shall be on site throughout the duration of the regulated activity.

§___ - 23 Plan Requirements

A. The Stormwater Management Plan shall consist of all applicable calculations, maps, and plans. A note on the maps shall refer to the associated computations and erosion and sedimentation control plan by title and date. The cover sheet of the computations and erosion and sedimentation control plan shall refer to the associated maps by title and date. All Stormwater Management Plan materials shall be submitted to the Township in a format that is clear, concise, legible, neat, and well organized; otherwise, the Storwmater Mangement Plan shall be disapproved and returned to the applicant.

B. The Township shall not approve any Stormwater Management Plan that is deficient in meeting the requirements of this Chapter. At its sole discretion and in accordance with this Article, when a Stormwater Management Plan is found to be deficient, the Township may either disapprove the submission and require a resubmission, or in the case of minor deficiencies, the Township may accept submission of modifications.

C. Provisions for permanent access or maintenance easements for all physical Stormwater Management BMPs and SCMs, such as ponds and infiltration structures, as necessary to implement the Operation and Maintenance (O&M) Plan.

E. The Stormwater Management Plan shall provide the following information:

1. General

a. General description of project.

b. General description of permanent stormwater management techniques, including construction specifications of the materials to be used for stormwater management facilities.

c. Complete hydrologic, hydraulic, and structural computations for all stormwater management facilities.

d. An erosion and sediment control plan, including all reviews and approvals by the Conservation District.

e. Soils information including the results of any infiltration tests and test pits

performed.

f. The effect of the project (in terms of runoff volumes and peak flows) on adjacent properties and on any existing Township stormwater collection systems that may receive runoff from the project site.

g. A declaration of adequacy and Highway Occupancy Permit from the Pennsylvania Department of Transportation (PennDOT) when utilization of a PennDOT storm drainage system is proposed.

2. Map(s) of the project area shall be submitted on 24-inch x 36-inch sheets and shall be prepared in a form that meets the requirements for recording at the offices of the Recorder of Deeds of Montgomery County. The contents of the maps(s) shall include, but not be limited to:

a. The location of the project relative to highways, municipalities, or other identifiable landmarks.

b. Existing contours at intervals of 2 feet. In areas of steep slopes (greater than 15 percent), 5-foot contour intervals may be used as approved by the Township Engineer. Critical spot elevations shall be provided where contours do not provide a sufficient level of detail.

c. Existing streams, lakes, ponds, or other bodies of water within the project area.

d. Other physical features including flood hazard boundaries, sinkholes, streams, existing drainage courses, areas of natural vegetation to be preserved, and the total extent of the upstream area draining through the site.

e. The locations of all existing and proposed utilities, sanitary sewers, water lines, on-site sewage disposal systems and wells within 50 feet of property lines.

f. An overlay showing soil names and boundaries.

g. Proposed changes to the land surface and vegetative cover, including limits of earth disturbance and the type and amount of impervious area that would be added.

h. Proposed structures, roads, paved areas, and buildings.

i. Final contours at intervals of 2 feet. In areas of steep slopes (greater than 15 percent), 5-foot contour intervals may be used as approved by the Township Engineer. Critical spot elevations shall be provided where proposed contours do not provide a sufficient level of detail.

j. The name of the development, the name and address of the owner of the property, and the name of the individual or firm preparing the plan.

k. The date of submission.

l. A graphic and written scale with a minimum scale of one (1) inch equals fifty (50) feet.

m. A north arrow.

n. The total tract boundary and size with distances marked to the nearest foot and bearings to the nearest degree.

o. Existing and proposed land use(s).

p. A key map showing all existing man-made features beyond the property boundary that would be affected by the project.

q. Horizontal and vertical profiles of all open channels and stormwater pipe systems.

r. Overland drainage paths and drainage areas tributary to the proposed facilities.

s. An appropriate easement around all stormwater management facilities that includes ingress to and egress from a public right-of-way.

t. The location of all erosion and sedimentation control facilities and BMPs and appropriate details.

u. A note on the plan indicating the location and responsibility for maintenance of stormwater management facilities that would be located off-site. All off-site facilities shall meet the performance standards and design criteria specified in this Chapter.

v. A statement, signed by the landowner, acknowledging the stormwater management system to be a permanent fixture that can be altered or removed only after approval of a revised plan by the Township.

w. The following signature block for the design engineer:

"(Design Engineer), on this date (date of signature), has reviewed and hereby certify that the drainage plan meets all design standards and criteria of the Lower Salford Township Stormwater Management Ordinance."

x. An Operation and Maintenance Plan for all existing and proposed stormwater management facilities and/or BMPs, addressing long-term ownership and maintenance responsibilities for such facilities, including a schedule for operation and maintenance activities.

y. Erosion and sedimentation control plan and details appropriate for the project.

z. Construction details of all proposed stormwater management facilities, BMPs and/or SCMs, including, but not limited to, the following as applicable:

(1) Cross-sections through the facility showing:
(a) Side slopes.
(b) Bottom slopes.
(c) Embankment with slopes identified.
(d) Top of berm width and elevation.
(e) Emergency spillway elevation.
(f) Cutoff trench with side slopes, depth, and bottom width identified.
(g) Permanent pool elevation.
(h) Water quality storm elevation
(i) Maximum water surface elevation.
(j) Outlet structure, outlet pipe, anti-seep collars, and outfall structure.

(2) Elevation views of the outlet structure and emergency spillway showing:
(a) Maximum water surface elevation.
(b) Maximum design flow depth in spillway and resulting freeboard to top of berm elevation.
(c) Spillway lining and side slopes.
(d) Top width and bottom width of spillway.
(e) Size and elevation of all control devices in the outlet structure.

(3) Additional details to construct the stormwater management facility, including but not limited to:
(a) Forebays with depth and dimensions.
(b) Energy dissipating and sediment removal devices, with dimensions.
(c) Underdrains with size, type and locations.
(d) Location of soils investigations.

§___ - 24 Plan Submission

A. For all activities regulated by this Chapter, the steps below shall be followed for submission. For any activities that require a PADEP Joint Permit Application and regulated under Chapter 105 (Dam Safety and Waterway Management) or Chapter 106 (Floodplain Management) of PADEP's Rules and Regulations, require a PennDOT Highway Occupancy Permit, or require any other permit under applicable state or federal regulations, the proof of application for the permit(s) shall be part of the plan. The plan shall be coordinated with the state and federal permit process.

B. The Stormwater Management Plan and supporting documents shall be submitted by the applicant as part of the preliminary plan submission for the regulated activity, if land development and/or subdivision approval is required.

C. For earth disturbance not requiring land development or subdivision approval, a minimum of three (3) copies of the Stormwater Management Plan and supporting documents shall be submitted.

1. The Township will distribute of the Stormwater Management Plan as follows:

a. Two (2) or more copies to the Township accompanied by the requisite municipal review fee, as specified in this Chapter.

b. One (1) copy to the Township Engineer

2. The applicant shall submit the Erosion and Sediment Control Plan and application and/or NPDES Permit application to the Montgomery County Conservation District, if required. If the application is for one acre or more of earth disturbance, the applicant must notify the Conservation District of the project within 5 days of submitting the plan to the Township and provide a copy of the notification to the Township.

§___ - 25 Plan Review

A. The Township Engineer shall review the Stormwater Management Plan for consistency with the provisions of this Chapter.

B. For a Stormwater Management Plan submitted with any subdivision or land development application, the Township Engineer shall review the Stormwater Management Plan against this Chapter and the Township Subdivision and Land Development Ordinance provisions not superseded by this chapter.

C. For activities regulated by this chapter, the Township Engineer shall notify the Township, in writing, whether the Stormwater Management Plan is consistent with this chapter. Should the Stormwater Management Plan be determined to be consistent with this chapter, the Township Engineer will forward an approval letter to the Township with a copy to the developer.

D. Should the Stormwater Management Plan be determined to be inconsistent with this chapter, the Township Engineer will forward a disapproval letter to the Township with a copy to the developer citing the reason(s) for the disapproval. Any disapproved Stormwater Management Plan may be revised by the developer and resubmitted consistent with this chapter.

E. The Township and/or Township Engineer shall notify the applicant in writing within 60 days whether the Stormwater Management Plan is approved or disapproved. If the Stormwater Management Plan involves a Subdivision and Land Development Plan, the notification shall occur within the time period allowed by the Municipalities Planning Code. If a longer notification period is provided by other statute, regulation, or ordinance, the applicant will be so notified by the Township.

F. If the Stormwater Management Plan is not approved, the Township and/or Township Engineer will state the reasons for the disapproval in writing. The Township also may approve the Stormwater Management Plan with conditions and, if so, shall provide the acceptable conditions for approval in writing.

G. The Township shall not approve any subdivision or land development for regulated activities if the Stormwater Management Plan has been found to be inconsistent with this chapter, as determined by the Township Engineer. All required permits from PADEP must be obtained prior to, or as a condition of, final plan approval.

H. The Township shall not issue a building permit for any regulated activity if the Stormwater Management Plan has been found to be inconsistent with this chapter, as determined by the Township Engineer, or without considering the comments of the Township Engineer. All required permits from PADEP must be obtained prior to issuance of a building permit.

I. The Township's approval of a Stormwater Management Plan prepared in conjunction with a

regulated activity that is not a subdivision or land development shall be valid for a period not to exceed one year. This time period shall commence on the date that the Township signs the approved Stormwater Management Permit. If stormwater management facilities included in the approved Stormwater Mangement Plan have not been constructed, or if an as-built survey of these facilities pursuant to § ___-28 of this chapter has not been approved within this time period, the Township may consider the Stormwater Management Plan disapproved and may revoke any and all permits. Stormwater Management Plans that are considered disapproved by the Township shall be resubmitted in accordance with § ___-24 of this chapter.

J. The Township's approval of a Stormwater Management Plan prepared in conjunction with a subdivision or land development shall remain valid and protected from any change in Township codes and ordinances for a period of five years from the date of preliminary subdivision and/or land development plan approval, pursuant to the provisions of the Pennsylvania Municipalities Planning Code.

§___ - 26 Modifications of Plans

A. A modification to a previously submitted Stormwater Management Plan for a development site that involves a change in stormwater management facilities or techniques, or that involves the relocation or redesign of stormwater management facilities, or that becomes necessary because soil or other conditions are not as stated on the Storwmater Management Plan as determined by the Township Engineer, shall require a resubmission of the modified Stormwater Management Plan consistent with § ___-24 of this chapter and be subject to review as specified in § ___-25 of this chapter.

B. A modification to an already approved or disapproved Stormwater Management Plan shall be submitted to the Township, accompanied by the applicable review fee. A modification to a Stormwater Management Plan for which a formal action has not been taken by the Township shall be submitted to the Township, accompanied by the applicable Township review fee.

§___ - 27 Resubmission of Disapproved Stormwater Management Plans

A. A disapproved Stormwater Management Plan may be resubmitted, with the revisions addressing the Township's concerns, to the Township in accordance with this chapter. The applicable review fee must accompany a resubmission of a disapproved Stormwater Management Plan.

§___ - 28 As-Built Plans, Completion Certificate, and Final Inspection

A. The developer shall be responsible for providing as-built plans of all Stormwater Management SCMs and/or BMPs included in the approved Stormwater Management Plan for single-family dwelling swimming pools, land developments, any project with one acre or more of earth disturbance, or as required by the Township. The as-built plans and an explanation of any discrepancies with the construction plans shall be submitted to the Township.

B. The as-built submission shall include a certification of completion signed by a qualified professional verifying that all permanent Stormwater Management SCMs and/or BMPs have been constructed according to the approved plans and specifications. The latitude and longitude coordinates for all permanent Stormwater Management SCMs and/or BMPs must also be submitted, at the central location of the SCMs and/or BMPs. If any licensed qualified professionals contributed to the construction plans, then a licensed qualified professional must sign the completion certificate.

C. After receipt of the completion certification by the Township, the Township may conduct a final inspection.

ARTICLE V – OPERATION AND MAINTENANCE

§___ - 29 Responsibilities of Developers and Landowners

A. The Stormwater Management Plan for the regulated development activity that is part of a land development or includes one acre or more of earth disturbance shall contain an operation and maintenance (O&M) plan for the stormwater management facilities prepared by a qualified design professional. The O&M plan shall be subject to review and approval of the Township Engineer.

B. The O&M plan for the development site shall outline required routine maintenance actions and schedules necessary to ensure proper operation of the stormwater management facilities and shall establish responsibilities for the continuing operation and maintenance of all proposed stormwater management facilities.

