

**BOARD OF SUPERVISORS
TOWNSHIP OF WILLIAMS
NORTHAMPTON COUNTY, PENNSYLVANIA**

**AMENDMENT TO THE SUBDIVISION
AND LAND DEVELOPMENT
ORDINANCE**

ORDINANCE NO. 2007-__

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF WILLIAMS TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, AMENDING THE WILLIAMS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 1992, AS AMENDED, TO INCLUDE ARTICLE XIII CONSERVATION DEVELOPMENT SUBDIVISIONS, REPEALING ALL OTHER ORDINANCES INCONSISTENT HERewith, A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, Williams Township is a second class township organized and operating under the laws of the Commonwealth of Pennsylvania.

NOW THEREFORE, BE IT ENACTED AND ORDAINED BY THE Board of Supervisors of Williams Township, Northampton County, Pennsylvania, and the same is hereby ordained and enacted as follows to wit:

SECTION 1. The Supervisors of the Township of Williams, Northampton County, Pennsylvania, under the powers vested in them by the Second-Class Township Code and the Pennsylvania Municipalities Planning Code, as amended, as well as other laws of the Commonwealth of Pennsylvania, do hereby amend the Williams Township Subdivision and Land Development Ordinance of 1992, as amended, as follows:

**ARTICLE XIII
CONSERVATION DEVELOPMENT**

13.100 CONSERVATION DEVELOPMENT

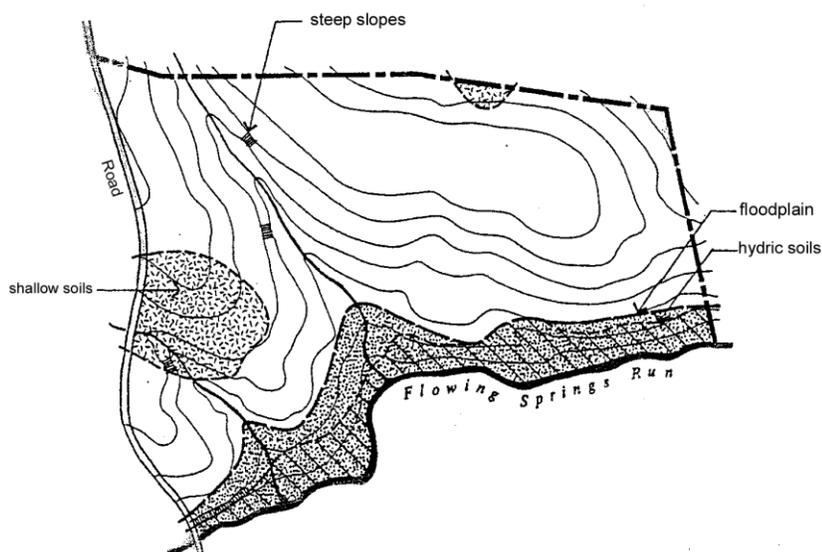
- A. Purpose. Conservation Development is intended to identify and preserve significant natural and historic resources of the property, ensuring that development of real property within the Township properly relates to the unique features of the land and the environment. This process allows flexibility in the placement of homes and lot lines.

B. Applicability. The provisions of this Article shall apply to all Conservation Development subdivisions or land development in the Agricultural District or the Low Density Residential District pursuant to Article XX of the Williams Township Zoning Ordinance in addition to all other applicable provisions of this Ordinance or the Zoning Ordinance.

