

**SUBDIVISION AND LAND
DEVELOPMENT ORDINANCE**

WILLIAMS TOWNSHIP

NORTHAMPTON COUNTY, PENNSYLVANIA

JUNE 11, 1992
REVISED MAY 8, 1997

WILLIAMS TOWNSHIP
OFFICIALS - 1997

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Deborah L. Ellis

Township Solicitor

Brian Monahan

1992 Development Ordinance Consultant

Urban Research and Development Corporation
Bethlehem, Pennsylvania

REVISED BY:

BASE Engineering Inc.
Allentown, Pennsylvania

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ARTICLE 1

GENERAL PROVISIONS

101. TITLE An Ordinance providing for the regulation and control of the subdivision of lots and the development of land; the approval of plans, plots, or replots of land laid out in building lots; standards for the design of streets, lots, easements, blocks and other improvements; certain minimum improvements and construction standards on all streets and required dedications; the administration of this Ordinance by the Williams Township Planning Commission and the Williams Township Board of Supervisors; and penalties for the violation of this Ordinance.
102. SHORT TITLE. This Ordinance shall be known and may be cited as The Williams Township Subdivision and Land Development Ordinance.
103. PURPOSE The purpose of these regulations is to create conditions favorable to the health, safety, morals, and general welfare of the citizens by: Assisting in the orderly and efficient integration of subdivisions; Ensuring conformance of subdivision plans with the public improvements plans of the Township; Ensuring sites suitable for building purposes and human habitation; Facilitating the efficient movement of traffic and avoiding traffic hazards and congestion; Securing equitable handling of all subdivision plans by providing uniform procedures and standards; Improving land records by establishing standards for surveys and plans; Safeguarding the interests of the public, the homeowner, the subdivider and all municipalities; Preserving natural and historic features; and Carrying out the goals and objectives of the Comprehensive Plan.
104. APPLICABILITY
- A. No subdivision or land development of any lot, tract, or parcel of land shall be made, and no street, sanitary sewer main, water main or other improvements required in connection with a proposed subdivision or land development shall be laid out, constructed, opened or dedicated for use of the public or the occupants of the proposed subdivision or land development, except in accordance with this Ordinance.
- B. A lot or parcel that was not a legal lot of record prior to adoption of this Ordinance shall not be created, sold or transferred, and no land development may occur on a lot unless and until a) the subdivision of the lot and/or the approval of the land development, as applicable, has been granted Final Plan approval and been recorded and b) either of the following occurs:
1. the Township has been assured by means of a Development Agreement and guarantees acceptable to the Board of Supervisors that the improvements will subsequently be installed or
 2. the required improvements in connection therewith have been entirely completed.

- C. Landowner. No subdivision or land development shall be submitted to the Township for review except by the landowner of such land or his/her specifically authorized agent (see definition of "landowner" in Article II).

105. EXEMPTIONS.

- A. Agriculture. The subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access or residential dwelling shall be exempted from the regulations of this Ordinance.
- B. Revisions to Township Regulations After Approval of a Development.
 - 1. From the time an application for approval of a plat, whether preliminary or final, has been approved or approved subject to conditions, no subsequent change or amendment in the zoning, subdivision or other governing-ordinance or plan shall be applied to adversely affect the right of the Applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within 5 years from such approval.
 - 2. If final plan approval is preceded by preliminary plan approval, the 5 year period shall be counted from the date of the preliminary plan approval.

106. INTERPRETATION.

- A. Standards.
 - 1. The provisions of this Ordinance shall be interpreted and applied as minimum requirements for the promotion of the public health, safety, convenience and general welfare.
 - 2. Where provisions, standards, and specifications of this Ordinance conflict with those of any State statute, other ordinance or regulations, the more restrictive requirement shall apply, regardless of its source, unless specified to the contrary.
- B. Illustrations. The illustrations in this Ordinance are for general illustrative purposes, are not part of the regulations of this Ordinance.

107. MODIFICATIONS AND EXCEPTIONS.

- A. An applicant seeking a modification or exception to this Ordinance shall submit to the Township staff a request in writing that states a) the specific Ordinance section(s) involved and b) the reasons for the request. The staff shall provide the request to the Planning Commission for a recommendation. After the Planning Commission has had an

opportunity for review at a meeting, the Board of Supervisors may be written resolution grant a waiver or modifications to the specific requirements of this Ordinance.

- B. The applicant must prove that the request will meet one or more of the following conditions:
 - 1. avoid an undue hardship that was not self-created and that results from the peculiar and uncommon conditions of the property, or
 - 2. avoid a clearly unreasonable requirement that would not serve any valid public purpose,
 - 3. allow an alternative standard that is clearly proven by the applicant to provide equal or better results, or
 - 4. allow a layout or improvements that would clearly be more in the public interest than what would occur if the modification were not granted or
 - 5. remove a requirement that is not applicable, especially because of the small size of the proposed subdivision or land development.

108. FEES.

- A. The Board of Supervisors has established by resolution a schedule of fees and a collection procedure for all applications and other matters pertaining to this Ordinance.
- B. The applicant is also required to pay any review fees required by the Lehigh Valley Planning Commission and the County Conservation District.
- C. Plans shall not be considered filed until all fees are paid and the applications are properly signed as required.
- D. If the expenses of the Township for reviews of a subdivision or land development exceed the total fees that have been paid or placed in escrow by an applicant, such excess expenses shall be paid by the applicant prior to release by the Final Plans by the Township for recording.

109. ALTERNATE PLANS AND RESUBDIVISIONS.

- A. Alternate Plans. Only one plan concerning any one area of land shall be actively before the Township for review at any one moment in time, unless the Planning Commission specifically permits simultaneous review of alternative plans.
- B. Revisions and Resubdivisions.
 - 1. A revision or resubdivision of a recorded plan or a Final Plan approved by the Board of Supervisors shall be considered as a new subdivision and shall comply with all of the regulations of this Ordinance.
 - 2. If the Township staff determines that a revision is only for a "lot line adjustment" (which includes an annexation) or to correct erroneous data or minor omissions or revise engineering details or supporting documentation, the plan

may be submitted under the simplified requirements and procedures of Section 704.

110. TOWNSHIP RECORDS. The Township shall maintain records of the findings, decisions and recommendations of the Planning Commission and Board of Supervisors regarding all subdivision and land development plans. Such records shall be available to the public for review.
111. AMENDMENTS.
 - A. The regulations set forth in this Ordinance may, from time to time, be amended by the Board of Supervisors, following the procedures of the PA. Municipalities Planning Code, as amended, including a Supervisors public hearing (with public notice required by the State Planning Code).
 - B. The Township staff shall submit each proposed amendment (other than an amendment prepared by or under the direction of the Planning Commission) to the Commission for recommendations at least 30 days prior to the date set for the Supervisors public hearing.
 - C. The Township staff shall submit any proposed amendment to the Lehigh Valley Planning Commission. An official vote shall not be taken by the Supervisors on the amendment until the Lehigh Valley Planning Commission recommendation is made or until 45 days have passed from such submission.
112. APPEALS TO COURTS. Decisions of the Board of Supervisors may be appealed in accordance with the Pennsylvania Municipalities Planning Code, as amended.
113. ENFORCEMENT.
 - A. Inspectors. The Board of Supervisors shall authorize one or more persons, which may include the Zoning Officer and the Township Engineer and his/her representatives, to enforce the provisions of this Ordinance and the accompanying design standards and improvement specifications.
 - B. Inspection. Any action under this Ordinance is subject to on-site inspection by the Township or its authorized representatives to ensure compliance with this Ordinance, other Township Ordinances and the approved plans.
 - C. Remedies. Any action inconsistent with the provisions of this Ordinance shall be subject to a cease and desist order and other appropriate measures by the Board of Supervisors or their authorized representatives.
114. PENALTIES.
 - A. Any person, partnership or corporation who or which has violated any provisions of this Ordinance shall, upon being found liable therefore in a civil enforcement proceeding commenced by the Board of Supervisors or their authorized representatives, pay a judgement of not more than \$500

plus all court costs, including reasonable attorneys fees incurred by the municipality as a result thereof, unless a higher penalty is established under State law. This shall include, but not be limited to, any person, partnership or corporation that accomplishes any act listed under Section 104 "Applicability" without following the applicable procedures of this Ordinance.

B. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.

C. See Section 515.3 "Enforcement Remedies" of the State Municipalities Planning Code regarding each day of violation being considered a separate violation. See also the "Remedies" provisions of Section 113.C. of this Ordinance. All fines collected for such violations shall be paid over to the Township.

115. LIABILITY. Neither the approval nor the granting of any building permit, floodplain permit, site plan review, subdivision approval, land development approval, zoning permit, erosion review, storm water runoff review, steep slope review or any other review or permit of this Ordinance, involving any land governed by the provisions of this Ordinance, by an officer, employee, consultant or agency of the Township, shall constitute a representation, guarantee or warranty of any kind by the Township or its employees, consultants, officials or agencies of the practicality or safety of any structure, use or subdivision and shall create no liability upon, nor a cause of action against any Township body, consultant, official or employee for any damage that may result pursuant thereto.

116. SEVERABILITY. It is hereby declared to be the legislative intent that:

A. If a court of competent jurisdiction declares any provisions of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective.

B. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section or part thereof irrespective of the fact that any one or more sections or parts thereof be declared invalid.

117. REPEALER. All other Township ordinances or parts thereof that were adopted prior to this Ordinance and are clearly in conflict with this Ordinance, including the pre-existing Williams Township Subdivision and Land Development Ordinance, as amended, except any provisions that are specifically referenced by this Ordinance, are hereby repealed.

118. STATE PLANNING CODE AMENDMENTS. The provisions of this Ordinance that only repeat, summarize or reference provisions of the State Planning Code shall be deemed to be automatically superseded and replaced by any applicable amendments to the State Municipalities Planning Code at the date such amendments become effective as State law.
119. LAND DEVELOPMENT REQUIREMENTS. A "land development" shall be required to follow all of the same submission requirements, review procedures and other requirements of this Ordinance as a "major subdivision," unless such land development only would involve the development of only 1 principal nonresidential use and/or a maximum of 5 dwelling units, in which case only a final plan submission and approval is required and not a preliminary plan submission or approval.
120. EFFECTIVE DATE. This Ordinance shall become effective 5 days after adoption by the Board of Supervisors.
121. ENACTMENT. Enacted and ordained into an Ordinance this _____ day of _____, 1992.

Date of Board of Supervisors Hearing

Date of Adoption

Board of Supervisors

Chair

Attest, Township Secretary

ARTICLE II
DEFINITIONS

201. GENERAL INTERPRETATION.

- A. For the purposes of this Ordinance, words and terms used herein shall be interpreted as listed in Section 202 of this Ordinance.
- B. If a word is not defined by this Ordinance, but is defined by the Zoning Ordinance as amended, the Zoning Ordinance definition shall apply.
- C. The word "includes" shall mean to specifically include an item but not necessarily limited to such items.
- C. Any word or term not defined in this Article or the Zoning Ordinance have a meaning of standard usage as determined by the Zoning Officer, within the context of the word's use within the applicable section of this Ordinance.

202. DEFINITIONS. When used in this Ordinance, the following words, terms and phrases shall have the following meanings, unless expressly stated otherwise or unless the context clearly indicates otherwise:

Access Drive. A means of ingress and/or egress accessing; more than one single family dwelling unit, or a commercial, institutional or industrial use(s).

Applicant. A landowner or developer who has filed an application for a subdivision or land development, including his/her heirs, successors and assignees.

Block. A tract of land or a lot or group of lots, bounded by streets, public parks, railroad rights-of-way, watercourses or bodies of water, boundary lines of the Township or by any combination of the above. Bound Line Adjustment. Shall have the same meaning as "lot line adjustment."

Building. A combination of materials to form a permanent structure having walls and a roof. This shall include all mobile homes and trailers used for human habitation.

Cart way. The paved portion of a street or highway designed for vehicular traffic and paved areas intended for on-street parking.

Commission. The Planning Commission of Williams Township.

Days. Calendar days.

DEP. The Pennsylvania Department of Environmental Protection, and its successor agencies.

Designated Floodplain Districts. Those floodplain districts specifically designated in the Township Zoning Ordinance as being inundated primarily by the 100-year flood. Included would be areas identified as the Floodway District (F), the Flood-Fringe District (FF) and the General Floodplain District (FA).

Developer (Subdivider). Any landowner, agent of such landowner or tenant with permission from a landowner, who makes or causes to be made a subdivision of land or land development.

Development. Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, the placement of mobile homes, streets and other paving, utilities, mining, dredging, filling, grading, excavation or drilling operations and the subdivision of land, as well as sewage disposal systems and water supply systems.

Driveway. A means of ingress and egress accessing one single family dwelling unit.

Dwelling Types. See definitions in the Township Zoning Ordinance.

Easement. A grant by the property owner to the public, a corporation, a person, or group of persons, or another tract of land of a use of land for specified purposes.

Equivalent Dwelling Unit (E.D.U.) For the purpose of determining the number of lots in a subdivision, that part of a multiple family dwelling or commercial or industrial establishment with flows equal to 400 gallons per day (GPD).

Engineer., Professional. A person licensed to practice as a professional engineer in the Commonwealth of Pennsylvania.

Engineer, Township. The registered professional engineer designated by the Board of Supervisors to perform all duties required of the Engineer by the provisions of this Ordinance.

Flag Pole Lot. An irregularly shaped lot characterized by an elongated extension (pole), from a street to the principal part of the lot. The pole shape of the lot is intended to provide for access to an otherwise landlocked interior parcel. See Section 1021 SALDO and Section 1402.63 Zoning.

Floodplain. See Section 1506.A.5 of the Township Zoning Ordinance and the township free standing ordinance.

Board of Supervisors. The Board of Supervisors of Williams Township.

Grade. The elevation of ground or paving.

Improvement Agreement. An agreement in a form and manner acceptable to Township requiring a developer to install the improvements required by this Ordinance or which appear on the official approved plans.

Land Development. As defined by the State Municipalities Planning Code, as amended. (As of 1991, this definition included the following: The improvement of 1 or more contiguous lots, tracts or parcels of land for any purpose involving either or both of the following:

1. A group of 2 or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure, or
2. The division or allocation of land or space, whether initially or cumulatively, between or among 2 or more existing or prospective occupants by means of, or for the purpose of, streets, common areas, leaseholds, condominiums, building groups, or other features.)

