

Municipal Development Standards – 2025 Changes

This document outlines the changes made to the Municipal Development Standards (MDS) from the 2024 version to the 2025 edition. The changes are categorized by section and include revised requirements and new additions.

Section I - General Conditions & Procedures

Record drawing requirements and submission guidelines. (Pages 12 and 13)

Section II – Preparation of Engineering drawings

Updated lot grading drawing requirements. (Pages 14 and 15)

Section III – Water System

Specify the required vertical clearance between water mains and crossing sanitary and storm mains. (Page 16)

Section IV – Sanitary sewer collection system

Enhanced CCTV Inspection requirements for deformation and ponding. (Page 28)

Section V – Stormwater management system

- Requiring concrete to be used for swales within private property. (Page 30)
- Indicate minimum slope requirement for industrial property lines. (Page 31)
- Storm sewer's depth of bury and insulation requirement. (Page 31)
- Catchbasin lead connection. (Page 34)
- Temporary ditch requirements for SWMF discharge. (Page 35)

Section VII – Roads

- Alley terminology update. (Page 42)
- Specify maximum access distance. (Page 42)
- Posted speed revisions. (Page 43)
- Updated guideline for driveway access. (Page 43)

- Cul-de-Sac Length Measurement – Identified Points of Reference. (Page 48)
- Temporary turn around – Revised drawing reference. (Page 48)
- Updated walkability plan – Revised drawing references. (Page 49)
- Update subgrade cement requirements for separate sidewalks. (Page 50)
- Revised concrete testing frequency. (Page 50)
- Concrete Penalty Requirements and Pay Factors for Strength Deficiency.(Page 53)
- Asphalt design mix consistency for FAC and CCC lifts. (Page 53)
- Revised asphalt pay factor for deficient density. (Page 57)
- Crosswalk lighting requirements for visibility enhancement. (Page 57)

Section VIII – Erosion and Sedimentation Control

Updated Erosion & Sedimentation Control (E&SC) Requirements. (Pages 60 and 61)

Section X – Landscaping

- Updated Tree Setback Requirements for Minor and Major Collector Roads (Page 63)
 - Clarified Sod Requirements for Boulevard Adjacent to Flankage Fencing. (Page 64)
 - Specified Noise Fence Bottom Clearance. (Page 67)
 - Specified Bottom Clearance for Developer Fencing. (Page 67)
 - Updated Bollard Specifications – Revised Drawing References. (Page 67)
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