C. Recommended Conservation Development Planning Process.

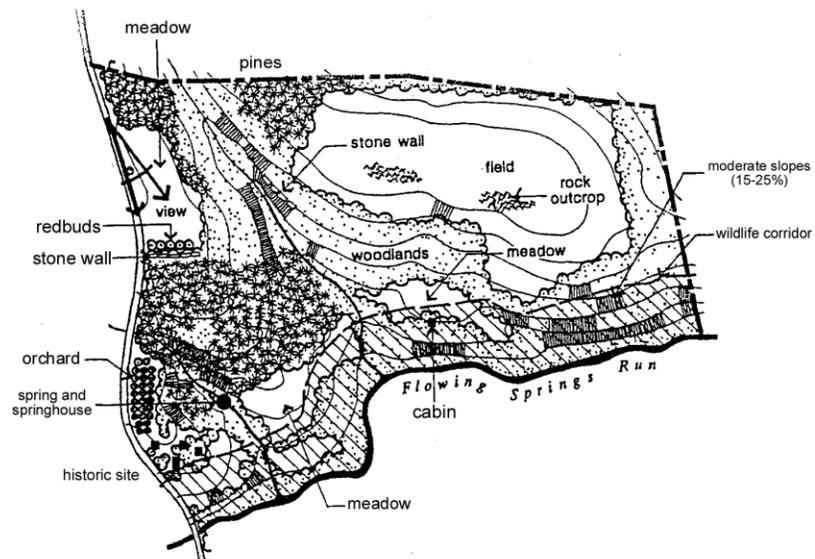
1. Step 1 – Delineation of Open Space: Location of significant natural features for potential protection is the first step in Conservation Development. The Existing Resources and Site Analysis Plan (as described in Section 13.301.B. below) shall be used in this analysis.

a. Constrained Land: A plan shall be prepared and submitted to show areas which are required for preservation, including but not limited to, wetlands, floodplains and slopes of 25 percent and greater. These areas are known as “Constrained Land” pursuant to Article XV of the Zoning Ordinance and should be included in the Open Space (as defined below). The location and boundaries of the Constrained Land shall follow the actual boundaries of floodplains, wetlands and slopes.

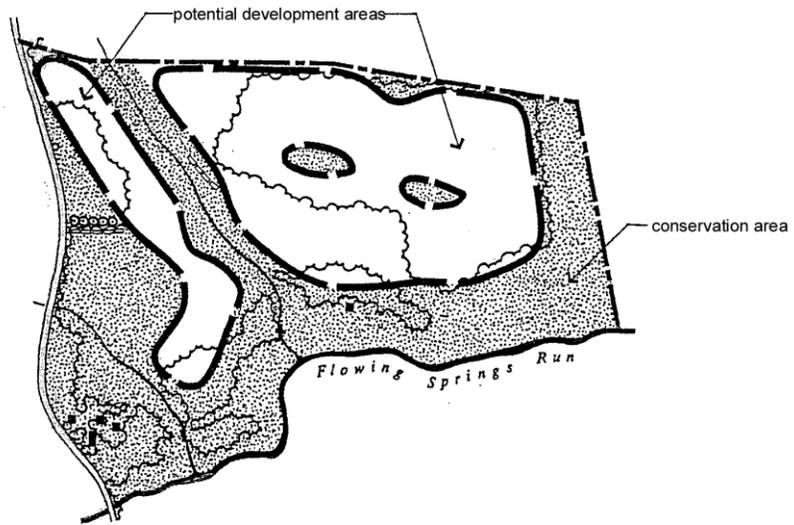


Source of Sketches - Growing Greener Workbook by Randall Arendt and the Natural Lands Trust, sponsored by the Pennsylvania Department of Conservation and Natural Resources

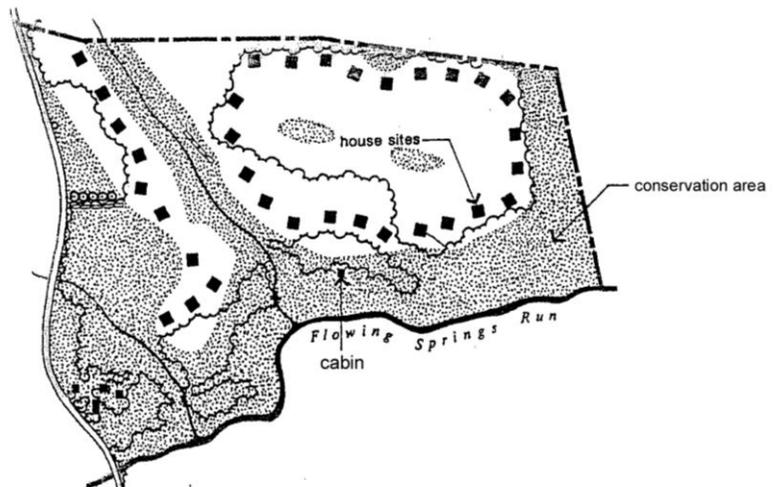
- b. Natural Resource Areas: The Applicant shall identify and prioritize all remaining natural and cultural resources on the site and slopes between 12 and 25 percent. The resources shall be located and ranked from most to least suitable for inclusion in the proposed Open Space, in consultation with the Planning Commission and Board of Supervisors. The natural resource areas shall also be delineated to (a) confirm the minimum area requirements for Open Space as stated in the Zoning Ordinance, (b) clearly indicate their boundaries, and (c) identify the resources included therein. In establishing priorities, consideration shall be given to any verbal or written comments by the Township.