C. The Stormwater Management Plan and O&M plan shall include the following:

1. The location and type of all permanent stormwater BMPs and SCMs.

2. The location of the project site relative to streets and municipal boundaries.

3. Existing and final contours at intervals of two feet or as appropriate.

4. Existing features including streams, lakes, ponds, flood hazard boundaries, sinkholes and areas of natural vegetation to be maintained.

5. The location of all existing and proposed utilities, sanitary sewers, and water lines on and within 50 feet of the property.

6. Proposed final changes to the land surface and vegetative cover, including the type and amount of impervious area that would be added,

7. Proposed final structures, roads, paved areas, and buildings,

8. The location of all easements to provide access to the permanent stormwater BMPs and SCMs.

9. Description of how each stormwater management facility will be operated and maintained, and the identity and contact information associated with the person(s) responsible for such operations and maintenance.

10. Name of the project site, name and address of the owner of the property, and name of the individual or firm preparing the plan. The owner shall keep on file with the Township the name, address, and telephone number of the person or entity responsible for operation and maintenance activities. In the event of a change, new information shall be submitted by the owner to the Township within 10 working days of the change.

11. A statement, signed by the facility owner, acknowledging that the stormwater management facilities are fixtures that cannot be altered or removed unless such alteration or removal is approved by the Township.

D. The Township shall make the final determination on the continuing maintenance responsibilities prior to final approval of the Stormwater Management Plan. The Township may require dedication of such facilities as part of the requirements for approval of the Stormwater Management Plan. Such a requirement is not an indication that the Township will accept the facilities. The Township reserves the right to accept or reject the ownership and operating responsibility for any portion of the stormwater management controls.

E. Facilities, areas, or structures used as Stormwater Management SCMs and/or BMPs shall be enumerated as permanent real estate appurtenances and recorded as deed restrictions or conservation easements that run with the land.

F. The Operation and Maintenance (O&M) Plan shall be recorded as a restrictive deed covenant that runs with the land.

G. The Township may take enforcement actions against an owner for any failure to satisfy the provisions of this Article.

§___ - 30 Operation and Maintenance Agreements

A. Prior to final approval of the Stormwater Management Plan for a regulated activity that is part of a land development or includes one acre or more of earth disturbance, the property owner shall sign and record an Operation and Maintenance (O&M) Agreement (see Appendix A) covering all stormwater control facilities which are to be privately owned.

1. The owner, successor and assigns shall maintain all facilities in accordance with the approved maintenance schedule in the O&M Agreement.

2. The owner shall convey to the Township conservation easements to assure access for periodic inspections by the Township and maintenance, as necessary.

3. The owner shall keep on file with the Township the name, address, and telephone number of the person or company responsible for maintenance activities; in the event of a change, new information shall be submitted by the owner to the Township within ten (10) working days of the change.

B. The owner is responsible for operation and maintenance (O&M) of the Stormwater Management SCMs and/or BMPs. If the owner fails to adhere to the O&M Agreement, the Township may perform the services required and charge the owner appropriate fees. Nonpayment of fees may result in a lien against the property.

§___ - 31 Performance Guarantee

A. For Stormwater Management Plans that involve subdivision and land development, the applicant shall provide a financial guarantee to the Township for the timely installation and proper construction of all erosion and sediment control measures and stormwater management controls as required by the approved Stormwater Management Plan and this Chapter in accordance with the provisions of Sections 509, 510, and 511 of the Pennsylvania Municipalities Planning Code.

§___ - 32 Stormwater Easements

A. Easements shall be granted by the property owner as necessary to provide for:

1. Access to the property by the Township for inspections and emergency maintenance for

stormwater management facilities.

2. Preservation of stormwater runoff conveyance, infiltration, SCMs and other stormwater facilities, including flood routes for the one-hundred-year storm event.

B. The purpose of any easement shall be specified in the O&M agreement signed by the property owner.

C. Easements are required for all areas used for off-site stormwater control

D. All easements shall be recorded with the Montgomery County Recorder of Deeds in conjunction with final Stormwater Management Plan approval, issuance of a building permit or recordation of a subdivision or land development plan.

ARTICLE VI – FEES AND EXPENSES

§___ - 33 Fees and Expenses

A. The Township may include all costs incurred in the review fee charged to an applicant.

B. The review fee may include, but not be limited to, costs for the following:

1. Administrative/clerical processing.
2. Review of the Stormwater Management Plan.
3. Attendance at meetings.
4. Inspections.

ARTICLE VII – PROHIBITIONS

§___ - 34 Prohibited Discharges and Connections

A. Any drain or conveyance, whether on the surface or subsurface, that allows any non-stormwater discharge including sewage, process wastewater, and wash water to enter a regulated small MS4 or to enter the surface waters of this Commonwealth is prohibited.

B. No person shall allow, or cause to allow, discharges into a regulated small MS4, or discharges into waters of this Commonwealth, which are not composed entirely of stormwater, except (1) as provided in paragraph C below and (2) discharges authorized under a state or federal permit.

C. The following discharges are authorized unless they are determined to be significant contributors to pollution a regulated small MS4 or to the waters of this Commonwealth:

1. Discharges or flows from firefighting activities.

2. Discharges from potable water sources including water line flushing and fire hydrant flushing, if such discharges do not contain detectable concentrations of Total Residual Chlorine (TRC).

3. Non-contaminated irrigation water, water from lawn maintenance, landscape drainage and flows from riparian habitats and wetlands.

4. Diverted stream flows and springs.

5. Non-contaminated pumped ground water and water from foundation and footing drains and crawl space pumps.

6. Non-contaminated HVAC condensation and water from geothermal systems.

7. Residential (i.e., not commercial) vehicle wash water.

8. Non-contaminated hydrostatic test water discharges, if such discharges do not contain detectable concentrations of TRC.

D. In the event that the Township or PADEP determines that any of the discharges identified in Subsection C significantly contribute pollutants to a regulated small MS4 or to the waters of this Commonwealth, the Township or PADEP will notify the responsible person(s) to cease the discharge.

§___ - 35 Roof Drains and Sump Pumps

A. Roof drains and sump pumps shall discharge to infiltration or vegetative SCMs and/or BMPs wherever feasible.

§___ - 36 Alteration of Stormwater Management SCMs and/or BMPs

A. No person shall modify, remove, fill, landscape, or alter any Stormwater Management SCMs and/or BMPs, facilities, areas, or structures that were installed as a requirement of this Chapter without the written approval of the Township.

ARTICLE VIII – ENFORCEMENT AND PENALTIES

§___ - 37 Right-of-Entry

A. Upon presentation of proper credentials, the Township or its designated agent may enter at reasonable times upon any property within the Township to inspect the construction and the post-construction condition of the stormwater structures and facilities in regard to any aspect regulated by this Chapter.

§___ - 38 Inspection

A. The landowner or the owner's designee shall inspect Stormwater Management SCMs and/or BMPs, facilities and/or structures installed under this Chapter according to the following frequencies, at a minimum, to ensure the SCMs and/or BMPs, facilities and/or structures continue to function as intended:

1. Annually for the first 5 years.

2. Once every 3 years thereafter.

3. During or immediately after the cessation of a 10-year or greater storm.

B. Inspections should be conducted during or immediately following precipitation events. A written inspection report shall be created to document each inspection. The inspection report shall contain the date and time of the inspection, the individual(s) who completed the inspection, the location of the SCM and/or BMP, facility or structure inspected, observations on performance, and recommendations for improving performance, if applicable. Inspection reports shall be submitted to the Township within 30 days following completion of the inspection.

§___ - 39 Enforcement

A. The approved drainage plan and other applicable approved permit plans shall be on file at the site throughout the duration of the construction activity. Periodic inspections may be conducted by the Township or designee during construction. A final inspection of all SCMs and/or BMPs and stormwater management facilities may be conducted by the Township or designee to confirm compliance with the approved drainage plan prior to the issuance of any occupancy permit.

B. It shall be unlawful for a person to undertake any regulated activity except as provided in an approved Stormwater Management Plan, unless specifically exempted in §___- 6.

C. It shall be unlawful to violate §___- 33 of this Chapter.

D. Inspections regarding compliance with the Stormwater Management Plan are a responsibility of the Township.

§___ - 40 Suspension and Revocation

A. Any approval or permit issued by the Township pursuant to this Chapter may be suspended or revoked for:

1. Non-compliance with or failure to implement any provision of the approved Stormwater

Management Plan or O&M Agreement.

2. A violation of any provision of this Chapter or any other applicable law, ordinance, rule, or regulation relating to the Regulated Activity.

3. The creation of any condition or the commission of any act during the Regulated Activity which constitutes or creates a hazard, nuisance, pollution, or endangers the life or property of others.

B. A suspended approval may be reinstated by the Township when:

1. The Township Engineer or designee has inspected and approved the corrections to the violations that caused the suspension.

2. The Township is satisfied that the violation has been corrected.

C. An approval that has been revoked by the Township cannot be reinstated. The applicant may apply for a new approval under the provisions of this Chapter.

D. Whenever the Township finds that a person has violated a prohibition or failed to meet a requirement of this chapter, the Township may order compliance by written notice to the responsible person. Such notice may require without limitation:

1. The performance of monitoring, analyses, and reporting;

2. The elimination of prohibited discharges;

3. Cessation of any violating discharges, practices, or operations;

4. The abatement or remediation of stormwater pollution or contamination hazards and the restoration of any affected property;

5. Payment of a fine to cover administrative and remediation costs;

6. The implementation of stormwater management facilities; and

7. Operation and maintenance of stormwater management facilities.

E. If a violation causes no immediate danger to life, public health, or property, at its sole discretion, the Township may provide a limited time period for the owner to correct the violation. In these cases, the Township will provide the owner, or the owner's designee, with a written notice of the violation and the time period allowed for the owner to correct the violation. If the owner does not correct the violation within the allowed time period, the Township may revoke or suspend any, or all, applicable approvals and permits pertaining to any provision of this Chapter.

§___ - 41 Penalties

A. Anyone violating the provisions of this Chapter shall be guilty of a summary offense, and upon conviction, shall be subject to a fine of not more than $1,000 for each violation, recoverable with costs. Each day that the violation continues shall be a separate offense and penalties shall be cumulative.

B. In addition, the Township may institute injunctive, mandamus, or any other appropriate action or proceeding at law or in equity for the enforcement of this Chapter. Any court of competent

jurisdiction shall have the right to issue restraining orders, temporary or permanent injunctions, mandamus, or other appropriate forms of remedy or relief.

§___ - 42 Appeals

A. Any person aggrieved by any action of the Township or its designee, relevant to the provisions of this Chapter, may appeal to the Township within 30 days of that action.

B. Any person aggrieved by any decision of the Township, relevant to the provisions of this Chapter, may appeal to the County Court of Common Pleas in the county where the activity has taken place within 30 days of the Township's decision.

APPENDIX A

OPERATION AND MAINTENANCE (O&M) AGREEMENT

STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (BMPs)

THIS AGREEMENT, made and entered into this day of , 20 , by and between (hereinafter the "Landowner"), and Lower Salford Township, Montgomery County, Pennsylvania (hereinafter "Township");

WITNESSETH

WHEREAS, the Landowner is the owner of certain real property as recorded by deed in the land records of Montgomery County, Pennsylvania, Deed Book _____ at page _____, _____(hereinafter "Property").

WHEREAS, the Landowner is proceeding to build and develop the Property; and

WHEREAS, the Stormwater Management Operation and Maintenance (O&M) Plan approved by the Township (hereinafter referred to as the "O&M Plan") for the property identified herein, which is attached hereto as Appendix A and made part hereof, as approved by the Township, provides for management of stormwater within the confines of the Property through the use of Stormwater Control Measures (SCMs) or Best Management Practices (BMPs); and

WHEREAS, the Township, and the Landowner, his successors and assigns, agree that the health, safety, and welfare of the residents of the Township and the protection and maintenance of water quality require that on site Stormwater Management SCMs and/or BMPs be constructed and maintained on the Property; and

WHEREAS, the Township requires, through the implementation of the Stormwater Management Plan, that Stormwater Management SCMs and/or BMPs as required by said Stormwater Management Plan and the Lower Salford Township Stormwater Management Ordinance be constructed and adequately operated and maintained by the Landowner, successors, and assigns.

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The Landowner shall construct the SCMs and/or BMPs in accordance with the plans and specifications identified in the Stormwater Management Plan.