In addition, the following shall specifically not be considered a "land development":

1. The construction of only one accessory agricultural building that is not intended for the storage of animal wastes or the storage or feeding of animals, or
2. The conversion of an existing single family detached dwelling or a single family semi-detached dwelling (half of a twin home) into a maximum of 3 dwelling units.

Landowner. The owner of a legal or equitable interest in land, including the holder of a written, signed and active option or contract to purchase or a lessee (if authorized under lease to exercise the right of the landowner), or authorized officers of a partnership or corporation that is a "landowner" or other person having a proprietary interest in land. A person who has clearly received formal notarized powers of attorney relating to a landowner may act in the capacity of the landowner, if legally authorized.

Lot. A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

Lot, Flag Pole. An irregularly shaped lot characterized by an elongated extension (pole), from a street to the principal part of the lot. The pole shape of the lot is intended to provide for access to an otherwise landlocked interior parcel. See Section 1402.63.

Lot Line Adjustment. The revision or deletion of one or more lot lines in such a way that all of the following are true: a) no new lots will be created beyond what was previously approved, b) no additional street segments or significant changes in alignment are proposed other than what was previously approved, c) no additional nonconformities will be created under the Township Zoning Ordinance and d) no new land

development will occur other than a land development that was previously approved or buildings to support "crop farming."

Lot, Reverse Frontage. Lot abuts two approximately parallel streets, but only has access onto one street.

Maintenance Agreement. An agreement in a form and manner acceptable to the Board of Supervisors requiring the developer of required improvements to make any repairs or reconstructions and to maintain such improvements for a certain period.

Maintenance Guarantee. Financial security which is acceptable to the Township to secure the promise made by a developer in the Maintenance Agreement that required improvements shall be maintained by the developer. (Note: These guarantees typically include acceptable letters of credit, performance bonds, escrow agreements, and other similar collateral or surety agreements).

Mobile Home Space. An area of land in a mobile home park improved with the utilities and other improvements needed for the placement of a single mobile home, with the land leased or rented by the park owner to the occupants of the mobile home.

Municipalities Planning Code. The Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended by Act 170 of 1988, and as may be further amended, or its successor legislation.

One Hundred Year Flood. A flood that, on the average, is likely to occur every 100 years, (such as that has a 1 percent chance of occurring each year, although the flood may occur in any year).

Open Space. The area of a lot unoccupied by principal or accessory structures, streets, driveways, parking areas; but may include areas occupied by walkways, picnic pavilions, play equipment and other areas occupied by noncommercial outdoor recreation facilities.

Open Space Common. A parcel or parcels of land, or an area of water, or a combination of land and water within a tract which is:

1. designed, intended and suitable for active or passive recreation by residents of a development or the general public.
2. which does not include any of the following: existing or future street rights-of-way, accessways, buildings (other than accessory buildings and pools clearly intended for noncommercial recreation), off-street parking (other than that clearly intended for noncommercial recreation), any area needed to meet a requirement for an individual lot, any area deeded over to an individual property owner for their own use, land with right-of-ways intended eventually for overhead electrical transmission of 35 kilovolts or greater capacity.
3. which is covered by a system for perpetual maintenance

4. is deed restricted to permanently prevent the use of land for uses other than "common open space".

Open Space, Public. Common open space owned by a government agency or the Township for public recreation.

Ordinance, This. The Williams Township Subdivision & Land Development Ordinance, as amended, and any provisions thereof, enacted by the Board of Supervisors.

Parcel. A tract, lot, or area of land.

Parking. Outdoor areas or specially designed buildings or garages used for the storage of vehicles. Unless otherwise stated, shall mean off-street parking.

I. Pathway. A pedestrian accessway which is not adjacent to a street or access drive and conforms with this Ordinance.

PennDOT. The Pennsylvania Department of Transportation.

Performance Guarantee. Financial security which is acceptable to the Board of Supervisors to ensure that the developer will install required improvements. (Note: This typically includes acceptable letters of credit, performance bonds, escrow agreements, and other similar collateral or surety agreements).

II. Plan. A map of a land development or subdivision and accompanying notations.

1. Sketch Plan. An informal plan, identified with the title "Sketch Plan" on the map, indicating the general layout of the proposed subdivision or land development.

2. Preliminary Plan. A complete plan identified with the title "Preliminary Plan" accurately showing proposed streets and lot layout and such other information as required by this Ordinance.

3. Final Plan. A complete and exact plan identified with the title "Final Plan" including the plan prepared for official recording as required by this Ordinance to define property rights and proposed streets and other improvements.

Planning Commission. See "Commission."

Regulatory Flood Elevation. The 100-Year Flood elevation plus a freeboard safety factor of 1 1/2 feet.

Sewage Disposal System. A system designed to collect, treat and dispose of sewage from users in compliance with regulations of local, state, and federal agencies.

1. Central Sewage Service. Service by a sewage disposal system which collects, treats and disposes sewage from more than 1 dwelling, principal use or lot. "Public Sewage" service shall mean service by a municipally-owned sewage system.

2. On-Lot Sewage System. A sewage disposal system which collects, treats and disposes of sewage or holds sewage from only 1 dwelling unit, principal use or lot.

Sidewalk. A pedestrian accessway which is adjacent to a street or access drive and conforms to the regulations of this Ordinance.

Soil Conservation District. The Northampton County Conservation District.

Soil Survey. The latest version of the official Soil Survey of Northampton County, published by the U.S. Soil Conservation Service, or its successor reference.

State. The government of the Commonwealth of Pennsylvania and its relevant subparts.

State Planning Code. The Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended by Act 170 of 1988, and as may be further amended.

Steep Slope. An area of 15 percent or greater slope.

Street. A public or private thoroughfare which affords the principal means of access to abutting property or that is an expressway, but not including an alley or a driveway.

Street Classification. See the Official Street Classification Map, which was adopted as part of the Township Zoning Ordinance. This Map classifies streets as Expressway, Arterial, Collector or Local Streets.

Street, Cul-de-sac. A type of street which is terminated at one end by a permitted turn-around and which intersects another street at the other end.

Street, Marginal Access. A type of local street which is parallel and adjacent to collector or arterial streets and provides access to abutting properties.

Subdivider. See "Developer."

Subdivision. As defined by the State Municipalities Planning Code, as amended. (As of 1991, this definition was as follows:

1. The division or redivision of a lot, tract or parcel of land by any means into 2 or more lots, tracts, parcels, or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development.
2. The subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access or residential dwellings is not a subdivision.)

Subdivision, Major. Any subdivision of land which does not qualify as a "minor subdivision."

Subdivision, Minor. A proposal involving land, other than a land development, which is either:

1. a "lot line adjustment" or
2. a subdivision:
 - a. that results in up to 5 new residential lots, or EDU's and
 - b. which does not involve an extension or new segment of a street (other than what was previously approved) and
 - c. which has not involved the subdivision approval of at least 3 lots on the tract within the 5 previous years.

Subdivision Ordinance. The Williams Township Subdivision and Land Development Ordinance, as amended.

- III. Substantially Completed. In the judgment of the Township Engineer at least 90 percent (based upon the cost of the required improvements for which financial security was posted) of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied or operated for its intended use.