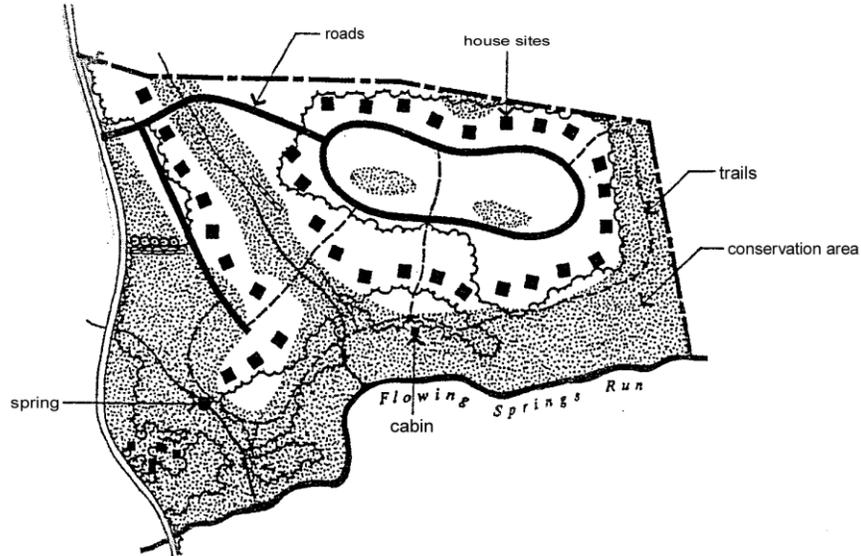
- c. Open Space: Open Space should include all of the Constrained Land and the additional minimum acreage requirements, consisting of Natural Areas (as defined below), calculated according to Zoning Ordinance requirements.
- d. Potential Development Areas: Areas located outside of the Open Space constitute the Potential Development Areas. These areas shall be so delineated on the Existing Resources and Site Analysis Plan. The Applicant should be guided by recommendations provided by the Township in designing the configuration of these areas.



2. Step 2 – Location of Development Sites: The approximate proposed locations of new homes or other structures should be selected and located on the site map within the Potential Development Areas. It is recognized that where on-lot septic systems are used, suitability of the system location needs to influence these choices. It is also recognized that some intrusions into the Natural Areas may be necessary to allow reasonable uses of the land. In general, house sites should maintain a one hundred (100') foot minimum distance from Constrained Land and fifty (50') feet from Natural Areas. These home sites can also be selected to maximize views, including views into the Open Space.



3. Step 3 – Layout of Streets, Trails and Other Required Facilities: An efficient street layout shall be designed to serve the appropriate home and development sites, with minimal impact on the identified conservation areas. Trails should also be considered to link together common open spaces, clusters of homes and other destinations (such as nearby stores, parks and schools).



4. Step 4 – Drawing the Lot Lines: Lot lines should be drawn on the plan to delineate the proposed boundaries for each development or home site. Once this plan is prepared, then more detailed engineering should be completed.

13.200 SKETCH PLANS

- A. Submission of a sketch plan for a Conservation Development subdivision or land development is encouraged, but not required.
- B. Prior to submitting a sketch plan for Conservation Development, Applicants are encouraged to informally discuss their proposal with the Zoning Officer and/or appropriate Township staff.

13.201 Sketch Plan Submittal

- A. If submitted, a sketch plan for a Conservation Development subdivision or land development shall not under any circumstances constitute an official submission of a subdivision plan or a land development plan to Williams Township and shall only be

considered as a submission for informal discussion between the Applicant and the Planning Commission.

