

Springfield Township Open Space Committee Property Evaluation Worksheet

Owner:
 Address:
 Tax Parcel No:
 Evaluation Team:
 Date of Evaluation:

REVISED DATE 5/10/07

Parcel Size Preservation	Item Description	Points Accepted
20%	Greater than 81 acres	20
	Between 51 – 80 acres	16
	Between 31 – 50 acres	8
	Between 10 – 30 acres	4
Agricultural Preservation		4
	Parcel contains 50% or more Class I, II soils	
	Parcel contains 10% - 49% less Class I, II soils	2
	Parcel currently farmed as an economic enterprise	2
25%	Parcel located in the Agricultural Security District	2
	Parcel base for farming on other parcels	2
	Contains 50% or more Crop Land, Pasture Land, Grazing Land	8
	Contains 10% - 49% or less Crop Land, Pasture Land, Grazing Land	4
	Parcel on County Ag Preservation List partially funded (reference appraisals)	8
	Parcel on County Ag Preservation List but unfunded	4
Water Resources	Item Description	Points Accepted
Choose Only One	Parcel contains greater than 200 feet of stream or creek frontage or	3
	Permanent stream or creek run through the parcel	2
	Parcel contains an interment stream or creek frontage	1
5%	Vernal pool, seep or natural pond	1
	Parcel contains wetlands	1
	Parcel located in a Source Water Protection Zone	1
	Parcel contains a natural spring	1
Scenic Views	Item Description	Points Accepted
Choose 5% Only One	Parcel offers vistas from more than one identified scenic road or is there	5
	open land on both sides of the road or	
	Parcel offers vistas from the site to existing open space or	4
	Parcel visible from a road, park or other open space	3
General Land	Item Description	Points Accepted
	Parcel exists as planned for passive or active recreation	2
5%	Parcel contains an open space link as shown in the plan	2
	Parcel adjacent to a preserved property	1
	or is within ½ mile of preserved property	1
	Open space would benefit two or more municipalities	1
	Parcel is enrolled in Act 319	1

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Natural Resources		Accepted Points
	Parcel contains Dry wildflower meadow/native grassland	1
	Parcel contains a Wet Meadow	1
15%	Parcel contains a Core or Buffer habitat	3
	Parcel contains heritage specimen native tree	1
	Parcel contains 50% or more forests	5
	Parcel contains less than 49% forests (at least 1 acre)	3
	Parcel has unique geological features or formations	1
	Parcel contains limestone or carbonate geology	1
	Parcel contains an identified habitat for unique flora	1
	Parcel contains an identified habitat for unique fauna	1
Development Factors	Item Description	Points Accepted
	Ease of Development (consult with Planning Commission as needed) scale 1 – 6 pts	
	Distance to Public Water / Public sewer within 1,000 feet	1
Choose	Road frontage more than 1,500 feet	6
Only	Road frontage greater than 1,000	4
One	Road frontage greater than 500 feet	2
	Land uses adjacent to the tract greater than 50% is non-agricultural	2
20%	Land uses adjacent to the tract between 25 – 49% is non-agricultural	1
	Zoning of area adjacent to property is High Density	1
	Percentage of property being preserved greater than 100%	4
	Percentage of property being preserved greater than 90%	2
Historic Resources	Item Description	Points Accepted
	Major resource with historic integrity: house or barn (1 pt each) List:	1
5%	Historic context – minor historic structures/ landscape (1pt)	1
	Major resource easily visible from public road (1pt)	1

TOTAL POINTS	
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Signatures: _____ Date _____

_____ Date _____

_____ Date _____

_____ Date _____