2. The Landowner shall operate and maintain the SCMs and/or BMPs as shown on the Stormwater Management Plan in good working order in accordance with the specific operation and maintenance requirements noted on the approved O&M Plan.

3. The Landowner hereby grants permission to the Township, its authorized agents and employees, to enter upon the property, at reasonable times and upon presentation of proper credentials, to inspect the SCMs and/or BMPs whenever necessary. Whenever possible, the Township shall notify the Landowner prior to entering the property.

4. In the event the Landowner fails to operate and maintain the SCMs and/or BMPs per paragraph 2, the Township or its representatives may enter upon the Property and take whatever action is deemed necessary to maintain said SCM(s) and/or BMP(s). It is expressly understood and agreed that the Township is under no obligation to maintain or

repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Township.

5. In the event the Township, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner shall reimburse the Township for all expenses (direct and indirect) incurred within 10 days of receipt of invoice from the Township.

6. The intent and purpose of this Agreement is to ensure the proper maintenance of the on-site SCMs and/or BMPs by the Landowner; provided, however, that this Agreement shall not be deemed to create any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.

7. The Landowner, its executors, administrators, assigns, and other successors in interests, shall release the Township from all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against said employees and representatives from the construction, presence, existence, or maintenance of the SCM(s) and/or BMP(s) by the Landowner or Township.

8. The Township intends to inspect the SCMs and/or BMPs at a minimum of once every three years to ensure their continued functioning.

This Agreement shall be recorded at the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, and shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding on the Landowner, his administrators, executors, assigns, heirs, and any other successors in interests, in perpetuity.

ATTEST

WITNESS the following signatures and seals:

(SEAL)

For the Township:

_____

For the Landowner:

_____

ATTEST:

_____ (City, Borough, Township)

County of _____, Pennsylvania

I, _____, a Notary Public in and for the county and state aforesaid, whose commission expires on the _____ day of _____, 20___, do hereby certify that _____ whose name(s) is/are signed to the foregoing Agreement bearing date of the _____ day of _____, 20___, has

acknowledged the same before me in my said county and state.

GIVEN UNDER MY HAND THIS _____day of _____, 20___ .

_____ _____

NOTARY PUBLIC (SEAL)

APPENDIX B

SMALL PROJECTS STORMWATER MANAGEMENT

APPENDIX B

Small Project Stormwater Management

Source: Neshaminy Creek Watershed Act 167 Model Stormwater Management Ordinance

Small Project Stormwater Management has been developed to assist those proposing certain residential projects to meet the requirements of the Township Stormwater Management Ordinance without having to hire professional services to draft a formal Drainage Plan. Small Project Stormwater Management is only permitted for residential projects conforming to exemption requirements of § ___-6 of the Stormwater Management Ordinance of Lower Salford Township and where the Regulated Development Activity results in less than 1 acre of earth disturbance.

1. What is an applicant required to submit?

A brief description of the proposed stormwater facilities, including types of materials to be used, total square footage of proposed impervious surface areas, total square footage of existing impervious surface area to be removed (if any), volume calculations, and a simple sketch plan showing the following information:

- Location of proposed structures, driveways, or other paved areas with approximate surface area in square feet.
- Location of any existing or proposed onsite septic system and/or potable water wells showing proximity to proposed infiltration facilities.
- Written Erosion Control Plan if disturbed ground area is to exceed 5,000 square feet. It should be noted that erosion control facilities are required with all land disturbance activities.
- Montgomery County Conservation District erosion and sediment control "Adequacy" letter if applicable.

2. Determination of Required Volume Control and Sizing of Stormwater Facilities

By following the simple steps outlined below in the provided example, an applicant can determine the runoff volume that is required to be controlled and how to choose the appropriate stormwater facility to permanently remove the runoff volume from the site. Impervious area calculations must include all areas on the lot proposed to be covered by roof area or pavement which would prevent rain from naturally percolating into the ground, including impervious surfaces such as sidewalks, driveways, parking areas, patios, swimming pools, and gravel areas. Semi-pervious hardscaping surfaces designed and constructed to allow for infiltration (as approved by the Township) do not have to be included in this calculation.

Site Plan Example: Controlling runoff volume from a proposed home site

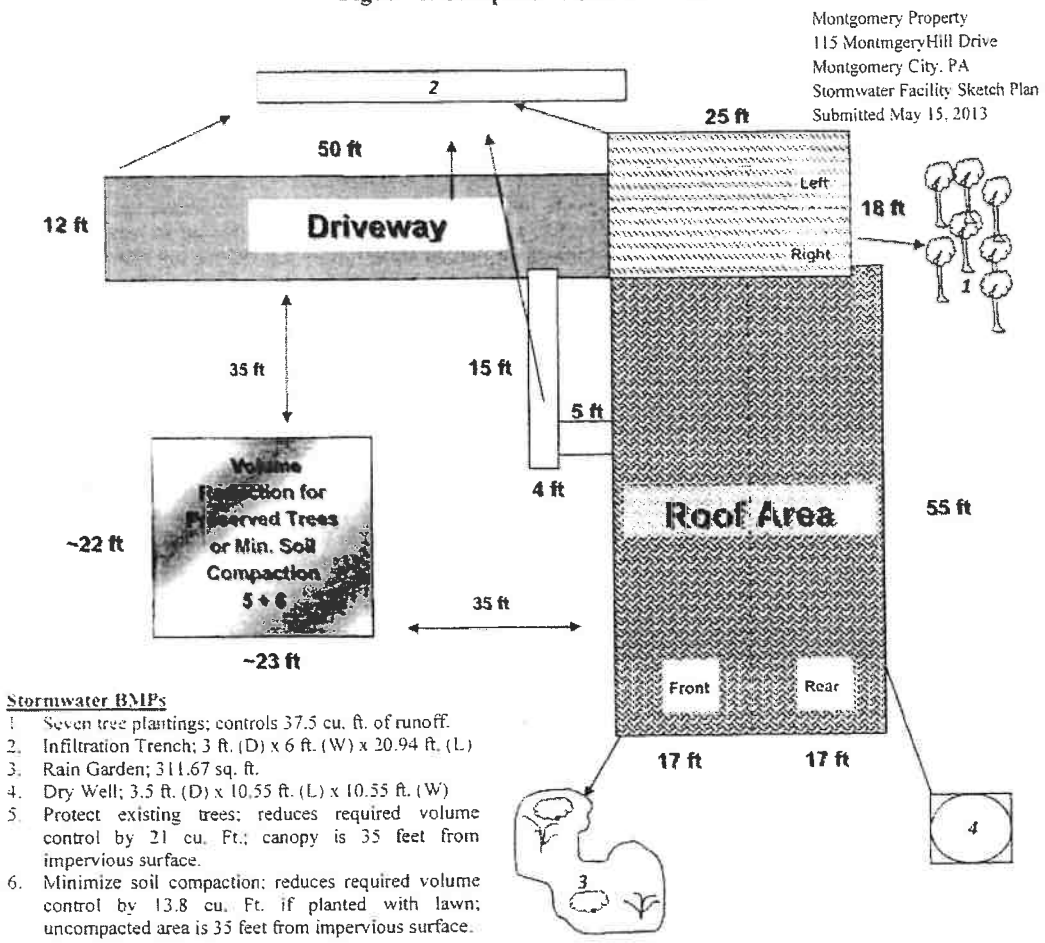
Step 1: Determine Total Impervious Surfaces (Refer to Figure 1)

Impervious Surface			Area (sq. ft.)
House Roof (Front)	17 ft. x 55 ft.	=	935 sq. ft.
House Roof (Rear)	17 ft. x 55 ft.	=	935 sq. ft.
Garage Roof (Left)	9 ft. x 25 ft.	=	225 sq. ft.
Garage Roof (Right)	9 ft. x 25 ft.	=	225 sq. ft.

Impervious Surface			Area (sq. ft.)
Driveway	12 ft. x 50 ft.	=	600 sq. ft.
Walkway	4 ft. x 20 ft.	=	80 sq. ft.

	Total Impervious		3000 sq. ft.

Figure 1: Sample Site Sketch Plan



Step 2: Determine Required Volume Control (cubic feet) using the following equation:

Volume (cu. ft.) = (Total impervious surface area in square feet x 2 inches of runoff) ÷ 12 inches
(3,000 sq. ft. x 2 inches of runoff) ÷ 12 inches = 500 cu. ft.

Step 3: Sizing the Selected Volume Control BMP

Several Best Management Practices (BMPs), as described below, are suitable for Small Stormwater Management Projects. However, their application depends on the volume required to be controlled, how much land is available, and the site constraints. Proposed residential development activities can apply both non-structural and structural BMPs to control the volume of

runoff from the site. A number of different volume control BMPs are described below. Note that Figure 1 is an example of how these BMPs can be utilized in conjunction to control the total required volume on one site.

3. Determination of Suitable BMPs for Small Stormwater Management Projects.

A. Structural BMPs

1. Infiltration Trench

An Infiltration Trench is a linear stormwater BMP consisting of a continuously perforated pipe at a minimum slope in a stone-filled trench with a level bottom. During small storm events, infiltration trenches can significantly reduce volume and serve in the removal of fine sediments and pollutants. Runoff is stored between the stones and infiltrates through the bottom of the facility and into the soil matrix. Prior to entering the basin, runoff should be pretreated using vegetative buffers strips or swales and filter inlets to limit the amount of coarse sediment entering the trench which can clog and render the trench ineffective. In all cases, an infiltration trench should be designed with a positive (emergency) overflow so that water does not pool in the basin less than 12 inches from the ground surface.

Design Considerations:

- Although the width and depth can vary, it is recommended that Infiltration Trenches be limited in depth to not more than six (6) feet of stone.
- Trench is wrapped in nonwoven geotextile (top, sides, and bottom).
- Trench needs to be placed on uncompacted soils.
- Slope of the Trench bottom should be level.
- A minimum of 6" of topsoil is placed over trench and vegetated.
- The discharge or overflow from the Infiltration Trench should be properly designed for anticipated flows.
- Cleanouts or inlets should be installed at both ends of the Infiltration Trench and at appropriate intervals to allow access to the perforated pipe for inspection and maintenance.
- Volume of facility = Depth x Width x Length x Void Space of the gravel bed (assume 40%).
- Filter inlets should have a sump condition of at least 24". Outflow pipe to trench should be fitted with a 90 degree elbow, turned downward towards the bottom of the inlet. The elbow should also be fitted with a non-degradable screen. All runoff must be collected by or discharge to a filter inlet before entering the infiltration trench. An example of a filter inlet is shown in Figure 6.
- Trench may be no closer than thirty (30) feet from a building foundation and fifty (50) feet from septic system drainfields and wellheads.

Maintenance:

- Catch basins and inlets should be inspected and cleaned at least two times a year.
- The vegetation along the surface of the infiltration trench should be maintained in good condition and any bare spots should be re-vegetated as soon as possible.

- Vehicles should not be parked or driven on the trench and care should be taken to avoid soil compaction by lawn mowers.

Figure 3: Infiltration Trench Diagram
Source: PA BMP Guidance Manual, Chapter 6, page 42.