- B. The sketch plan is intended to help in the following matters:
 - a. To identify the overall objectives of the Applicant.
 - b. To identify major issues that may need to be addressed to comply with this Ordinance, the Zoning Ordinance and other applicable statutes, ordinances or regulations.
 - c. To classify the Plan as a Major or Minor Subdivision and/or Land Development.
 - d. To identify an initial set of issues that the Township wishes the applicant to address with more detailed engineering.
 - e. To provide mapping for the Township to understand the site conditions.

- C. If submitted, fourteen (14) copies of the sketch plan with the information required in Section 13.301.B. and supporting data may be submitted to the Planning Commission in accordance with the procedures set forth in Article IV of this Ordinance.

- D. A sketch plan for a Conservation Development subdivision or land development submitted for informal review shall include the following information:
 - 1. An Existing Resources and Site Analysis Plan as defined in Section 13.301(A) may be submitted with the sketch plan or location of significant natural features.
 - 2. Boundary line of the development and a map showing the general location of the project in relation to nearby streets (may be a photocopy of USGS, Township or commercial map).
 - 3. Proposed lot and street layout, if applicable.
 - 4. Site data, including, but not limited to, acreage of the entire tract, number of lots and proposed subdivision layout, zoning district and applicable lot area and setback requirements.
 - 5. Calculation of Adjusted Lot Area (as defined in Article XV of the Zoning Ordinance) and lot yield.
 - 6. North point, scale and tentative name of the project (may be developer's name).
 - 7. Name and address of person responsible for preparation of the plan and date of preparation.
 - 8. Approximate locations and size of existing and proposed principal buildings, off street parking and loading areas,

access drives, proposed landscaping and buffers, as applicable.

9. Preliminary proposed storm water management system showing conceptual design and proposed method of calculation.
10. A map of the entire holdings of Applicant contiguous with the subject tract, showing proposed and existing roads.
11. Location of required Open Space.
12. The Planning Commission, at its discretion, may request information concerning how the site layout will generally conform with Article XV of the Williams Township Zoning Ordinance, this Ordinance and any other applicable statutes, ordinances or regulations.

13.202 Sketch Plan Review Procedures

- A. A sketch plan submitted for a Conservation Development subdivision or land development will be informally reviewed and discussed by the Planning Commission at a regularly scheduled meeting.
- B. The Planning Commission may, but shall not be required to, refer the sketch plan to the Township Engineer, Township Planner or any other Township staff or consultant for review and comment. Nothing in this Section or Article shall require written review or comment on the sketch plan from the Township Engineer, Township Planner or any other Township Staff or consultant.
- C. Site Visit. Township Supervisors, Planning Commission members, staff and consultants are strongly encouraged to personally visit the site proposed for Conservation Development development. If request, written permission shall be given from the fee simple property owner granting Township Supervisors, Planning Commission Members, Township Staff, consultants and employees access to the subject property for purposes of sketch plan review.
- D. If the Planning Commission determines that the proposed Conservation Development subdivision or land development may have significant regional impact, the Township shall submit one copy of the sketch plan to the Lehigh Valley Planning Commission to request an informal review.
- E. If the sketch plan would involve land along a creek or river, or is adjacent to an existing Township park, then a copy of the sketch plan shall be provided to any Township Park and Recreation

Commission that may exist for review of whether open space or recreation fees should be required.

13.300 PRELIMINARY PLANS

13.301 Preliminary Plan Submission

- A. A preliminary plan for a Conservation Development subdivision or land development is required and shall be submitted to the Planning Commission in accordance with the procedures set forth in Article V of this Ordinance.

- B. A preliminary plan for a Conservation Development subdivision or land development shall include, in addition to all of the other information required under Article V of this Ordinance (except as modified in this Section), an Existing Resources and Site Analysis Plan, which shall contain the following:
 - 1. Name of proposed subdivision or land development, if any.
 - 2. North arrow and graphic scale.
 - 3. Name and address of plan preparer and date of plan preparation, and any revision dates.
 - 4. Tract boundaries. Existing and proposed lot lines and location of existing monuments.
 - 5. The boundaries of lots (other than residual lot of at least 10 acres) shall be determined by accurate field survey, closed with an error not to exceed 1 in 10,000 and balanced.
 - 6. The boundaries of any residual tract which is greater than 10 acres may be determined by deed.
 - 7. Location map at a scale no smaller than 1" = 400' showing major roads, road names, watercourses, points of interest and Township boundaries within 1000'.
 - 8. Watercourses and lakes.
 - 9. Wetlands. A wetland delineation report prepared by a qualified professional or an Army Corps of Engineers Jurisdictional Determination shall be submitted, or a note shall be submitted on the plan indicating that wetlands are not present on the subject property.
 - 10. Buffers around lakes, ponds and wetlands.
 - 11. Rock outcrops and stone fields or other geologic formations.
 - 12. Existing and proposed buildings and structures.
 - 13. Wooded areas and tree masses, including (a) the extent of areas proposed to be removed and areas proposed to be protected and (b) groups of or individual noteworthy