Township. The Williams Township, Northampton County, Pennsylvania. Unless otherwise stated, this shall mean the Board of Supervisors and their authorized agents.

Tract. One or more abutting or adjacent lots proposed to be subdivided or developed following an overall coordinated plan.

Tract Area, Gross. The space contained within the exterior lot lines of a tract proposed for a subdivision or land development, not including space within the existing and future or ultimate right-of-way of existing streets, but including right-of-way of any streets proposed to be constructed within the tract.

USGS. United States Geological Survey, or its successor agency.

Walkway. A strip of land including a right-of-way dedicated to public use in order to facilitate pedestrian access through or into a block.

Watercourse. Any natural or artificial waterway, stream, river, creek, ditch, channel, millrace, canal, conduit, gully, ravine or wash in which water flows in a definite direction or course, either continuously or intermittently, and which has a definite channel and bed and shall include any area adjacent thereto subject to inundation by reason of overflow of floodwaters.

Water, Central System or Service. Service by a water system which transmit water from a common source to more than 1 dwelling, principal use or lot.

Water, On-Lot System or Service. Service by a water system which transmits water from a source on the lot to only 1 dwelling, principal use or lot.

Water, Public System or Service. Central water service that is owned and/or operated by a Municipal Authority or a PA. PUC regulated water company and that serves more than 50 dwelling units or principal uses.

ARTICLE III

OVERVIEW OF GENERAL PROCEDURES

301. PURPOSE. This Article summarizes the general procedures for the submission and review of proposed subdivisions and land developments. This Article is only a general explanation and is not binding on the Township or an Applicant. See the actual provisions of the other Articles of this Ordinance. Two flowcharts are included at the end of this Article to show the general process for Major and Minor Subdivisions.

302. GENERAL PROCEDURE FOR SUBDIVISIONS AND LAND DEVELOPMENTS.

A. Review and Approval Stages. Three types of plan submissions are established: Sketch, Preliminary, and Final, as outlined below.

Stage	Subdivision Ordinance Article	Type of Proposed Subdivision or Land Development*		
		Land Development	Major Subdivision	Minor Subdivision or Lot Line Adjustment
Sketch Plan	IV	Recommended	Recommended	Recommended
Preliminary Plan	V	Required***	Required	Not Required
Final Plan	VI	Required	Required	Required**
Guarantee of Improvements Installation	VIII	Required	Required	Required
Recording of Final Plan	IX	Required	Required	Required

*See definitions in Article II.

**See Article VII for Minor Subdivision Final Plan submission and review requirements. See Section 704 for submission requirements for a lot line adjustment.

***A land development that only involves a single new principal non-residential use and/or up to 5 new dwelling units shall only be required to submit a final plan and not a preliminary plan.

B. Sketch Plan. While a Sketch Plan is not required, it is strongly recommended that it be filed to allow the Applicant to consult early and informally with the Planning Commission before preparing a Preliminary Plan. This will often avoid expensive redesign and delay to the applicant.

C. Preliminary Plan. Preliminary plans are required to be submitted for any major subdivision and for certain land developments, as described above.

D. Final Plan. After approval of the Preliminary Plan of a major subdivision or certain land developments, the Applicant files a Final Plan. A Final Plan must be approved prior to recording of the plans by the County and prior to the sale of any lots or the construction of any buildings (see Article IX).

E. Guarantee of Improvements Installation. Where improvements are required by this Ordinance, in most cases, the Township will require that the Applicant enter into a development agreement including the posting of financial security sufficient to guarantee the costs of any improvements which may be required. See Article VIII.

303. GENERAL PLAN SUBMISSION PROCEDURES.

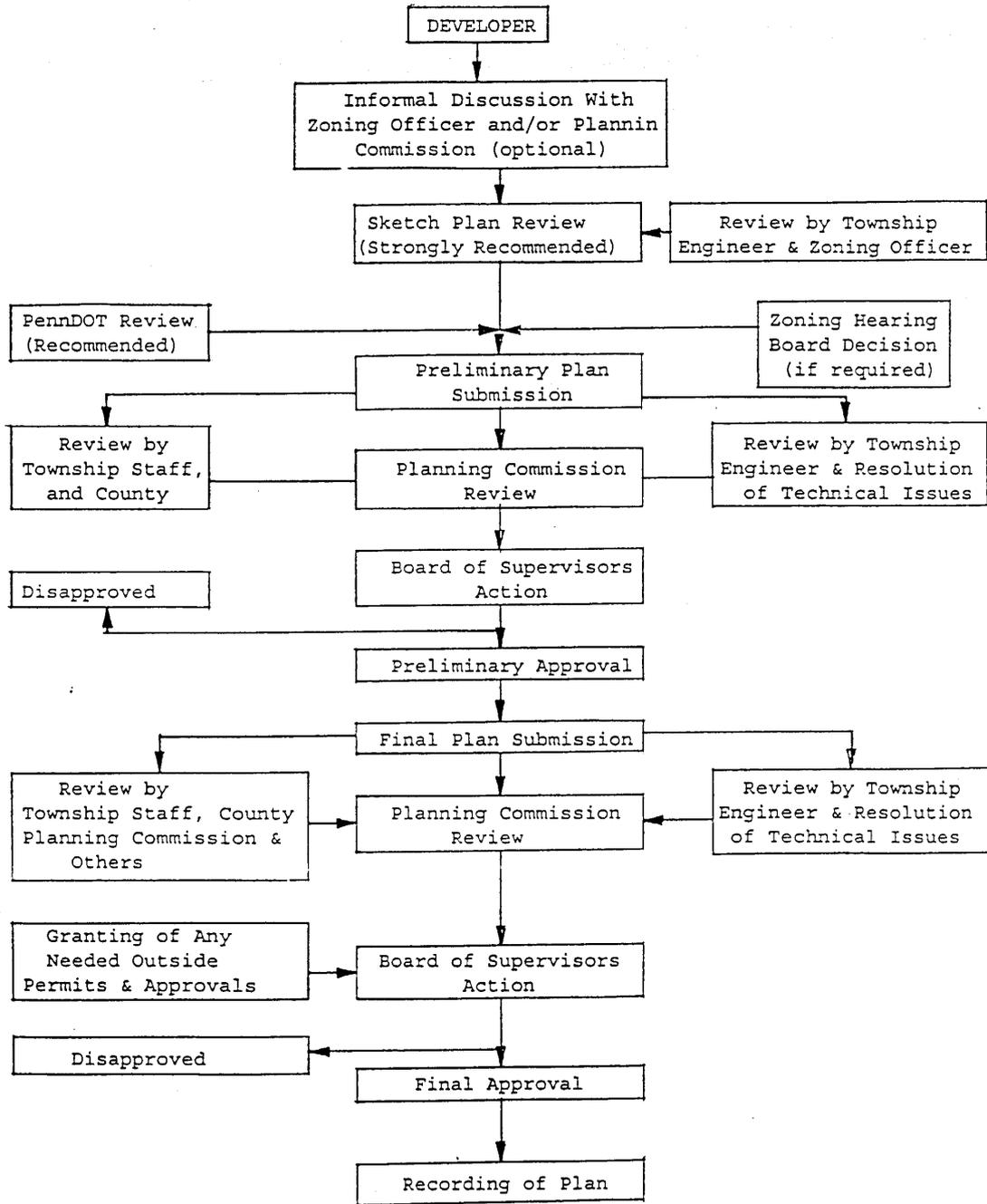
A. Submission. Sketch, Preliminary and Final Plans and all required accompanying information are required to be submitted to the Township Staff (by delivery or by person) 21 days prior to the scheduled meeting.