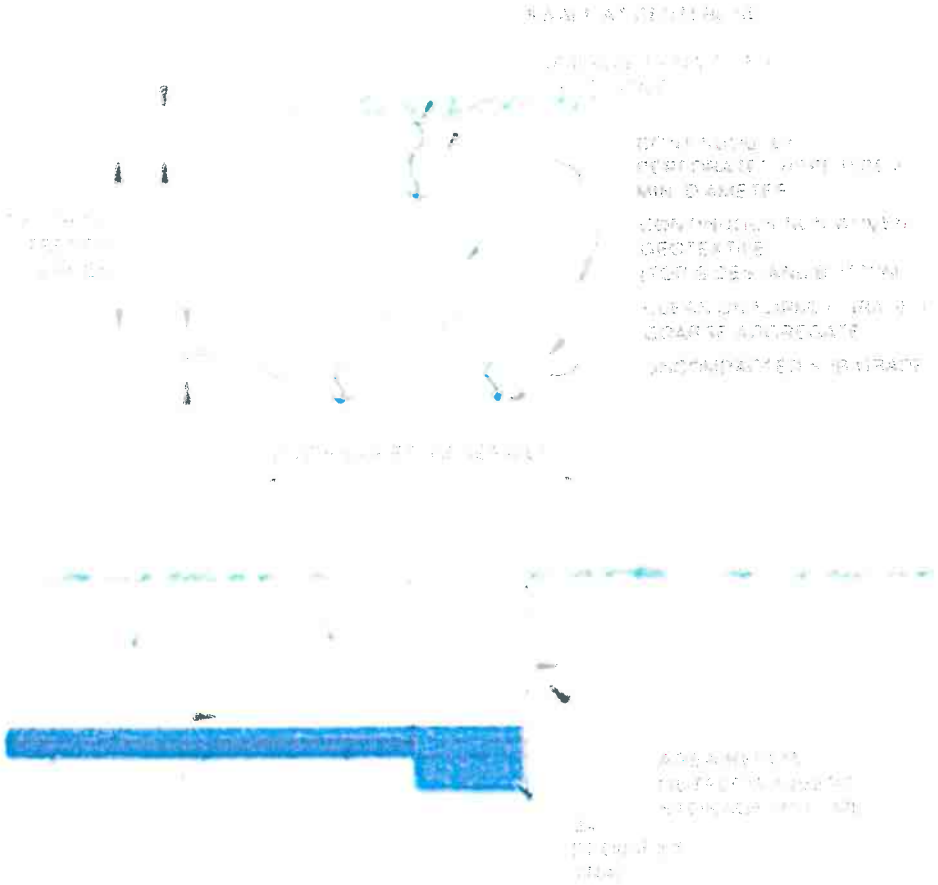


Figure 4: Example of Infiltration Trench Installation
Source: PA BMP Guidance Manual, Chapter 6, Page 46.

Sizing Example for Infiltration Trench (Based on Example in Figure 1)

a. Determine Total Impervious Surface to drain to Infiltration Trench:

Garage Roof (Left)	9 ft. x 25 ft.	=	225 sq ft
Driveway	12 ft. x 50 ft.	=	600 sq ft
Walkway	4 ft. x 20 ft.	=	80 sq ft

b. Determine the required infiltration volume:
(905 sq. ft. x 2 inches of runoff) ÷ 12 ft. = 150.83 cu. ft.
150.83 cu. ft. ÷ 0.4* = 377.08 cu. ft.
(*0.4 assumes 40% void ratio in gravel bed)

c. Sizing the infiltration trench facility:

Volume of Facility = Depth x Width x Length

Set Depth to 3 feet and determine required surface area of trench.

377.08 cu. ft ÷ 3 ft = 125.69 sq ft.

The width of the trench should be greater than 2 times its depth (2 x D), therefore in this example a trench width of 6 feet is selected.

Determine trench length: L = 125.69 sq. ft. ÷ 6 ft. = 20.94 ft.

Final infiltration trench dimensions: 3 ft. (D) x 6 ft. (W) x 20.94 ft. (L)

2. Rain Garden

A Rain Garden is a planted shallow depression designed to catch and filter rainfall runoff. The garden captures rain from a downspout or a paved surface. The water sinks into the ground, aided by deep rooted plants that like both wet and dry conditions. The ideal location for a rain garden is between the source of runoff (roofs and driveways) and the runoff destination (drains, stream, low spots, etc).

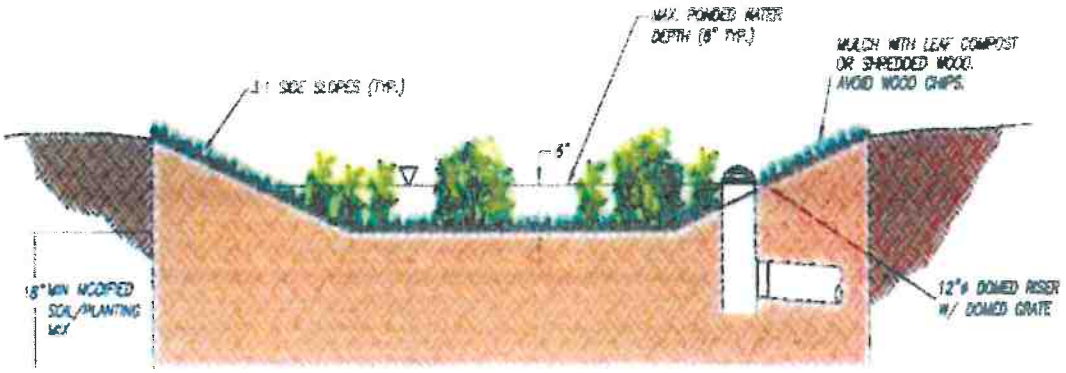
Design Considerations:

- A maximum of 3:1 side slope is recommended.
- The depth of a rain garden can range from 6 - 8 inches.
- The rain garden should drain within 72 hours.
- The garden should be at least 30 feet from a building's foundation and 50 feet from septic system drainfields and wellheads.
- If the site has clay soils, soil should be amended with compost or organic material.
- Choose native plants. See http://pa.audubon.org/habitat/PDFs/RGBrochure complete.pdf for a native plant list. To find native plant sources go to www.pawildflower.org.
- At the rain garden location, the water table should be at least 2 feet below the soil level. If water stands in an area for more than one day after a heavy rain you can assume it has a higher water table and is not a good choice for a rain garden.

Maintenance:

- Water plants regularly until they become established.
- Inspect twice a year for sediment buildup, erosion and vegetative conditions.
- Mulch with hardwood when erosion is evident and replenish annually.
- Prune and remove dead vegetation in the spring season.
- Weed as you would any garden.
- Move plants around if some plants would grow better in the drier or wetter parts of the garden.

Figure 5: Rain Garden Diagram
Source: PA BMP Guidance Manual, Chapter 6 Page 50.



Sizing Example for Rain Garden

a. Pick a site for the rain garden between the source of runoff and between a low-lying area, a.k.a., a drainage area.

b. Perform an infiltration test to determine the depth of the rain garden:

- Dig a hole 8" x 8" and saturate hole with water.
- Fill hole with water to top and put a popsicle stick at the top of the water level.
- Measure how far it drains down after a few hours (ideally in 4 hrs.).
- Calculate the depth of water that will drain out over 24 hours.

c. Determine total impervious surface area to drain to rain garden:

House Roof (Front)	17 ft. x 55 ft.	=	935 sq ft

d. Sizing the rain garden:

For this example the infiltration test determined 6" of water drained out of a hole in 24 hours. The depth of the rain garden should be set to the results of the infiltration test so 6" is the depth of the rain garden. The sizing calculation below is based on controlling 1" of runoff. First divide the impervious surface area by the depth of the rain garden.

(935 sq. ft. ÷ 6) = 155.83 sq. ft.

In order to control 2" of runoff volume, the rain garden area needs to be multiplied by 2.

155.83 sq. ft. * 2 = 311.67 sq. ft.

The rain garden should be about 311.67 sq. ft. in size and 6" deep.

3. Dry Well (a.k.a., Seepage Pit)

A Dry Well, sometimes called a Seepage Pit, is a subsurface storage facility that temporarily stores and infiltrates stormwater runoff from the roofs of structures. By capturing runoff at the source, Dry Wells can dramatically reduce the increased volume of stormwater generated by the roofs of structures. Roof leaders connect directly into the Dry Well, which may be either an excavated pit filled with uniformly graded aggregate wrapped in geotextile, or a prefabricated storage chamber or pipe segment. Dry Wells discharge the stored runoff via infiltration into the surrounding soils. In the event that the Dry Well is overwhelmed in an intense storm event, an overflow mechanism (surcharge pipe, connection to a larger infiltration area, etc.) will ensure that additional runoff is safely conveyed downstream.

Design Considerations:

- Dry Wells typically consist of 18 to 48 inches of clean washed, uniformly graded aggregate with 40% void capacity (AASHTO No. 3, or similar).

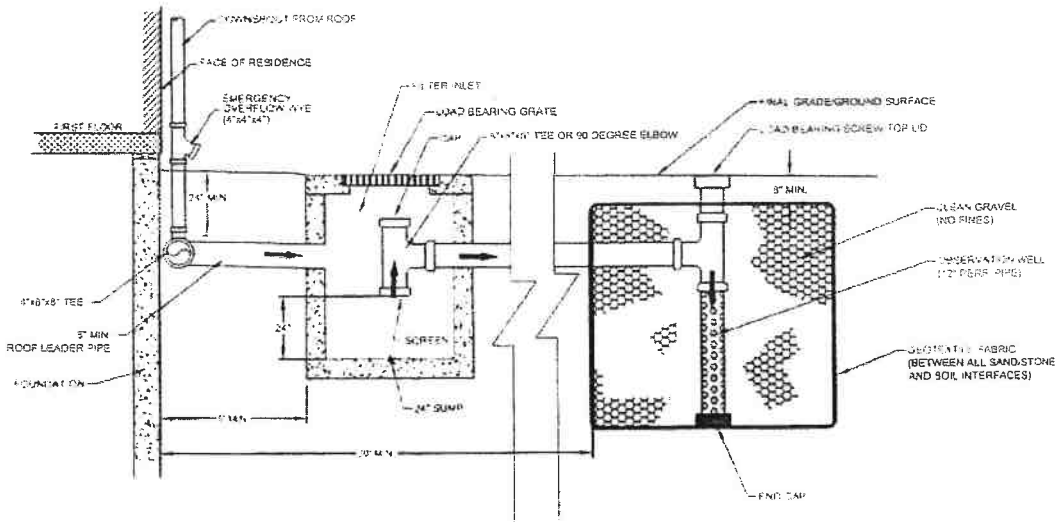
"Clean" gravel fill should average one and one-half to three (1.5 - 3.0) inches in nominal diameter.

- Dry Wells are not recommended when their installation would create a significant risk for basement seepage or flooding. Thirty (30) feet of separation is required between Dry Wells and building foundations and 50 feet from septic system drainfields and wellheads.
- The facility may be either a structural prefabricated chamber or an excavated pit filled with aggregate.
- Depth of dry wells in excess of three-and-a-half (3.5) feet should be avoided unless warranted by soil conditions.
- Stormwater dry wells must never be combined with existing, rehabilitated, or new septic system seepage pits. Discharge of sewage to stormwater dry wells is strictly prohibited.
- Trench is wrapped in nonwoven geotextile (top, sides, and bottom).
- Filter inlet with access lid should have a sump condition of at least 24 inches. Outflow pipe to dry well should be fitted with a 90 degree elbow, turned downward towards the bottom of the inlet. The elbow should also be fitted with a non-degradable screen. Roof leaders must discharge to a filter inlet.

Maintenance:

- Dry wells should be inspected at least four (4) times annually as well as after large storm events.
- Remove sediment, debris/trash, and any other waste material from a dry well.
- Regularly clean out gutters and ensure proper connections to the dry well.
- Replace the filter screen that intercepts the roof runoff as necessary.

Figure 6: Dry Well Diagram



Sizing Example for Dry Wells:

a. Determine contributing impervious surface area:

House Roof (Rear)	17 ft. x 55 ft.	=	935 sq. ft.

b. Determine required volume control:

(935 sq. ft. * 2 inches of runoff) ÷ 12 inches = 155.83 cu. ft.

155.83 cu. ft. ÷ 0.4* = 389.58 cu. ft.
(*assuming the 40% void ratio in the gravel bed)

c. Sizing the dry well:

Set depth to 3.5 ft;
Set width equal to length for a square chamber.

389.58 cu. ft. = 3.5 ft. x L x L; L = 10.55 ft.

Dimensions = 3.5 ft. (D) x 10.55 ft. (L) x 10.55 ft. (W)

B. Non-Structural BMPs

Note: The cumulative volume reduction permitted for non-structural BMP credits shall not exceed 25% of the total stormwater volume required to be captured in conjunction with the Small Project Stormwater Management design (Refer Chapter 8 of the Pennsylvania Stormwater Best Management Practices Manual, 2006, as amended).

1. Tree Plantings and Preservation

Trees and forests reduce stormwater runoff by capturing and storing rainfall in the canopy and releasing water into the atmosphere through evapotranspiration. Tree roots and leaf litter also create soil conditions that promote the infiltration of rainwater into the soil. In addition, trees and forests reduce pollutants by taking up nutrients and other pollutants from soils and water through their root systems. A development site can reduce runoff volume by planting new trees or by preserving trees which existed on the site prior to the development. The volume reduction calculations either determine the cubic feet to be directed to the area under the tree canopy for infiltration or determine a volume reduction credit which can be used to reduce the size of any one of the planned structural BMPs on the site.