specimen trees, such as trees with a trunk width of over 18 inches dbh measured 4.5 feet above the ground.

14. Any Lehigh and Northampton Counties Inventory sites (as defined by the Lehigh Valley Planning Commission) that overlap the subject property.
15. Existing and proposed utilities and culverts.
16. Soils with a shallow depth to the seasonally high water table. (See County Soils Survey or more accurate source).
17. Delineation of watershed basins and sub-basins.
18. Locations of 100-year flood zones and 100-year flood plain elevations, if applicable.
19. Location and description of any registered historic sites and buildings.
20. Existing topography from USGS map or more accurate and detailed contours if available at the time the map is prepared.
21. Location, purpose and nature of any existing right-of-way or other easement and any restrictive covenants, which might affect the proposed development.
22. Accurate existing topography at a contour interval sufficient to determine compliance with Township ordinances. An interval of 2 feet for slopes of less than 15 percent and 5 feet for slopes of 15 percent or more is recommended.
 - a. If less than 5 new lots are proposed, detailed contours are not required to be shown within areas of 10 or more acres that the Plan clearly states shall not be altered as part of the Final Plan approval.
 - b. Areas with existing slopes of 12 to 25 percent, and areas greater than 25 percent, shall be separately highlighted.
23. Location of soil types, including those that have a seasonally high water table and hydric soils. DEP Group classification for each soil type shall be provided.
24. Location of initial soil test pits and perc test locations, if applicable. Such tests shall be sufficient in number at the preliminary plan stage to show the general feasibility of the development.
25. Major scenic views from within the site and from the perimeter public rights of way into the site.
26. Ridgelines.
27. Location of trails, wetlands, steep slopes, waterways, drainage channels and 100 year floodplains that are within 200 feet from the boundaries of the subdivision or land development. Approximate locations of existing principal

buildings within 100 feet from the boundaries of the subdivision or land development. These locations may be based upon visual inspection, existing reports or existing mapping, as opposed to an actual survey.

28. Locations of any well or septic system within 100 feet of the subdivision shall be shown. If the location cannot be determined, then the approximate location shall be shown and labeled as such.
 29. Total acreage of subdivision, including Adjusted Tract Area calculations.
- C. The Planning Commission or Board of Supervisors may require the identification of additional known resources or features of the subject property beyond those identified by the Applicant.

13.302 Required Open Space

- A. Open Space. All Conservation Development subdivisions and/or land developments shall contain an area or areas of Open Space designed in accordance with the provisions of this Article and the Zoning Ordinance.
- B. Suitability. Land proposed to be set aside as Open Space shall maintain its existing character and preserve notable natural features.
- C. Prioritized list of resources to be conserved. The design of Open Space shall reflect the resources identified in the Existing Resources and Site Analysis Plan and incorporate, to the fullest extent possible, the following resources if they occur on the tract:
 1. Stream channels, flood plains, wet soils, swales, springs and other lowland areas, including adjacent buffer areas which may be required to ensure their protection.
 2. Significant natural areas of species listed as endangered, threatened or of special concern.
 3. Moderate to steep slopes.
 4. Woodlands.
 5. Groundwater recharge areas.
 6. Class I, II, and III soils as defined by USDA Natural Resource Conservation Service.

7. Historic structures and sites.
8. Visually prominent topographic features, such as knoll, hilltops and ridges and scenic viewsheds as seen from public roads.
9. Existing trails connecting the tract to other locations in the municipality.

D. Configuration of Open Space: The Open Space shall be visually accessible to all residences on the tract, depending upon the suitability of the site and the use of the Open Space, and shall connect to recreation areas where appropriate.

