

## Springfield Township Open Space Committee Property Evaluation Worksheet

**Owner:**

**Address:**

**Tax Parcel #:**

**Evaluation Team:**

**Date of Evaluation:**

Revision Date: August 5, 2014

Weight	Item Description	Pts Accepted	Property Score
	<b>Parcel Size In Acres</b>		<b>0</b>
20.2%	100+	24	
	91-99	22	
	82-90	20	
	73-81	18	
	64-72	16	
	55-63	14	
	46-54	12	
	37-45	10	
	28-36	8	
	19-27	6	
	10-18	4	
	<b>Agriculture Preservation (Choose one in blocked areas)</b>		<b>0</b>
16.8%	50% of more Class I, II, III, IV soils	5	
	10%-49% Class I, II, III, IV soils	2	
	Current farmed as economic enterprise	3	
	Base for farming on other parcels (2 or more parcels or 25+ acres)	4	
	60% or greater crop land, pasture land, grazing land	6	
	40%-59% crop land, pasture land, grazing land	4	
	10%-39% crop land, pasture land, grazing land	2	
	Soil Conservation Plan (current, implemented, pre application)	2	
	<b>Water Resources (choose one in blocked areas)</b>		<b>0</b>
14.3%	>= 500 feet of perennial stream	6	
	250-499 feet of perennial stream	4	
	100-249 feet of perennial stream	2	
	Avg. of 50' of well established riparian buffer	4	
	Avg. of 25' of well established riparian buffer	2	
	Mowed to bank	0	
	Intermittent stream or creek frontage with at least 10' of riparian buffer	1	
	Vernal pool or natural pond	1	
	>= 2 acres of wetland associated with a feature above	3	
	1-1.9 acres of wetland associated with a feature above	2	
	.5-.99 acres of wetland associated with a feature above	1	
	Parcel located in source water protection zone 1, 2 or 3	1	
	Natural spring or seep	1	

Weight	Item Description	Pts Accepted	Property Score
<b>Scenic Views (Subjective evaluation)</b>		0	
6.7%	Vistas for Public View on to property from afar (Up to 8 points)	8	
<b>General Land</b>		0	
16.0%	Parcel adjacent to a preserved property	5	
	Township Gateway	4	
	Keystone parcel	10	
<b>Natural Resources (Choose one in blocked categories)</b>		0	
13.4%	Contains Dry Wildflower Meadow/Native Grassland	1	
	Contains Wet Meadow	1	
	Contains Core or Buffer habitat	3	
	Contains Heritage Specimen Native Tree	1	
	Contains 50% or more forests	5	
	Contains 25%-49% wooded land (minimum 3 acres)	3	
	Unique geological features or formations	1	
	Limestone or carbonate geology	1	
	Unique habitat for flora	2	
	Unique habitat for fauna	2	
<b>Development Factors</b>		0	
9.2%	Ease of Development (consult with PC as needed) and or Township Eng.	1-6	
	Road frontage greater than 500 feet	2	
	Percentage of property being preserved = 100% (single building envelope)	4	
<b>Historic Resources</b>		0	
3.4%	Historic Resources (up to 4 points) depending on quality	4	
<b>Total Evaluation Score</b>		0	

Review Date by OSC:    /    /

OSC Members present for Review: \_\_\_\_\_