Tree Considerations:

- Existing trees must have at least a 4" trunk caliper or larger.
- Existing tree canopy must be within 100 ft. of impervious surfaces.
- A tree canopy is classified as the continuous cover of branches and foliage formed by a single tree or collectively by the crowns of adjacent trees.
- New tree plantings must be at least 6 ft. in height and have a 2-inch caliper trunk size as measured 4 feet above the ground surface.

- All existing and newly planted trees must be native to Pennsylvania. Refer http://www.dcnr.state.pa.us/forestry/commontr/commontrees.pdf for a guide book titled Common Trees of Pennsylvania for a native tree list.
- When using trees as volume control BMPs, runoff from impervious areas should be directed to drain under the tree canopy.

Determining the required number of planted trees to reduce the runoff volume:

A. Determine contributing impervious surface area:

Garage Roof (Right)	9 ft. x 25 ft.	=	225 sq. ft.

B. Calculate the required control volume:

(225 sq. ft. x 2 inches of runoff) ÷ 12 inches = 37.50 cu. ft.

C. Determine the number of tree plantings:

- Pursuant to Chapter 8 of the Pennsylvania Stormwater Best Management Practices Manual (2006, as amended), a newly planted deciduous tree (2 inch minimum caliper at 4 feet above ground) can reduce runoff volume by 6 cu. ft.
- Pursuant to Chapter 8 of the Pennsylvania Stormwater Best Management Practices Manual (2006, as amended), a newly planted evergreen tree (6 feet minimum height) can reduce runoff volume by 10 cu. ft.

37.5 cu. ft. ÷ 6 cu. ft. = 6.25 = 7 Deciduous Trees

This volume credit (7 trees x 6 cu. ft per tree = 42 cu. ft) can be utilized in reducing the size of any one of the structural BMPs planned on the site.

Determining the volume reduction for preserving existing trees:

A. Calculate approximate area of the existing tree canopy:

~22 sq. ft. x ~23 sq. ft = 500 sq. ft.

B. Measure distance from impervious surface to tree canopy: 35 ft. (example)

C. Calculate the volume reduction credit by preserving existing trees:

- For Trees within 20 feet of impervious cover:
  Volume Reduction cu.ft.=(Existing Tree Canopy sq. ft. x 1 inch)/12
- For Trees beyond 20 feet but not farther than 100 feet from impervious cover:
  Volume Reduction cu.ft.=(Existing Tree Canopy sq. ft. x 0.5 inch)/12

(500 sq. ft. x 0.5 inches)/12 = 21 cu. ft.

This volume credit can be utilized in reducing the size of any one of the structural BMPs planned on the site.

2. Minimize Soil Compaction and Replant with Lawn or Meadow

When soil is overly compacted during construction it can cause a drastic reduction in the permeability of the soil and rarely is the soil profile completely restored. Runoff from vegetative areas with highly compacted soils similarly resembles runoff from an impervious surface. Minimizing soil compaction and re-planting with a vegetative cover like meadow or lawn, not only increases the infiltration on the site, but also creates a friendly habitat for a variety of wildlife species.

Design Considerations:

- Area shall not be stripped of topsoil.
- Vehicle movement, storage, or equipment/material lay down shall not be permitted in areas preserved for minimum soil compaction.
- The use of soil amendments and additional topsoil is permitted.
- Meadow should be planted with native grasses. Refer to Meadows and Prairies: Wildlife-Friendly Alternatives to Lawn at http://pubs.cas.psu.edu/FreePubs/pdfs/UH128.pdf for reference on how to properly plant the meadow and for a list of native species.

Determining the volume reduction by minimizing soil compaction and planting a meadow:

A. Calculate approximate area of preserved meadow:

~22 sq. ft. x ~23 sq. ft = 500 sq. ft.

B. Calculate the volume reduction credit by minimizing the soil compaction and planting a lawn/meadow:

- For Meadow Areas: Volume Reduction (cu. ft.) = (Area of Min. Soil Compaction (sq. ft.) x 1/3 inch of runoff)/12

(500 sq. ft. x 1/3 inch of runoff)/12 = 13.8 cu. ft.

- For Lawn Areas: Volume Reduction (cu. ft.) = (Area of Min. Soil Compaction (sq. ft.) x 1/4 inch of runoff)/12

(500 sq. ft. x 1/4 inch of runoff)/12 = 10.4 cu. ft.

This volume credit can be used to reduce the size of any one of the structural BMPs on the site.

3. Rain Barrels

Rain barrels are large containers that collect drainage from roof leaders and temporarily store water to be released to lawns, gardens, and other landscaped areas after the rainfall has ended. Rain barrels are typically between 50 and 200 gallons in size. Although residents may wish to utilize rain barrels for capture and reuse of stormwater runoff, they shall not be used as a volume control BMP because infiltration is not guaranteed after each storm event. A rain barrel is not utilized in this small Projects Stormwater Management example.

4. Summary

Based on the sample residential Regulated Activity shown in Figure 1, a total of 3,000 square feet of impervious surface area is proposed, resulting in a total volume of 500 cubic feet of stormwater runoff that must be controlled/mitigated using structural and non-structural BMPs. As noted in this Appendix, no greater than 25% of the required runoff volume of 500 cubic feet may be managed using nonstructural BMPs (500 cubic feet x 25% = 125 cubic feet, maximum). Using a combination of tree plantings, tree preservation, minimizing soils compaction and planting un-compacted areas with meadow ground cover condition results in nonstructural control of 76.8 cubic feet of runoff (42 cubic feet + 21 cubic feet + 13.8 cubic feet). Since this amount is less than 25% of the total required volume to be managed, the full volume of these non-structural BMPs may be accounted for. Structural BMPs of infiltration trench, rain garden, and dry well are shown to control 462.4 cubic feet of volume with this sample improvement project (150.8 cubic feet + 155.3 cubic feet + 155.3 cubic feet). Therefore, since structural and non-structural BMPs control 539.7 cubic feet of runoff volume, the design in this example satisfies the Small Projects Stormwater Management requirement to control at least 500 cubic feet of stormwater runoff volume.

BOARD OF SUPERVISORS
LOWER SALFORD TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2026-_____

"Signs Ordinance Amendment – C Commercial and AO Administrative Office Districts"

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, CHAPTER 164 (ZONING), ARTICLE XVII (SIGNS), SECTION 164-107 (PERMITTED SIGNS IN C COMMERCIAL DISTRICT) TO MODIFY THE SECTION TITLE AND INTRODUCTORY SENTENCE TO ESTABLISH THAT REGUATIONS CONTAINED THEREIN APPLY IN THE C COMMERICAL AND AO ADMINISTRATIVE OFFICE ZONING DISTRICTS; AND AMENDING SUBSECTION 164-107.A TO ESTABLISH THAT CERTAIN SIGN REGULATIONS APPLY IN THE AO ADMINISTRATIVE OFFICE DISTRICT; AND FURTHER AMENDING SECTION 164-107 (PERMITTED SIGNS IN C COMMERCIAL DISTRICT) TO ADD A NEW SUBSECTION 164-107.J TO PERMIT ONE FREESTANDING SIGN ON THE STREET OF HIGHEST CLASSIFICATION ON LOTS WITH FRONTAGE ON MORE THAN ONE STREET.

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 XVII (Signs), Section 164-107 (Permitted signs in C Commercial District) is hereby amended so that the title and introductory sentence appear as follows:

§ 164-107. Permitted signs in C Commercial and AO Administrative Office Districts.

In Commercial and Administrative Office Districts, the following signs shall be permitted, and no other:

SECTION II. - Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XVII (Signs), Section 164-107 (Permitted signs in C Commercial District), Subsection A is hereby amended as follows:

A. Any sign permitted in a residential district, provided that the use to which it refers is permitted in Commercial and Administrative Office Districts.

SECTION III. - Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XVII (Signs), Section 164-107 (Permitted signs in C Commercial District) is hereby amended to add a new Subsection J as follows:

J. Where a lot or tract has more than one street frontage, a freestanding sign shall only be permitted to be placed along the street of highest classification.

SECTION IV. - 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 V. - 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 VI. - Effective Date

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

SECTION VII. - 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 4th day of March, 2026.

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 March 4, 2026 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 "Signs Amendment Ordinance – C Commercial and AO Administrative Office Districts" amending the Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XVII (Signs), Section 164-107 (Permitted signs in the C Commercial District) to modify the Section title and introductory sentence to establish that regulations contained therein apply in the C Commercial and AO Administrative Office Districts; and amending Subsection 164-107.A to establish that certain sign regulations apply in the AO Administrative Office District; and further amending Section 164-107 (Permitted signs in the C Commercial District) to add a new Subsection 164-107.J to permit one freestanding sign on the street of highest classification on lots with frontage on more than one street.

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.

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

Bowman

February 20, 2026

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

RE: **Engineer's Recommendation of Award**
Traffic Signal and ADA Improvement Project
Main Street (S.R. 0063) and Maple Avenue - GLG Agreement # C920003358
Main Street (S.R. 0063) and Hunsberger Lane - GLG Agreement # C920003356
Lower Salford Township, Montgomery County, PA
Bowman Project No. 311093-24-005

Dear Mr. Czajkowski:

Bowman Consulting Group, Ltd. (Bowman) has reviewed the bids received on February 18, 2026, at 10:00 AM, for the above reference project. Below is a summary of the bids received from the three (3) contractors:

	Company	***Base Bid***	***Status***
1	**Armour & Sons Electric, Inc.**	**$650,963.50**	**Verified**
2	Lenni Electric Corporation	$692,157.30	Verified
3	Carr & Duff LLC	$774,750.30	Verified

The bid tabulation from PennBID is also attached for your records. Upon review, the bids received appear to be acceptable. Our office recommends the governing body consider awarding the contract Base Bid to the qualified low bidder, Armour & Sons Electric, Inc. for a total of **$650,963.50**.

If you have any questions, or require additional information, please contact me at hlam@bowman.com.

Sincerely,

Helen L. Lam, P.E.
Project Manager

/lsw

Attachment

cc: Stephanie L. Butler, P.E., Bowman
Douglas Jones, Lower Salford Township

V:\311093 - Lower Salford\311093-24-005 (TRA) - 2024 GLG TSD Main_Maple_Hunsberger\Engineering\Const_Services\11_Correspondence\2026-02-19_Recommendation of Award_Lower Salford.docx

1515 Market Street, Suite 1360, Philadelphia, PA 19102
P: 215.433.1660
bowman.com

3850-FM-BCW0350 Rev. 9/2025
Form

Pennsylvania
Department of
Environmental Protection

Code No.
1-46938-254-1

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

SEWAGE FACILITIES PLANNING MODULE

Component 1. Exception to the Requirement to Revise the Official Plan

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	**CLIENT ID #**	**SITE ID #**	**APS ID #**	**AUTH ID #**
1-46938-254-1				

This planning module component is used to satisfy the sewage facilities planning requirements for subdivisions of 10 lots or less (*including residual lands*) intended as building sites for detached single family dwelling units served by individual onlot sewage disposal systems. The number of lots includes only those lots created after May 15, 1972. Refer to the instructions for help in completing this component.

NOTE: All soil testing must be field verified by the Sewage Enforcement Officer (SEO). The SEO must notify the approving agency verbally or in writing at least 10 days prior to testing. In some cases, a representative of the approving agency may wish to observe the soil testing.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see Section K and the attached instructions for more information on these fees.

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name 681 Upper Mainland Road

2. Brief Project Description Property owner proposing the construction of 6-bedroom home.

3. Total Number of Lots:

	Number of Lots Being Proposed		0
+	Residual Land Parcel/Lot	+	1
+	Number of Previous Lots Developed from Present Tract As it Appeared on May 15, 1972	+	0
	Total	=	1 *

* If total exceeds 10, do not use this form. Contact DEP for correct forms.