1. Parcels smaller than 3 acres, shall not comprise more than 20% of the total required Open Space.
2. Open Space shall not have a length-to-width ratio exceeding 4:1 or be less than 75 feet in width, except for such lands specifically designed as Neighborhood Greens (as defined in the Zoning Ordinance), playing fields or trail links.
3. Open Space shall be free of structures except historic buildings, and agricultural structures as permitted under this Ordinance or the Zoning Ordinance.
4. Open Space shall be consistent with the Township Comprehensive Plan.
5. A Neighborhood Green, 5,000 to 15,000 square feet in area, shall be created and maintained as open space around which dwellings are arranged in such a manner that they face the Open Space directly or across a street.
6. Open Space lands shall be aggregated as much as possible and views of Open Space along rural roadways shall be preserved.
7. Open Space lands shall be inter-connected within a development and provide access to other Open Space on adjoining tracts and regional trail corridors.

E. Ownership.

1. Fee Simple Dedication to the Township. The Open Space shall be offered for dedication to the Township first. The Township may, but shall not be required to, accept any portion of the Open Space, provided that:

- a. There is no cost of acquisition to the Township; and
 - b. The Township agrees to and has access to maintain the Open Space.
2. Homeowners Association. Open Space may be held in common ownership for the use of all residents of the Conservation Development subdivision or land development and shall thereby be controlled and maintained by a homeowner's association, condominium association or other community association ("Community Association") formed in accordance with all applicable laws of the Commonwealth of Pennsylvania. The elements of the Community Association document shall be subject to approval by the Board of Supervisors, upon review by the Township Solicitor, and shall include, but shall not be limited to, the following:
- a. A description of the Open Space to be owned by the Community Association. This description shall include a map of the proposal highlighting the precise location of all aspects of the Open Space;
 - b. Statements setting forth the powers, duties, and responsibilities of the Community Association, including the services to be provided;
 - c. A Declaration of Covenants, Conditions, and Restrictions ("Declaration"), giving perpetual easement to the lands and facilities owned by the Community Association. The Declaration shall be a legal document in recordable form providing for automatic membership for all owners of property within the Conservation Development subdivision or land development and shall describe the mechanism by which owners participate in the Community Association, including voting, elections, and meetings. Furthermore, the Declaration shall give power to the Community Association to own and maintain the Open Space and to make and enforce rules;
 - d. Statements prescribing the process by which Community Association decisions are reached and setting forth the authority to act;

- e. Statements requiring each owner within the subdivision or land development to become a member of the Community Association;
 - f. Statements setting cross covenants or contractual terms binding each owner to all other owners for mutual benefit and enforcement;
 - g. Statements setting requirements for all owners to provide a pro rata share of the cost of the operations of the Community Association;
 - h. Statements describing a process of collection and enforcement to obtain funds from owners who fail to comply;
 - i. Statements describing a process for transition of control of the Community Association from the developer to the unit owners;
 - j. Statements describing how the Open Space will be insured, including limit of liability;
 - k. Statements describing provisions for the dissolution of the Community Association; and
 - l. Statements describing stormwater management facility maintenance agreements; and
 - m. Statements permanently restricting the Open Space from future development through a conservation easement whereunder the Township is given the ability to enforce these restrictions.
3. Private Conservation Organization(s), Northampton County, the Commonwealth of Pennsylvania or its Agencies. With permission of the Board of Supervisors, an owner may transfer either fee simple title of the Open Space or easements on the Open Space to a private non-profit conservation organization or to Northampton County provided that:
- a. The conservation organization is acceptable to the Board of Supervisors and is a bona fide conservation organization intended to exist indefinitely;
 - b. The conveyance contains appropriate provisions for proper reverter or re-transfer in the event that the organization or Northampton County becomes

unwilling or unable to continue carrying out its functions;

- c. The open space is permanently restricted from future development through a conservation easement and the Township is given the ability to enforce these restrictions; and
- d. A maintenance agreement acceptable to the Township is established between the owner and the organization or the governmental entity or agency.

4. Private Ownership. The Open Space may be included within one or more large Conservancy Lots provided the Open Space is permanently restricted from future development through a recorded conservation easement. Said easement shall also be noted on the deed to the subject property in a form approved by the Williams Township Solicitor.