B. Completeness. The Planning Commission shall have the authority to recommend rejection by the Board of Supervisors or to table an application that the Commission determines is significantly incomplete.

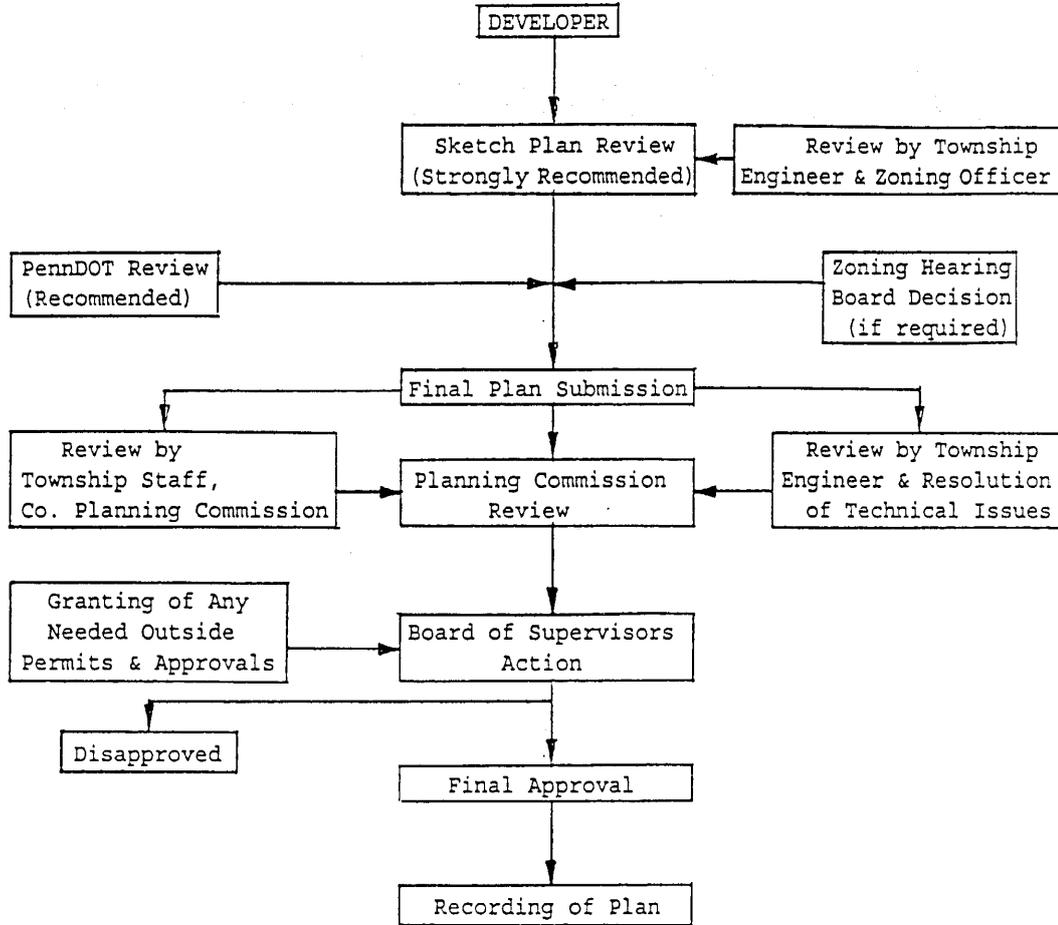
C. Attendance. The Applicant or his/her duly authorized representative should endeavor to attend the Commission meeting to discuss the filed plans. The Commission may request such attendance. If the applicant fails to appear when so requested at a meeting where the plans will be considered, it may result in plan disapproval, if the Township determines that it resulted in insufficient information to render a decision.

D. Action by the Commission and the Board of Supervisors. The Planning Commission advises the Board of Supervisors on proposed plans. The Board of Supervisors is required to act upon a preliminary or final plan within 90 days after the first regular meeting of the Planning Commission that follows an acceptable submission by the applicant, unless the applicant grants a time extension.

GENERALIZED PROCESS FOR A MAJOR SUBDIVISION OR LAND DEVELOPMENT



GENERALIZED PROCESS FOR A MINOR SUBDIVISION OR LAND DEVELOPMENT



ARTICLE IV
SKETCH PLAN

401. PRE-PLAN CONSULTATION. Prior to submitting a Sketch Plan, applicants for larger developments are encouraged to informally discuss their proposal with the Zoning Officer and/or other appropriate Township Staff.
402. SKETCH PLAN SUBMISSION REQUIREMENTS. Prior to the submission of a Preliminary Plan, applicants are very strongly encouraged to submit a Sketch Plan. A Sketch Plan Review often allows an applicant to save substantial time and engineering costs, because many concerns about layout and issues concerning Township Ordinances can be resolved prior to detailed engineering. This can often reduce the need for future redesign at a more detailed stage, thereby saving the applicant significant money and time. When submitted, Sketch Plans shall include the following information:
- A. Submission Requirement. If submitted, 8 print copies of the Sketch Plan and the accompanying application shall be submitted to the Township Staff at least 21 days prior to a regular Township Planning Commission meeting. This time period may be 10 days prior to such meeting for a minor subdivision or a lot line adjustment.
 - B. Drawing Requirements. The Sketch Plan shall be drafted to approximate scale and is recommended to include the following as applicable:
 - 1. Boundary line of the development.
 - 2. Significant physical features (such as areas of steep slopes, quarries, creeks and major drainage channels).
 - 3. Proposed lot and street layout with approximate areas of lots (such as "2 acres
 - 4. Site data including:
 - a. Acreage of the entire tract
 - b. Number of lots and types of dwelling units (if residential)
 - c. Zoning District and major applicable lot area and setback requirements
 - 5. North point and scale and a tentative name of the project (may be the developer's name
 - 6. Approximate proposed locations of any non-residential buildings (if known) and statement of the general proposed types of any non-residential uses.
 - 7. A map showing the general location of the project in relation to nearby streets (may be a photocopy of USGS or Township base map or a commercial map).
 - 8. Approximate location of any area within the 100-Year floodplain (from Federal Insurance Administration map).

9. Tentative approximate locations of any storm water detention basins and any major stormwater drainage channels.
10. For residential developments, whether the applicant proposes to dedicate common open space or fees-in-lieu of land, if required.
11. Note stating the general methods of providing water and sewer service, including sufficient information to show the general feasibility of any proposed non-public central sewer service.
12. Names of any adjacent non-residential uses and any zoning district boundaries in the area.
13. Name and address of person responsible for the preparation of the plan and the date of preparation.
14. Approximate general locations of possible wetlands (may be "hydric soil" locations from the County Soil Survey).