B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name	County	City	Boro	Twp
Lower Salford	Bucks	☐	☐	☒

Municipality Contact - Last Name	First Name	MI	Suffix	Title
Czajkowski	Joseph	S		Township Manager
Additional Individual Last Name	First Name	MI	Suffix	Title
Hosterman	Holly			Assist Twp Manager

Municipality Mailing Address Line 1	Mailing Address Line 2
379 Main Street	

Address Last Line -- City	State	ZIP+4
Harleysville	PA	19438

Phone + Ext.	FAX (optional)	Email (optional)
(215) 256-8087	( )	township@lowersalfordtownship.org

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development Project) Name 681 Upper Mainland Road

Site Location Line 1	Site Location Line 2			
681 Upper Mainland Road				
Site Location Last Line -- City	**State**	**ZIP+4**	**Latitude**	**Longitude**
Harleysville	PA	19438	40°14'53.0 "N	75°22'51.9 "W

Detailed Written Directions to Site
Starting from 2 E Main St, Norristown, PA 19401; Head southwest toward E Main St; Continue on E Main St. Take PA-363 N/S Valley Forge Rd and SR 3001 to Upper Mainland Rd in Lower Salford Township 28 min (12.3 mi); Drive to your destination is located at 681 Upper Mainland Rd, Harleysville, PA 19438

Description of Site (Project)
Active farming operation

Site Contact (Developer) -- Last Name	First Name	MI	Suffix	Phone	Ext.
Thomas	Jonathan			(267) 250-2170	

Site Contact Title	Site Contact Firm (if none, leave blank)
Builder	Audax Properties, LLC
FAX	**Email**
( )	jon@audaxhomes.com
Mailing Address Line 1	**Mailing Address Line 2**
P.O. Box 390	

Mailing Address Last Line -- City	State	ZIP+4
Doylestown	PA	18901

D. PROJECT CONSULTANT INFORMATION (See Section D of instructions)

Last Name	First Name	MI	Suffix
Bernard	Tara		

Title	Consulting Firm
Planning Specialist	VW Consultants, LLC

Mailing Address Line 1	Mailing Address Line 2
1590 Canary Road	

Address Last Line -- City	State	ZIP+4	Country
Quakertown	PA	18951	USA

Email	Phone	Ext.	FAX
tbernard@vw-consultants.com	(215) 536-7006		( )

E. AVAILABILITY OF DRINKING WATER SUPPLY

This project will be provided with drinking water from the following source: (Check appropriate box)

☒ Individual wells or cisterns.

☐ A proposed public water supply.

☐ An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: _____

F. PROJECT NARRATIVE (See Section F of instructions)

☒ A narrative has been prepared as described in Section F of the instructions.

The applicant may choose to include additional information beyond that required by Section F of the instructions

G. GENERAL SITE SUITABILITY (See Section G of instructions)

1. PLOT PLAN

Attach an original or copy of a 7½ minute USGS topographic map with the area of the proposed land development plotted and labeled. Attach a copy of the plot plan of the proposed subdivision showing the following information:

a. Location of all soils profiles and percolation tests.
b. Slope at each test area.
c. Soil types and boundaries.
d. Existing and proposed streets, roadways, access roads, etc.
e. Lot lines and lot sizes.
f. Existing and proposed rights-of-way.
g. Existing and proposed drinking water supplies for proposed and contiguous lots.
h. Existing buildings.
i. Surface waters.
j. Wetlands from National Wetland Inventory Mapping and USDA Hydric Soils Mapping.
k. Floodplain and floodways (Federal Flood Insurance Mapping).
l. Designated open space areas.
m. Remaining acreage under the same ownership and adjoining lots.
n. Existing onlot or sewerage systems; pipelines, transmission lines, etc.
o. Prime agricultural land.
p. Orientation to North.

2. RESIDUAL TRACT PLANNING WAIVER REQUEST

A waiver from sewage facilities planning ☐ is, ☒ is not requested for the residual land tract associated with this project. (See Section H, I and J and instructions for additional information).

3. SOILS INFORMATION

a. Attach copies of "Site Investigation and Percolation Test Report" (3850-FM-BCW0290A) form(s) for the proposed subdivision.
b. Marginal conditions for long-term onlot sewage disposal ☐ are, ☒ are not present. See marginal conditions information in Sections H and J and in attached instructions.
c. If one or more lots in this subdivision are planned to be served by Individual Residential Spray Irrigation Systems (IRSIS), please see the specific information on IRSIS in Section G of the instructions.

Both the soils description preparer and developer must sign below indicating acknowledgement of the false swearing statement.

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Joseph A Valentine	Jonathan Thomas
Soils Description Preparer Name (Print)	Developer Name (Print)
Signature	Signature
11/10/25	11/12/25
Date	Date

H. MUNICIPALITY'S CERTIFIED SEWAGE ENFORCEMENT OFFICER (See Section H of instructions)

1. I have confirmed the information relating to the general suitability for onlot sewage disposal contained in this component. Confirmation of this information was based upon on-site verification of soil tests, general site conditions and other generally available soils information. The proposed development site:

   ☒ Is generally suitable for onlot disposal. This module does not constitute individual permit approval.
   ☐ Is marginal for long-term onlot disposal. (See instructions for information on marginal conditions).
   ☐ Is not generally suitable for onlot disposal. (See my attached comments regarding this determination).
   ☐ Cannot be evaluated for general site suitability because of insufficient soils testing.

2. The proposed development site is considered "marginal for onlot disposal" or for long-term onlot system use because one or more of the following conditions exist. (Check all that apply).

   ☐ Soils profile examinations which document areas of suitable soil intermixed with areas of unsuitable soils.
   ☐ Site evaluation which documents soils generally suitable for elevated sand mounds with some potential lots with slopes over 12%.
   ☐ Site evaluation which documents soils generally suitable for in-ground systems with some potential lots with slopes in excess of 20%.
   ☐ Lot density of more than one residential dwelling/acre.

3. Residual Tract Facilities (For use only when there is an existing septic system on the residual tract)

   ☐ I have inspected the lot on which the existing building and existing septic system is located and have concluded, based on soils mapping or soils evaluation, permit information or site inspection that the long-term sewage disposal needs of this site and the building currently served can be met.
   ☐ I further acknowledge that no violations of the Sewage Facilities Act are known to me or have become apparent as a result of my site inspection. No inferences regarding future performance of the existing septic system should be drawn from this acknowledgement.
   ☐ A brief description and sketch of the existing system and site is attached.

Signature of Certified Sewage Enforcement Officer with jurisdiction in municipality where development is proposed	3426 Certification	1/15/26 Date

I. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES (See Section I of instructions)

Check one:

☒ The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.

☐ A Manual Project Submission Form was submitted to each jurisdictional agency and their responses are attached.

☐ A concurrent review has been requested. I realize that all supporting documentation from each jurisdictional agency must be submitted to the DEP before the end of the technical review due date or my planning module may be denied.

Applicant or Consultant Initials _____.

J. PLANNING AGENCY REVIEW (See Section J of instructions)

This planning module has been reviewed by the existing municipal planning agency and zoning officer and has been found to be ☒ consistent, ☐ inconsistent with municipal zoning ordinances or subdivision and land development ordinances. A waiver of the sewage facilities planning requirements for the residual tract of this subdivision ☐ has ☒ has not been requested. If requested, the proposed waiver ☐ is ☐ is not consistent with applicable ordinances administered by this agency.

Lower Salford Township Planning Commission
Municipal Planning Agency Name

Zoning Officer Signature

Planning Agency Signature (Authorized Official)

☐ No municipal planning agency exists

☐ No municipal zoning ordinance exists

K. MUNICIPAL ACTION (See Section K of instructions)

The municipality must act within 60 days of receipt of a complete sewage facilities planning module package.

☒ This planning module has been reviewed by the municipal governing body and has been found to be **ACCEPTABLE**. Approval of this planning module does not constitute individual onlot system permit approval.

☐ This planning module is **NOT ACCEPTABLE** because:

Check appropriate reason(s)

- ☐ The subdivision does not comply with municipal zoning ordinances.
- ☐ The subdivision does not comply with municipal subdivision and land development ordinances.
- ☐ The subdivision is not suitable for the use of individual onlot subsurface absorption areas.
- ☐ The subdivision does not meet the requirements for use of this module or other provisions of Chapter 71 (Administration of Sewage Facilities Planning Program).
- ☐ Other (Explain) _____

☐ The proposed development has been identified in Section G and/or Section H as having marginal conditions or other concerns for the long-term use of onlot sewage systems. The municipality has selected the following method of providing long-term sewage disposal to this subdivision: (Check one)

- ☐ Provision of a sewage management program meeting the minimum requirements of Chapter 71, Section 71.73
- ☐ Replacement area testing
- ☐ Scheduled replacement with sewerage facilities
- ☐ Reduction of the density of onlot systems

The justification required in Section J of the instructions is attached.

☐ A waiver of the planning requirements for the residual tract of this subdivision has been requested.

The municipality acknowledges acceptance of this proposal and requests a waiver of the sewage facilities planning requirements for the residual tract designated on the subdivision plot plan. Our municipal officials accept full responsibility now and in the future to identify any violation of this waiver and to submit to the approving agency any required sewage facilities planning for the designated residual tract should a violation occur or construction of a new sewage-generating structure on the residual tract of the subdivision be proposed. We understand that such planning information may require municipal officials to be responsible for soil testing and other environmental assessments for the residual tract in the future.

Chairperson/Secretary of Governing Body	Signature	Date

Lower Salford Township
Municipality Name

379 Main Street, Harleysville, PA 19438
Address

(Area Code) Telephone No. (215) 256-8087

3800-FM-BPNPSM0352 7/2012

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

Code No
1-46938-253-3J &
1-46958-117-2

SEWAGE FACILITIES PLANNING MODULE

Component 2. Individual and Community Onlot Disposal of Sewage

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE # 1-46938-253-3J & 1-46958-117-2	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) proposing the use of individual onlot sewage disposal systems (including individual residential spray irrigation systems (IRSIS)) and except for those projects qualifying for the "exception to the requirement to revise the Official Plan" under Chapter 71, Section 71.55, (2) proposing retaining tanks (including holding tanks, privies, chemical, incinerating, recycling or composting toilets), (3) proposing municipal permitted community onlot sewage disposal systems, and (4) proposing DEP permitted individual or community large volume onlot sewage disposal systems.

This component, along with any other documents specified in the cover letter, must be submitted to the municipality with jurisdiction over the project site for review and approval. All appropriate documentation must be attached for the Sewage Facilities Planning Module package to be complete. Refer to the instructions for help in completing this component.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the applicant for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see Section R and the instructions for more information on these fees.

NOTE: All projects must complete Sections A through I and Sections N through R. Complete Sections J, K, L and/or M if indicated ☒. The municipality should complete Section Q if marginal conditions are present and/or if a waiver of the planning requirements is requested for the residual tract and/or if assurance of long term O & M option is required.

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name 279 Fallow Field Lane

2. Brief Project Description A proposed three lot subdivision (1 existing, 2 proposed lots)

B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name	County	City	Boro	Twp
Upper Salford	Montgomery	☐	☐	☒

Municipality Contact Individual – Last Name	First Name	MI	Suffix	Title
Shafer	Amy	B		Secretary/ Treasurer
Additional Individual Last Name	First Name	MI	Suffix	Title
Smith	Lori			Assis Secretary/ RTK

Municipality Mailing Address Line 1	Mailing Address Line 2
1441 Salford Station Road	

Address Last Line – City	State	ZIP+4
Harleysville	PA	19438

Phone + Ext.	FAX (optional)	Email (optional)
610-287-6160		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name
279 Fallow Field Lane

Site Location Line 1	Site Location Line 2
279 Fallow Field Lane	

Site Location Last Line – City	State	ZIP+4	Latitude	Longitude
Harleysville	PA	19438	40°17'58.79"	75°24'32.59"

Detailed Written Directions to Site From 2 E Main St, Norristown, PA 19401; Get on I-476 N in Plymouth Township from E Main St and Ridge Pike 9 min (3.1 mi); Follow I-476 N to PA-63 W/Sumneytown Pike in Kulpsville Take exit 31 A from I-476 N 11 min (11.7 mi); Follow PA-63 W to Fallowfield Ln 11 min (5.4 mi) and site is located at 279 Fallowfield Ln, Harleysville, PA 19438

Description of Site Existing residential home and lawn area.

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Stacy	Maureen			215-806-4034	

Site Contact Title	Site Contact Firm (if none, leave blank)
Property Owner	

FAX	Email
	stacma279@gmail.com

Mailing Address Line 1	Mailing Address Line 2
279 Fallow Field Lane	

Mailing Address Last Line – City	State	ZIP+4
Harleysville	PA	19438

D. PROJECT CONSULTANT INFORMATION (See Section D of instructions)

Last Name	First Name	MI	Suffix
Bernard	Tara		

Title	Consulting Firm Name
Planning Specialist	VW Consultants, LLC

Mailing Address Line 1	Mailing Address Line 2
1590 Canary Road	

Address Last Line – City	State	ZIP+4	Country
Qukertown	PA	18951	USA

Email	Phone	Ext.	FAX
tbernard@vw-consultants.com	215-536-7006 | 215-651-1049cell		215-538-6136

E. AVAILABILITY OF DRINKING WATER SUPPLY

The project will be provided with drinking water from the following source: (Check appropriate box)

- ☐ Individual wells or cisterns.
- ☐ A proposed public water supply.
- ☒ An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: North Penn Water Authority

F. PROJECT NARRATIVE (See Section F of instructions)

☒ A narrative has been prepared as described in Section F of the instructions and is attached.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

G. GENERAL SITE SUITABILITY (See Section G of attached instructions)

This section must be completed when the proposed method of sewage disposal is the use of onlot sewage disposal systems or privies. The purpose of the information provided in this section is to determine the general suitability of the site for onlot disposal of sewage. Site suitability should not be construed as approval for permit issuance on individual lots. Additional testing may be required for permit issuance.