F. Deed Restrictions/Conservation Easements. The Board of Supervisors may require that the Open Space be protected from future development and subdivision by a permanent conservation easement or deed restriction that is subject to approval by and is enforceable by the Board of Supervisors. Such restrictions shall prohibit the construction of any buildings, except buildings for non-commercial recreation or that are necessary to support maintenance of the Open Space.

1. Dedication of Easements to the Township. The Township may, but shall not be required to, accept easements for public use of any portion of the Open Space. In such cases, the Open Space remains in the ownership of the Applicant or its successor(s) while the easements are held by the Township. In addition, the following regulations shall apply:

- a. There shall be no cost of acquisition to the Township;
- b. Any such easements for public use shall be accessible to the residents of the Township; and
- c. A satisfactory Township maintenance agreement shall be appropriately executed.

G. Maintenance of Open Space.

1. Unless otherwise agreed to by the Board, the cost and responsibility of maintaining the Open Space shall be borne by the property owner, community association, or conservation organization.
2. In the event that the organization established to maintain the Open Space, or any successor organization thereto, fails to maintain all or any portion thereof in reasonable order and condition, the Township may assume responsibility for maintenance, in which case any escrowed funds may be forfeited and any permits may be revoked or suspended.
3. The Township may enter the premises and take corrective action, including extended maintenance. The costs of such corrective action may be charged to the property owner, community association, conservation organization, or individual property owners who make up a community association and may include administrative costs and penalties. Such costs shall become a lien on said properties. Notice of such lien shall be filed by the Township in the office of the Prothonotary of Northampton County.

H. Access and Contiguosness. Open Space shall be contiguous and shall have adequate access for maintenance and by pedestrians. If Open Space is limited to residents of a development, the Township may still require that a defined trail easement be open to all pedestrians to provide for a needed link between regional trails and/or Open Space on adjoining tracts.

I. Lands Close to Buildings. For the purposes of this Section, no land shall be used to meet the Open Space requirements of this section if such land is within:

1. Thirty-five (35') feet of any building (other than a non-commercial recreation building), or
2. Includes vehicle parking areas (other than parking areas specifically developed to only serve the common open space for non-commercial recreation).

13.303 Conservation Development Design Standards

A. Building Lots.

1. Building Lots should not encroach into Constrained Land, as defined in Article XV of this Ordinance, and their layout shall respect the remaining natural resource areas as indicated on the preliminary and final and preliminary/final plan.
 2. No portion of the building lot may be used for meeting the minimum required open space. However agricultural land with farm buildings, Subject to Section D.4.3 of this Article, excluding areas used for residence, may be used to meet the minimum required open space.
 3. Applicant shall demonstrate that the proposed dwelling units will result in a development with architectural detail, not limited to articulation in the façade, variety in the construction materials and textures, variation in roofline/pitch, the incorporation of dormers, porches and off-street parking options.
 4. Buffers for adjacent public parkland or protected open space: Where the proposed development adjoins public parkland or Open Space, a natural greenway buffer of at least one hundred-fifty (150') feet deep shall be provided within which no structures may be constructed. Nor shall any clearing of trees or understory growth be permitted (except as necessary for street or trail construction). Where this buffer is unwooded, the Board may require vegetative screening to be planted.
 5. When the rear yard of a dwelling unit faces a road, there shall be at least a forty (40') foot buffer yard between the existing road and the dwelling unit.
- B. Private Sewage Disposal Systems. Each lot may only be served by an on-lot sewage disposal system that will meet all applicable statutes, ordinances and regulations. The Board of Supervisors may grant approval to combine leach fields in the interest of improved site design. In rare cases, shared leach fields will be considered.
1. The Applicant shall submit four (4) copies of a completed Land Planning Module pursuant to Pennsylvania Department of Environmental Protection rules and regulations concurrent with the preliminary plan or prior to the final plan submission.