403. SKETCH PLAN REVIEW PROCEDURES.

- A. No official action shall be taken on a sketch plan. The Township shall not be bound by comments made or not made as part of a sketch plan review:
- B. The Township should distribute copies of the sketch plan to the Township Engineer, the relevant Township staffperson and the Planning Commission for advisory reviews.
- C. The sketch plan should be reviewed by the Planning Commission and the Board of Supervisors, with any comments reported to the applicant or his/her representative.
- D. Lehigh Valley Planning Commission Review. If the Planning Commission determines that a subdivision or land development would be expected to 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 more than 5 dwelling units or be adjacent to an existing Township park, then a copy of the plan should be provided to any Township Park and Recreation Commission that may exist for a review of whether open space or recreation fees should be required.

ARTICLE V

PRELIMINARY PLAN

501. PURPOSE. A Preliminary Plan is intended to establish the overall development scheme to minimize the need for revisions of Final Plans.

502. SUBMISSION AND REVIEW PROCEDURE.

A. Preliminary Plan Submission Required.

1. A Preliminary Plan Submission for a Major Subdivision or Land Development (other than a land development of only 1 principal non-residential use and/or a maximum of 5 new dwelling units) meeting all of the requirements of this Article shall be filed by the Applicant and reviewed in accordance with the provisions of this Article.
2. A Preliminary Plan Submission is not required for:
 - a) a Minor Subdivision or
 - b) a submission that only involves a lot line adjustment (see Article VII) or
 - c) a land development involving only 1 principal non-residential use and/or a maximum of 5 new dwelling units.

B. Required Submission.

1. The Applicant shall file with the Staff at least 21 calendar days prior to a regular Planning Commission meeting (not including a workshop meeting):
 - a. the required fees and
 - b. the information and plans required under Section 503.
2. The Staff shall forward plans to the following agencies to seek their comments prior to Preliminary Plan Approval:
 - a. Municipal Authority or Sewage Enforcement Officer (if applicable),
 - b. Township Fire Chief (layout and utility plan if deemed appropriate by the Planning Commission or Township Staff),
 - c. the appropriate Township staff (including 1 complete "file" copy of all materials submitted by the applicant),
 - d. Township Engineer, with the plans provided prior to the next regularly scheduled Planning Commission meeting,
 - e. Any Township Park and Recreation Commission that may be established (layout, natural features and gradings plan only; if common open space is proposed or if deemed appropriate by the Planning Commission or Township Staff) and

- f. the Lehigh Valley Planning Commission (unless the Township Staff direct the applicant to deliver the plans to the LVPC)
 - g. the Township Planning Commission (including 7 copies of the Application Form, at least 1 copy of the Preliminary Plan Checklist, several copies of the Preliminary Plan and at least 1 copy of the Supporting Documents), with such information provided prior to or at the first regularly scheduled Planning Commission meeting after a proper submission.
3. Applicant's Distribution. The applicant is fully responsible for the following:
- a. Contacting the appropriate utility companies, as appropriate, including the water supplier,
 - b. Encouraged to seek at least an informal review by PennDOT of any proposed access onto a State road, and providing PennDOT with sufficient information for such a review,
 - c. Determining whether any permits or approvals are needed from any agency outside of the Township, including DEP (including any obstruction to a waterway) and the Army Corps of Engineers (including determining whether any "wetland" will be disturbed) and
 - d. Providing a copy of the sedimentation and erosion control plans to the County Conservation District, together with their required review fees if any earth disturbance is proposed, unless the applicant states in writing that earth disturbance will not occur until approval of the Final Plan (in which case the plan may be submitted at Final Plan stage).
 - e. Adjacent Municipalities. If any portion of a major subdivision or land development: 1) is proposed within 200 feet of the boundary of another municipality or 2) would clearly have a regional impact upon another municipality as determined by the Planning Commission, then the applicant shall provide a copy of the layout plan to that municipality for an advisory review.
4. a. Each Preliminary Plan and supporting documents:
- (1) shall include information required by Sections 503 and 504, and
 - (2) should seek to incorporate any revisions recommended by the Planning Commission, the Township Engineer and other appropriate Township Officials during the Sketch Plan review.
- b. All sheets should be folded to approximately 9"x12" size or rolled in such a manner that the title of the sheet faces out.
5. Colored Layout Plan. It is recommended that the applicant provide 1 copy of the layout plan that is lightly colored to allow clear understanding by the general public at public meetings.

C. Determination of Completeness of the Submission.

1. Based upon the initial review of the Township Staff and/or the Township Engineer, the Commission shall have authority, at its first regularly scheduled meeting after the Submission is filed in a timely fashion, to determine that a submission is significantly incomplete and therefore 'to refuse to review the submission further and to do one of the following:
 - a. Not accept the Submission, indicating the efficiencies, and return the fee (minus the costs of any Township review) to the Applicant.
 - b. Accept the Submission as being filed for review on the condition that the Applicant shall file such additional required materials and information to the Staff or appropriate agency or person by a specific deadline.
 - c. Table the acceptance of the submission until the next Planning Commission meeting after the applicant has meet all of the submittal requirements within the required time period prior to the meeting. The 90 day time limit for action shall not begin until the plan is accepted as complete.
 - d. Recommend that the Plan be rejected by the Board of Supervisors for just cause.
2. If the Commission determines that the Submission is significantly complete, as filed and as required, the Commission shall accept the plans and may begin its review.
3. Zoning Variances. An application under the Subdivision and Land Development Ordinance shall not be considered to be complete if one or more zoning variances will be required for the subdivision or land development to legally occur as submitted, until such time as the needed zoning variances have been granted. If the Planning Commission becomes aware that the zoning variance has been lawfully appealed, the Planning Commission may table a submission until that appeal is resolved if they determine that the variance is needed for the feasibility of the proposal as submitted.

D. Review by Township Engineer.

1. Within 30 days from the date the plans are duly submitted for review (unless granted an extension by the Commission or unless the plans are significantly incomplete), the Township Engineer should review the engineering considerations of the Preliminary Plan and prepare an initial report on such considerations to the Commission.
2. The Township Engineer may make additional reports and recommendations to the Commission and the Board of Supervisors during review of the plan. Matters that should be dealt with directly by the Planning Commission and/or the Board of Supervisors should be listed

separately from technical engineering considerations. These non-technical concerns should be made available to the Planning Commission at least 5 days prior to each meeting, when possible.

3. The Applicant and/or his/her engineer shall make reasonable efforts to resolve technical engineering considerations outside of and prior to Planning Commission meetings. The Township Engineer may require the applicant or his/her engineer to meet with him for this purpose.
4. A copy of findings of the Township Engineer should be sent or handed in person to the applicant or his/her representative.

E. Review by Commission. The Planning Commission shall accomplish the following within the time limitations of the State Planning Code (unless the applicant grants a written time extension), while allowing a sufficient number of days within this deadline for a decision by the Board of Supervisors.

1. Review all applicable reports received from any official reviewing agencies;
2. Determine whether the Preliminary Plan Submission meets the requirements of this Ordinance and other applicable ordinances;
3. Recommend any revisions to the submission that are needed to comply with this Ordinance or that would generally improve the plan;
4. Recommend approval, conditional approval, or disapproval of the Preliminary Plan Submission in a written report to the Board of Supervisors that specifies any recommended conditions for approval, identifies defects found in the application, describes requirements which have not been met and cites the provisions of the ordinance relied upon.