NOTE: If one or more lots in this subdivision are planned to be served by individual residential spray irrigation systems (IRSIS), please see the specific information on IRSIS in Section G.3 of the attached instructions.

1. PLOT PLAN

The following information is to be submitted on a plot plan of the proposed subdivision or development:

a. Location of all soil profiles and percolation tests.

b. Slope at each test area.

c. Soil types and boundaries.

d. Existing and proposed streets, roadways, access roads, etc.

e. Lot lines and lot sizes.

f. Existing and proposed rights-of-way.

g. Existing and proposed drinking water supplies for proposed and contiguous lots.

h. Existing buildings.

i. Surface waters.

j. Wetlands – from National Wetland Inventory Mapping and USDA Hydric Soils Mapping.

k. Floodplain or floodprone area soils, floodways (Federal Flood Insurance Mapping).

l. Designated open space areas.

m. Remaining acreage under the same ownership and contiguous lots.

n. Existing onlot or sewerage systems; pipelines, transmission lines, etc., in-use or abandoned.

o. Prime agricultural land.

p. Orientation to North

2. RESIDUAL TRACT PLANNING WAIVER REQUEST

A waiver from sewage facilities planning ☒ is, ☒ is not requested for the residual land tract associated with this project. (See Section H, Section Q, Component 4 and instructions for additional information).

3. SOILS INFORMATION

a. Attach copies of "Site Investigation and Percolation Test Report" (3800-FM-WSFR0290A) (formerly known as "Appendix A") form(s) for the proposed subdivision.

b. Marginal conditions for long-term onlot sewage disposal ☐ are, ☒ are not present. See marginal conditions information in Sections H and Q and in attached instructions.

c. If one or more lots in this subdivision are planned to be served by Individual Residential Spray Irrigation Systems (IRSIS), please see the specific information on IRSIS in Section G of the instructions.

4. WETLAND PROTECTION

YES NO

a. ☐ ☒ Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.

b. ☐ ☒ Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, Identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

5. PRIMARY AGRICULTURAL LAND PROTECTION

YES NO

☐ ☒ Will the project involve the disturbance of prime agricultural lands?

If yes coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP.

If no, prime agricultural land protection is not a factor to this project. Proceed to G.6.

☒ ☐ Is this project consistent with the municipal prime agricultural land protection program.

6. HISTORIC PRESERVATION ACT

YES NO

a. ☒ ☐ Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP Web site at www.depweb.state.pa.us select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

H. SEWAGE ENFORCEMENT OFFICER ACTION (See Section H of attached instructions)

1. I have confirmed the information relating to the general suitability for onlot sewage disposal contained in this component. Confirmation of this information was based upon on-site verification of soil tests, general site conditions and other generally available soils information. The proposed development site:
   - ☒ Is generally suitable for onlot disposal. This module does not constitute individual permit approval. residual tract only
   - ☐ Is marginal for long-term onlot disposal. (See instructions for information on marginal conditions).
   - ☐ Is not generally suitable for onlot disposal. (See my attached comments regarding this determination).
   - ☐ Cannot be evaluated for general site suitability because of insufficient soils testing.
2. The proposed development site is considered "marginal for onlot disposal" or for long-term onlot system use because one or more of the following conditions exist. (Check all that apply).
   - ☐ Soils profile examinations which document areas of suitable soil intermixed with areas of unsuitable soils.
   - ☐ Site evaluation which documents soils generally suitable for elevated sand mounds with some potential lots with slopes over 12%.
   - ☐ Site evaluation which documents soils generally suitable for in-ground systems with some potential lots with slopes in excess of 20%.
   - ☐ Lot density of more than 1 Residential Dwelling Unit/acre.
   - ☐ Proposed use of a community onlot disposal system or system serving commercial, industrial or institutional uses.

3. Residual Tract Facilities (For use only when there is an existing onlot disposal system on the residual tract)

☒ I have inspected the lot on which the existing building and existing onlot disposal system is located and have concluded, based on soils mapping or soils evaluation, permit information or site inspection that the long-term sewage disposal needs of this site and the building currently served can be met. (Required)

☒ I further acknowledge that no violations of the Sewage Facilities Act are known to me or have become apparent as a result of my site inspection. No inferences regarding future performance of the existing onlot disposal system should be drawn from this acknowledgement. (Required)

☐ A brief description and sketch of the existing system and site is attached. (Optional)

Signature of Certified Sewage Enforcement Officer having jurisdiction in municipality where development is proposed	3426 Certification #	10/31/25 Date

I. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section I of attached instructions)

This analysis consists of a narrative that will support the chosen sewage disposal method by comparing it to methods already in use in the area or to any other available method. Attach the narrative to the package and title it **Alternative Analysis**. The narrative should describe:

1. the chosen sewage disposal method, and whether the method is interim (to be replaced within 5 years) or ultimate (will serve the development beyond 5 years). Also provide the number of lots or EDU's that will be served.

I. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (Continued) (See Section I of attached instructions)

2. the types of land uses adjacent to the project area (agricultural, residential, commercial etc.) and the type of sewage disposal method serving each of those land uses.
3. if the sewage facilities described in (2) are in need of improvement due to high rates of onlot malfunction or overloaded public sewers.
4. the sewage disposal method indicated for the development area in the municipality's Official Sewage Facilities Plan. (Such as: onlot disposal systems, public sewers, etc.).
5. existing and/or proposed sewage management program(s) in the area and/or any other municipal options necessary to satisfy the requirements of section(s) 71.72 or 71.73 including the provisions of the selected option.
6. potential alternative sewage disposal methods that are available for the project.
7. why the proposed disposal method was chosen over the alternative methods discussed.
8. who will be the owner of the facility, and who will be responsible for operation and maintenance of the facility.
9. any other information that the developer feels will support the chosen disposal method.

Complete the following sections (J, K, L and/or M) if indicated ☒.

If none are indicated, go directly to Section N.

☒ J. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

(See Section J of instructions)

Check one:

☒ The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.

☐ A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at www.naturalheritage.state.pa.us , and all required supporting documentation is attached. I request DEP staff to compete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

"Applicant or Consultant Initials _____"

☐ K. PERMEABILITY TESTING (See Section K of attached instructions)

☐ The information required in Section K of the instructions is attached.

☐ L. PRELIMINARY HYDROGEOLOGIC STUDY (See Section L of attached instructions)

☐ The information required in Section L of the instructions is attached.

☐ M. DETAILED HYDROGEOLOGIC STUDY (See Section M of attached instructions)

☐ The information required in Section M of the instructions is attached.

N. RETAINING TANKS (See Section N of attached instructions)

The term "Retaining Tank" includes holding tanks and privies, as well as, chemical, incinerating, recycling, and composting toilets. Check the appropriate box.

☐ Yes ☒ No Does this new land development project propose either interim or long-term use of retaining tanks?
If yes, complete the remainder of Section N.
If no, completion of the remainder of Section N is not required. Proceed to Section O.

What types of retaining tanks are proposed? Check all that apply.

☐ Holding Tank ☐ Privy ☐ Chemical ☐ Incinerating ☐ Recycling ☐ Composting

1. **Holding Tanks** – are only to be used in new land development as an interim sewage disposal method and only for a period of time determined by DEP. A replacement sewage disposal method is required and an implementation schedule for that replacement method must be developed. Local ordinances must also be ***in place*** to provide for the maintenance of the tanks. Complete a. and b. below. For exceptions to these requirements see Chapter 71, Section 71.63 (Retaining Tanks).

   a. The following questions will help determine if a holding tank can be used.

      1) ☐ Yes ☐ No Does the Official Sewage Facilities plan or revision provide for replacement of the tanks by adequate sewage services?

      2) ☐ Yes ☐ No Does the Official Sewage Facilities Plan or revision include financial assurances for the implementation of the replacement method?

      If yes, what is the replacement sewage disposal method?

      Method _____

      If no, holding tanks may not be used.

   b. Chapter 72 requires that the municipality, sewer authority or other DEP approved entity with responsibility over the holding tanks have ***in place*** ordinances, regulations or restrictions established to maintain the tanks as outlined in Chapter 71, Section 71.63(c)(3). Attach documentation that the responsible agency has developed these ordinances or restrictions. These projects must also complete Part 3 below (Retaining Tank Pumping and Content Disposal).

2. **Privies/Chemical Toilets**
   Projects that propose privies as the method of sewage disposal must complete a, b and c below. For exceptions to these requirements see Chapter 71, Section 71.63 (Retaining Tanks).

   a. Complete Section G of this Component.

   b. The municipality, sewer authority, management agency or other DEP approved entity with responsibility over the site must have ordinances, regulations or restrictions established that assume responsibility for the removal of a privy and installation of an approved onlot sewage disposal system when water under pressure is provided to that lot. Attach a copy of these ordinances, regulations or restrictions.

   c. These projects must also complete Part 3 below (Retaining Tank Pumping and Content Disposal).

N. RETAINING TANKS cont'd. (See Section N of attached instructions)

3. Retaining Tank Pumping and Content Disposal

a) Name of Retaining Tank Cleaner _____
(This can be the municipality or a contracted cleaner)

Address _____

Telephone Number _____

b) Name of Disposal Site _____

Type of treatment facility _____

NPDES or Land Disposal permit number _____

County _____ Municipality _____

Attach letter of agreement with the proposed disposal site verifying adequate capacity for disposal needs. Retaining tank wastes must be disposed of at a DEP permitted facilities or sites.

c) A municipality, sewer authority, or sewage management agency may delegate or contract for the collection and disposal of retaining tank contents, except that the ultimate responsibility for the proper collection and disposal of the contents shall remain with the municipality, authority or agency.

O. PUBLIC NOTIFICATION REQUIREMENT (See Section O of attached instructions)

This section must be completed to determine if the applicant will be required to publish certain facts about the project in a newspaper of general circulation in accordance with Chapter 71, Section 71.53(d)(6) to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice are found in Section O of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes". Check all boxes that apply.

	Yes	No	
1.	☐	☒	Does the project propose the construction of a sewage treatment facility?
2.	☐	☒	Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3.	☐	☒	Will the project result in a public expenditure for the sewage facilities portion of the project in excess of $100,000?
4.	☐	☒	Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5.	☐	☒	Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6.	☐	☒	Will the project result in a subdivision of 50 lots or more?
7.	☐	☒	Does the project involve a major change in established growth projections?
8.	☐	☒	Does the project involve a different land use pattern than that established in the municipality's Official Sewage Facilities Plan?
9.	☐	☒	Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10.	☐	☒	Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in Chapter 71.21(a)(5)(i), (ii), (iii)?

O. PUBLIC NOTIFICATION REQUIREMENT (Continued)

11. ☐ ☒ Will sewage facilities discharge into high quality or exceptional value waters?

☐ Attached is a copy of:
- ☐ the public notice,
- ☐ all comments received as a result of the notice,
- ☐ the municipal response to these comments.

☐ No comments were received. A copy of the public notice is attached.

P. FALSE SWEARING STATEMENT (See Section P of attached instructions)

The individual performing the tests and field evaluations necessary to complete ***Section G*** must provide the information below and sign the false swearing statement found to the right.

Joesph A. Valentine
Name (Print)

Soil Scientist, VW Consultants, LLC
Title

1590 Canary Road, Quakertown PA 18951
Address

215-536-7006
Telephone Number

I verify that the soils information statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Joseph A. Valentine 7/28/2025
Signature Date

Check One:

☐ The individual conducting these tests is a Sewage Enforcement Officer authorized to perform this work under a fee schedule established by the municipality.

☒ The individual conducting these tests is not a Sewage Enforcement Officer employed by the local agency in which this development is located.

The individual completing the rest of the component must provide their name, title, address, telephone number and sign the false swearing statement found to the right.