2. The approval of the proposed Conservation Development subdivision or land development shall be conditioned upon the receipt by the Township of the approval of the Land Planning Module by the appropriate agencies.
3. Failure to submit the approvals of the Land Planning Module by the appropriate agencies shall render any preliminary plan approval null and void.
4. Prior to final plan recording, each new lot shall include an appropriate land area for an alternate septic system location.
 - a. The Sewage Enforcement Officer shall provide written evidence that the alternate septic system location includes sufficient isolation distances, slopes and a percolation test to meet PA DEP requirements. Such SEO shall also certify that soil probes indicated that the site would be appropriate.
 - b. An alternate septic system location shown on an approved plan shall be kept in open vegetation, unless the lot owner submits documentation and a site plan to the Township Staff proving that a different location would meet requirements of this section and would be reserved.
 - c. The Township shall require a deed restriction to ensure that the alternate drain field location is kept open with undisturbed soils until such time as the drain field may be needed.
5. The Board of Supervisors may approve the location of on-lot septic system alternate drain field locations and shared leach fields within common open space areas, provided that adequate easements and/or deed restrictions will be in place to ensure the availability of the site and to limit alteration of the soils. If a portion of common open space is used in the future by a septic system, cleanouts shall be labeled or underground pins used to identify the owner and the limit of the system.
6. No site work including clearing, grubbing or grading, shall occur until after the applicant submits evidence of approval by the County Conservation District of the Soil and Erosion Control Plan. Prior to the start of any construction or earth

moving, soil erosion and sedimentation control plans shall be found acceptable in writing by the County Conservation District. A copy of the approval shall be received by the Township prior to the start of such activities.

C. Storm Water Drainage. A Preliminary Drainage Plan and indicating a conceptual method for controlling storm water shall be approved by the Township Engineer prior to submittal of the final plan.

1. The preliminary plan shall demonstrate compliance with the applicable Williams Township Stormwater Management Ordinance.
2. The Township strongly encourages use of small infiltration areas or small “rain gardens” as the method for controlling storm water and discourages the use of central detention basins with large tributary areas. For the purposes of this Section, the term “rain garden” is defined as a storm water retention system that captures rainfall and run off in a landscaped small scale area close to the source, designed to foster infiltration of rainwater.

D. Street/Roadway Design.

1. All streets within a conservation development shall be constructed with a minimum right of way width of fifty (50’) feet.
2. Within this right of way, a cartway shall be constructed with a minimum width of twenty eight (28’) feet, containing two travel lanes and one lane of parking, unless it can be shown that all parking within the subdivision can be accommodated off street. In the case where no on street parking is permitted, a twenty five (25’) foot wide cartway will be permitted.
3. Cartways shall be edged with curbs constructed of Belgian Block or similar masonry unit.
4. Street tree plantings are required at a minimum of forty (40’) feet on center on both sides of the street, planted within five (5’) and eight (8’) feet of the roadway edge. Clustering of trees to provide a naturalistic effect will be permitted at the discretion of the Planning Commission.

5. A pedestrian walkway or internal trails is required to promote and accommodate pedestrian travel outside of the streets.
 6. Cul-de-sacs are discouraged, but permitted where improved site design and resource preservation results. Loop or connected street systems are preferred. Good design principles shall be employed to address the design and attractiveness of cul-de-sacs.
 7. Adequate parking for residents and guests shall be included within the design of the development.
- E. Open Space Ownership and Management. An Open Space Ownership and Management Plan is required indicating how the Open Space will be owned, managed, financed and who will be responsible for any subdivision or land development where the Conservation Development process is used. (See Williams Township Zoning Ordinance Article XX.)

13.400 FINAL PLANS.

- A. A final plan for a Conservation Development subdivision or land development is required and shall be submitted to the Planning Commission in accordance with the procedures set forth in Article VI of this Ordinance.
- B. A final plan for a Conservation Development subdivision or land development shall comply with Section 13.300 above as well as the requirements of Article VI of this Ordinance.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith, be and the same are hereby repealed.

SECTION 3. If any section, clause, provision, or portion of this Ordinance or regulation incorporated herein shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision, or portion of this Ordinance or regulation.

SECTION 4. This Ordinance shall be effective five (5) days after enactment.

DULY ENACTED AND ORDAINED into law this _____ day of _____, 2007, by the Board of Supervisors of the Township of Williams, Northampton County, Pennsylvania, and lawful session duly assembled.

ATTEST:

TOWNSHIP OF WILLIAMS

BY: _____
Sally Hixson, Chairman of the Board
of Supervisors

(SEAL)

BY: _____
Robert Doerr, Vice-Chairman of the
Board of Supervisors

BY: _____
Fred Mebus, Supervisor