F. Review by Board of Supervisors. The Board of Supervisors shall:

1. Review the report of the Commission and any reports that have been received from reviewing agencies;
2. Determine whether the Preliminary Plan Submission meets the requirements of this Ordinance and other ordinances;
3. Approve or reject the Preliminary Plan Submission within the time required by the Municipalities Planning Code. (As of 1991, this law requires:

- a) the Board of Supervisors to act not later than 90 days following the date of the first regular meeting of the Commission held after it has been properly filed for review; provided that should the said next regular meeting occur more than 30 days

following the filing of the application, the said 90-day period shall be measured from the 30th day, following the day the application has been filed, unless the Applicant grants a written extension of time; and

- b) that no subdivision or land development shall be granted final approval until a report is received from the Lehigh Valley Planning Commission or until the expiration of 30 days from the date the application was forwarded to the LVPC.)

G. Decision by Board of Supervisors.

1. The decision of the Board of Supervisors shall be in writing and shall be communicated to the Applicant personally or by mail at his/her last known address not later than 15 days following the decision.
2. Approval of the Preliminary Plan Submission shall constitute conditional approval of the subdivision or land development as to the character and intensity, but shall not: a) constitute approval of the Final Plan or b) authorize the sale of lots or construction of buildings.
3. If the Preliminary Plan Submission is disapproved, the decision shall: specify defects found in the Submission, describe requirements which have not been met and cite the provisions of the statute or ordinance relied upon in each case.

H. Final Plan Submission Deadline.

1. An applicant shall file a Final Plan within 5 years from the date of the approval of the Preliminary Plan by the Board of Supervisors, unless an extension in writing has been granted by the Board of Supervisors.
2. to comply with this requirement shall render the Preliminary Plan null and void, and a new Preliminary Plan submission and approval shall be required.

503. PRELIMINARY PLAN REQUIREMENTS.

- A. All of the following information and materials listed in this section are required as part of all preliminary plans for: 1) a land development of more than 1 new principal non-residential use, 2) a land development of 4 or more new dwelling units or 3) any major subdivision. This list of requirements shall serve both 1) to establish the requirements, and 2) as a checklist for the applicant and the Township to use to ensure completeness of submissions. The applicant shall submit completed photocopies of this section as part of the application.
- C. The required information listed in this Section may be combined or separated onto different sheets, provided that all information is clearly readable.

Section 503.C. WILLIAMS TOWNSHIP
PRELIMINARY PLAN FOR MAJOR SUBDIVISION OR LAND DEVELOPMENT*
CHECKLIST AND LIST OF SUBMITTAL REQUIREMENTS

Applicant's Name: _____
 Applicant's Address: _____
 Applicant's Phone No.: _____
 Applicant's Signature: _____ Date _____

**Insert "NA" in the "Not Submitted" column if not applicable.
 Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
 SUBMITTED SUBMITTED**

- | | | A. GENERAL SUBMISSION ITEMS: (Note- the Township may require the submission of additional numbers of copies) |
|-------|-------|--|
| _____ | _____ | 1. Township application/review fee(s)/escrow |
| _____ | _____ | 2. 2 copies of the Completed Application (see Appendix A) |
| _____ | _____ | 3. 2 copies of the Preliminary Plan Checklist (using the photocopies of the pages in this Section) |
| _____ | _____ | 4. 12 print copies of the complete Preliminary Plans |
| _____ | _____ | 5. 3 print copies of only the Layout Plans |
| _____ | _____ | 6. 3 sets of Supportive Documents (Not applicable for Boundary Line Adjustments) |
| _____ | _____ | 7. A completed LVPC Subdivision and Land Development Review Application with any review fee charged by the LVPC (unless the Township staff permit the applicant to deliver directly to the LVPC) |
| | | B. DRAFTING REQUIREMENTS: All information shall be legibly and accurately presented. |
| _____ | _____ | 1. Plans prepared on a standard sized sheet (such as 18"x24", 24"x36", 30"x42" or 36"x48") |
| _____ | _____ | 2. Plans drawn to scale of 1 inch = 50 feet or other scale preapproved by the Township Engineer or Township |
| _____ | _____ | 3. All dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds. |
| _____ | _____ | 4. Differentiation between existing and proposed features |
| _____ | _____ | 5. Boundary line of the tract, shown as a heavy line |

* Land developments involving only 1 principal non-residential use or a maximum of 3 dwelling units are only required to submit a final plan (see Article VI).

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

		NOT	
SUBMITTED	SUBMITTED*		
_____	_____		6. If layout plans involve 2 or more sheets, a map of the layout of the entire project at an appropriate scale on one sheet, and a key map showing how the sheets connect.
_____	_____		7. If the tract(s) crosses a municipal boundary, a map showing both the portions in Williams Township and the other municipality, in sufficient detail for the Township to determine how the parts will interrelate.
_____	_____		8. Required profiles shown at a scale of 1"=50' horizontal and 1"=5' vertical, or other scale preapproved by the Township Engineer or Township Staff.
_____	_____		9. All sheets numbered and listed on one page.
_____	_____		10. Words "Preliminary Plan" and sheet title (such as "Layout Plan") on each sheet

C. GENERAL INFORMATION:

_____	_____	1. Name of project on each sheet
_____	_____	2. Name of landowner and developer (with addresses)
_____	_____	3. Names of adjacent property owners, including those across adjacent streets and alleys
_____	_____	4. Lotlines of adjacent lots, and approximate locations of any buildings, common open spaces, detention basins or drainage channels existing or approved within 100 feet of the boundaries of the proposed project
_____	_____	5. Notarized Owners Statement - see Appendix C
_____	_____	6. Surveyor and plan preparer's statement (See Appendix C)
_____	_____	7. Approval/review signature blocks for: Township Board of Supervisors, Township Planning Commission and Lehigh Valley Planning Commission (see Appendix C)
_____	_____	8. Location map at a standard scale (preferably 1"= 2000' or 1"= 800') showing the location of the project in relation to the following features within 1000 feet of the boundaries of the tract: existing and proposed streets, waterways, zoning district boundaries, and municipal boundaries
_____	_____	9. North arrow, graphic scale, written scale
_____	_____	10. Date of plan and all subsequent revision dates (especially noting if is revision of a previously approved plan) with space for future revision dates
_____	_____	11. Deed Book volume and page number from County records
_____	_____	12. Tax map number and block and lot for the tract being subdivided