Tara Bernard
Name (Print)

Planning Specialist, VW Consultants, LLC.
Title

1590 Canary Road, Quakertown PA 18951
Address

215-536-7006
Telephone Number

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

☒ A waiver of the planning requirements is requested for the residual tract of this subdivision. The requirements of Section G.2 of the instructions have been met.

Tara Bernard 7/28/2025
Signature Date

Q. MUNICIPAL ACTIONS (Marginal conditions, Residual Tract Waiver and/or O&M option)
(See Section Q of attached instructions)

This section is to be completed by the municipality if marginal conditions have been identified on the project site and/or if a waiver of the planning requirements has been requested for the residual tract of the subdivision and/or if an assurance of long term operation and maintenance is required by Section 71.72. If none of these conditions are met, do not complete this section.

1. ☐ The proposed development has been identified in Section G and/or Section H as having marginal conditions or other concerns for the long-term use of onlot sewage systems. The municipality has selected the following method of providing long-term sewage disposal to this subdivision: (Check one)
   - ☐ Provision of a sewage management program meeting the minimum requirements of Chapter 71, Section 71.73
   - ☐ Replacement area testing
   - ☐ Scheduled replacement with sewerage facilities
   - ☐ Reduction of the density of onlot systems

   ☐ The justification required in Section Q of the instructions is attached.

2. ☒ A **waiver** of the planning requirements for the residual tract of this subdivision has been requested.

   The municipality acknowledges acceptance of this proposal and requests a waiver of the sewage facilities planning requirements for the residual tract designated on the subdivision plot plan. Our municipal officials accept full responsibility now and in the future to identify any violation of this waiver and to submit to the approving agency any required sewage facilities planning for the designated residual tract should a violation occur or construction of a new sewage-generating structure on the residual tract of the subdivision be proposed. We understand that such planning information may require municipal officials to be responsible for soil testing and other environmental assessments for the residual tract in the future.

3. ☐ The **option** selected to assure long-term proper operation and maintenance, required by Title 25, PA Code, Section 71.72, for the proposed DEP permitted non-municipal sewage facility or local agency permitted community onlot sewage system is clearly identified and attached.

Amy B. Shafer, Secretary/Treasurer — Chairperson or Secretary of Governing Body

Signature — Date: 2/19/2026

Upper Salford Township — Municipality Name

1441 Salfrod Station Rd, Harleysville, PA 19438 — Address

Address

(Area Code) Telephone No. (610-287-6160

R. PLANNING MODULE REVIEW FEE (See Section R of attached instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

☐ I request the DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand the Department's review of my project will not begin until the Department receives the correct review fee from me for the project.

R. PLANNING MODULE REVIEW FEE cont'd. (See Section R of attached instructions)

☒ I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of $ _____ payable to "**Commonwealth of PA, DEP**". **Include DEP code number on check.** I understand the Department will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, The Department will return my check or money order, send me an invoice for the correct amount. I understand the Department's review will NOT begin until I have submitted the correct fee.

☐ I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

Formula:

_____ Lots (or EDUs) X $30.00 = $ _____

Note: (1) To calculate the review fee for any project, use the number of lots created or the whole number of project equivalent dwelling units (EDU), (whichever is greater) in the above formula.

(2) When using the number of lots, include only the number of lots being proposed when calculating the review fee. Do not include any "Residual Land Parcel/Lot".

(3) In all projects, the minimum sewage flow per lot is equal to 400 gallons per day (GPD) and represents a generic three-bedroom house on each lot. Projects that knowingly propose houses larger than the generic three-bedroom unit allow for the increased sewage flows from these larger units by adding 100 gallons per day for each additional bedroom in the house to this initial 400 GPD figure. The resulting project flow is in excess of the minimum 400 GPD for each lot created and must be converted into equivalent dwelling units (EDU) in order to correctly calculate the review fee. See note 4.

(4) To determine the total number of EDUs for a project, first determine the total project flow by adding together the flow from each proposed lot. Divide this total project flow by 400 GPD and, if it is greater than the number of lots being proposed, enter this greater figure in the above formula.

Maureen Stacy
Developer Name (Print)

Maureen Stacy 8/27/25
Signature Date

STOP - CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
THREE WORKING DAYS NOTICE
Pennsylvania One Call System, Inc.
1-800-242-1776

COMPONENT 2 & 3 SEWAGE FACILITIES PLANNING MODULE

ALTERNATIVE ANALYSIS – Revised 2.17.26

279 Fallow Field Ln,
Harleysville, PA 19438
Upper and Lower Salford Townships, Montgomery County
Tax Map Parcels 50-00-02799-90-4 and 62-00-00400-10-5
DEP Code No. 1-46938-253-3J (UST) &1-46958-117-2 (LST)

1. The selected method of sewage disposal for the 3-lot residential subdivision is on-lot sewage disposal system and connection to public sewer.

   On-Lot Sewage Disposal
   Tax parcel no. 62-00-00400-10-5 contains an existing house that will remain and continue to be serviced by the existing functioning on-lot sewage disposal system. This parcel is located in Upper Salford Township.

   Public Sanitary Sewer
   Tax parcel no. 50-00-02799-90-4 is vacant. Two lots are proposed on this parcel and the selected method of sewage disposal is connection to public sewer. This parcel is located in Lower Salford Township.

   The proposed houses will connect to a low-pressure system force main along the opposite side of Morwood Road that discharges into Manhole W3226. From that manhole, the wastewater will flow by gravity to Harleysville Influent Pump Station and will be treated and disposed at the Harleysville Wastewater Treatment Plant (WWTP) under NPDES Permit No. PA0024422.

   The projected daily sewage flow for this project is 1,020 gallons per day. The existing dwelling is four-bedrooms at 500 gallons per day for on-lot sewage dispsoal system. PADEP defines a flow of 400 gpd per edu, therefore 1.25 edus. The two proposed dwelling that will connect to public sewer will generate 260 gallons per day per lot. The sewer authority defines an edu as 260 gpd, therefore 2 edus are proposed. The total number of EDUs for the project is 3.25.

2. The adjacent and neighboring properties to the north, west and east are residential in nature and identified as RS Rural Residential Zoning. The property to the south of the project is a commerical building and identified as VC Village Commercial Zoning. All these properties are using on-lot sewage disposal for their long-term sewage disposal method or connection to public sewer.

3. There are no known areas of high on-lot malfunction rates. The public sewer system does not have any capacity issue on the collection system, conveyance system or wastewater treatment plant.

4. The existing home is serviced by an on-lot sewage disposal system which is consistent with Upper Salford Township Act 537 Plan. The two proposed lots are to be serviced by public sewer and not consistent with Lower Salford Township Act 537 Plan, therefore this will be a revision to the 537 Plan.

5. Upper Salford Township does have a Sewage Management Program. Therefore, the property owner of the existing home already participates in this program.

   Lower Salford Township does have a Sewage Management Program. However, the two proposed lots will connect to public sewer rendering this not applicable.

6. The chosen sewage disposal method for this project is on-lot sewage disposal system and connection to public sewer. The following system types were evaluated:

Sand Mound: Based on the testing with the Montgomery County Health Department (MCHD), the soils delineated do not support this type of system due to seasonal high water table limiting zones (mottling/redox features) greater than 10 inches below the existing ground surface. This options is not feasible as 20 inches to limiting zone is required for a sand mound.

Micromound System: VW Consultants, LLC (VW) performed detailed soil testing with the MCHD. A micromound was delineated as a replacement area for the existing home. The existing home will continue to utilize the existing functioning septic system and will have a micromound as a reserve area. A waiver from planning for the residual lot has been requested for the residual lot. This is the long-term method of sewage disposal for this lot.

Holding Tanks: Holding tanks were deemed inappropriate for this project based on site suitability for land-based technologies.

Public Sewer: The two proposed lots will connect to public sewer. There is capacity available to service these two lots and the connection will not create a hydraulic overload on the collection and conveyance system or wastewater treatment plant within five years of the connection. This method of sewage disposal is not consistent with the Lower Salford Township Act 537 Plan, therefore this is a revision to the Act 537 Plan.

7. The Lower Salford Township Sewer Authority will be responsible for the operation and maintenance of the public sanitary system. For the individual on-lot system located in Upper Salford Township, the property owner will be responsible for the operation and maintenance of the system. The property owner will also be required to follow Upper Salford Township the Sewage Management Program.

COMPONENT 2 & 3 SEWAGE FACILITIES PLANNING MODULE

PROJECT NARRATIVE – Revised 2.17.26

279 Fallow Field Ln,
Harleysville, PA 19438
Upper and Lower Salford Townships, Montgomery County
Tax Map Parcels 50-00-02799-90-4 and 62-00-00400-10-5
DEP Code No. 1-46938-253-3J (LST) &1-46958-117-2 (UST)

1. The property owner is proposing a 3-lot subdivision at 279 Fallow Field Ln located in Upper and Lower Salford Township, Montgomery County.

   Tax parcel no. 62-00-00400-10-5
   This parcel contains an existing house that will remain and continue to be serviced by the existing functioning on-lot sewage disposal system. This method of sewage disposal is consistent with the Township Act 537 Plan. This parcel is located in Upper Salford Township.

   VW Consultants, LLC. (VW) performed detailed soil testing with the Montgomery County Health Department (MCHD) to delineated a replacement area for the existing dwelling. The soils observed on the property had seasonal high water table limiting zones (mottling/redox features) greater than 10 inches below the existing ground surface. Therefore, the replacement area for the existing home would be a micrcomound. A waiver from from planning for the residual tract has been requested.

   Tax parcel no. 50-00-02799-90-4
   This parcel is vacant. Two lots are proposed on this parcel and the selected method of sewage disposal is connection to public sewer. The selected method of sewage disposal is not consistent with the Township Act Plan therefore sewage facilities planning is required to include these two lots into the public sewer service area. This parcel is located in Lower Salford Township.

   Runoff from the site and adjacent areas flow to the East Branch Perkiomen Creek which is classified as TSF in Chapter 93.

2. Per Title 25 of the PA Code, Chapter 73, the projected daily sewage flow for this 3-lot subdivision is 1,020 gallons per day. The existing dwelling is four-bedrooms at 500 gallons per day for on-lot sewage dispsoal system. PADEP defines a flow of 400 gpd per edu, therefore 1.25 edus.

   The two proposed dwelling that will connect to public sewer will generate 260 gallons per day per lot. The sewer authority defines an edu as 260 gpd, therefore 2 edus are proposed.

   The total number of EDUs for the project is 3.25.

3. Total gross site acreage of the two parcels is 3.07 acres.

4. There is no other acreage adjacent to this site under the same ownership, just the two parcels. Residential properties border the project site and all utilize on-lot sewage disposal or public sewer. The surrounding properties do not have a high rate of on-lot system malfunctions.

LOWER SALFORD TOWNSHIP
Montgomery County, Pennsylvania

Proclamation

WHEREAS, the month of April 2026 recognized as "Pennsylvania 811 Safe Digging Month", and the initiative sponsored by Pennsylvania 811, a utility notification information center with 54 years of continuous service to the Commonwealth of Pennsylvania, and

WHEREAS, Pennsylvania 811 received more than a million excavation notifications in 2025, over 30,000 construction projects in Coordinate PA, and transmitted approximately 6 million notifications to their member facility owners and operators allowing essential utility and construction crews to provide vital underground services and repair of critical infrastructure to communities throughout Pennsylvania, and

WHEREAS, when contacting 811, at least three business days before digging, a homeowner or a contractor is connected to a unique service that notifies the appropriate underground utility operators in the municipality in which the work will be performed, and

WHEREAS, by notifying 811 of their intent to dig, the homeowner or contractor is knowingly helping to protect the underground utilities, themselves, the work crew, and their neighbors from any unsafe digging practices within their community, and

WHEREAS, upon receiving the notification from Pennsylvania 811, the facility owners and operators disperse to the said work site to mark the approximate location of their underground utility lines with flags, paint, or both, to establish an eighteen-inch tolerance zone of the outside wall or edge of their line or facility, and

NOW, THEREFORE, BE IT RESOLVED that, Lower Salford Township, in support of the Pennsylvania Underground Utility Line Protection Law, PA Act 287 of 1974, as amended, we do hereby proclaim April 2026 as "Pennsylvania 811 Safe Digging Month", and encourage all Pennsylvanians to visit the Pennsylvania 811 website at www.paonecall.org for information about digging safely.

BOARD OF SUPERVISORS
LOWER SALFORD TOWNSHIP

_____
Keith A. Bergman, Chairman

Attest:

_____
Joseph S. Czajkowski
Secretary