D. NATURAL FEATURES:

_____	_____	1. Existing contour lines shown at the same scale as the layout plan, as follows:
-------	-------	---

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

- | | | |
|-------|-------|--|
| _____ | _____ | a. shall be based on a field survey or photogrametric procedure that was completed at a scale of 1"= 100' or larger. Contours shall be based upon U.S.G.S. datum: |
| _____ | _____ | b. The contour interval shall be sufficient to determine compliance with Township ordinances. An interval of 2 feet for slopes of less than 15% and 5 feet for slopes of 15% or greater is generally recommended. |
| _____ | _____ | c. Note- Contours are not required to be shown within areas of lots of 10 acres or more that are clearly not intended to be altered as a result of this proposed subdivision or land development |
| _____ | _____ | 2. Identification of any slopes of 15 to 25%, and greater than 25% |
| _____ | _____ | 3. Areas within any hydric soils (see County Soil Survey), with a notation that there are none if that is the case |
| _____ | _____ | 4. Watercourses (with any name), natural springs, lakes and wetlands. Detailed delineations of wetlands are not required if clearly no alteration is proposed of any areas that could be reasonably suspected of being wetlands. Note- any wetlands shall be delineated by a qualified professional prior to preliminary plan approval, however, the applicant is not required to have completed all Federal and State applications or to have received all such permits prior to Preliminary Plan approval. |
| _____ | _____ | 5. Rock outcrops, stone fields and sinkholes |
| _____ | _____ | 6. Location of any areas within the 100 year floodplain (with differentiation between floodway and floodfringe if available from official Federal floodplain maps) |
| _____ | _____ | 7. Approximate locations and abbreviated names of soil types, according to the County Soil Survey (or more detailed professional study) with identification of those that are alluvial, have a depth to bedrock of less than 3 feet or a seasonally high water table of less than 3 feet. |

E. MAN-MADE FEATURES:

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Existing and proposed lot lines |
| | | a. The boundaries of lots (other than a 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. |
| | | b. The boundaries of any residual tract which is greater than 10 acres may be determined by deed. |
| _____ | _____ | 2. Location of existing monuments |

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

- | | | |
|--|--|--|
| | | 3. Sufficient bearings, lengths of lines, radii, arc lengths, street widths, right-of-way and easement widths of all lots, streets, rights-of-way; easements and community or public areas to accurately and completely reproduce each and every course on the ground. |
| | | 4. Buildings estimated to be 80 years or older that could be impacted by the project, with name and description |
| | | 5. Existing and proposed utility easements and restrictive covenants and easements for purposes which might affect development (stating which easements and rights-of-ways proposed for dedication to the municipality) |
| | | 6. Existing building locations and land uses |
| | | 7. Overhead electrical high-voltage lines and rights-of-ways/easements |

F. ZONING REQUIREMENTS:

- | | | |
|--|--|--|
| | | 1. Applicable zoning district and required minimum lot area |
| | | 2. Minimum setback requirements shown for each lot |
| | | 3. Area and location of any proposed common open space |
| | | 4. If any common open space proposed: method of ownership and entity proposed to be responsible for maintenance |
| | | 5. If any common open space proposed: description of intended purposes, proposed improvements (such as rough grading) and any proposed recreation facilities |
| | | 6. Statement of type of water and sewer service proposed (such as "municipal water and municipal sewer") |
| | | 7. Linear feet of proposed streets |
| | | 8. Required and proposed building coverage and impervious coverage (may be stated as "typical proposed" for single family detached or twin homes) |

G. PROPOSED LAYOUT:

- | | | |
|--|--|---|
| | | 1. Total acreage of site and total proposed number of lots and dwelling units |
| | | 2. Identification number for each lot |
| | | 3. Lot width (at minimum building setback line) and lot area for each lot |
| | | 4. Dimensions of each lot in feet |
| | | 5. Existing rights-of-way and cartway widths and locations of existing streets, including existing streets within 100 feet of boundaries of tract |
| | | 6. locations of existing and proposed streets, including streets proposed as part of other projects within 100 feet of the boundaries of tract |

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

		NOT SUBMITTED	SUBMITTED*
_____	_____		7. Street centerline information, with horizontal curve data, bearings, distances and stations corresponding to the profile
_____	_____		8. Right-of-way and curb lines with horizontal curve radii at intersections
_____	_____		9. Beginning and end of proposed street construction
_____	_____		10. Street improvements proposed by the applicant, including any acceleration/ deceleration lanes, traffic signal, street realignment or construction improvement
_____	_____		11. Any proposed curbing (place NA in Not Submitted column if not proposed)
_____	_____		12. Any proposed sidewalks (place NA in Not Submitted column if not proposed), with any proposed handicapped ramps at intersections
_____	_____		13. Any proposed bicycle paths (place NA in Not Submitted column if not proposed)
_____	_____		14. Names of existing streets and initial proposed names of new streets (may be "street A" and "street B")
_____	_____		15. Designation which streets are proposed to be dedicated to the Township or to remain private.

H. UTILITY PLAN:

_____ _____ 1. As applicable, the following existing and proposed items for each lot, using the following symbols (or other symbols preapproved by the Township staff):

⊗ Well (if not connected to central water system)-with required separation distance shown from septic drain fields, and with dimensions from lotlines

 Primary drain field (with dimensions from lotlines)

 Secondary drain field

▲ Soil probe location

: : : Percolation test location

_____ _____ 2. If on-lot sewage disposal systems are proposed:

_____ _____ a. proposed contour lines on same sheet as utility layout

_____ _____ b. location of existing and proposed wells within 100 feet of the boundaries of the project

_____ _____ c. proposed or typical location of dwelling/building

_____ _____ d. locations of soils with a seasonally high water table averaging less than 3 feet (see County Soil Survey)

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

- | | | |
|-------|-------|---|
| _____ | _____ | 3. If a central sewage system is proposed: |
| _____ | _____ | a. proposed contour lines on same sheet as utility layout |
| _____ | _____ | b. location and , size of mains and laterals with locations corresponding to stationing on the profile |
| _____ | _____ | c. locations of manholes, with invert elevation of flow line and grade at top of each manhole |
| _____ | _____ | d. proposed lotlines and any proposed easements or rights-of-ways needed for the utilities |
| _____ | _____ | e. location of all other drainage facilities and public utilities in the vicinity of sanitary sewer lines |
| _____ | _____ | f. distance noted that sanitary sewer connections that will be needed to reach existing lines (if not already abutting the tract) |
| _____ | _____ | g. manhole numbers assigned by the Township. |
| _____ | _____ | h. separation distances from water lines and locations of concrete encasements |
| _____ | _____ | 4. If centralized water service is proposed: |
| _____ | _____ | a. location and size of existing and proposed waterlines |
| _____ | _____ | b. existing and proposed fire hydrant locations |
| _____ | _____ | c. distance noted that water lines will have to be extended to reach existing lines (if not already abutting the tract) |
| _____ | _____ | 5. Any existing and proposed underground natural gas, electrical, telephone, cable TV or other utility lines, with any easements shown that will affect development |
| _____ | _____ | 6. List of contacts for all underground utilities in the area, with phone numbers stated on the grading plans (as required by State Act 172) |

I. GRADING AND STORMWATER MANAGEMENT PLAN:

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Existing and proposed storm drainage facilities or structures, including detention basins (with capacity),swales, pipes (with sizes), culverts and inlets |
| _____ | _____ | 2. Capacity, depth and locations of detention basins |
| _____ | _____ | 3. Pre-development and post-development watershed areas for each detention basin or major drainage channel |
| _____ | _____ | 4. Locations of any proposed or existing stormwater easements |
| _____ | _____ | 5. Intended design year standards for culverts, bridge structures and/or other stormwater facilities |
| _____ | _____ | 6. Schematic location of all underground utilities |
| _____ | _____ | 7. Entity responsible to maintain/ own any detention basin |
| _____ | _____ | 8. Any additional information needed under Section 1008 |

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

		NOT	
SUBMITTED	SUBMITTED*		
_____	_____		9. Existing contour lines (see description under "Natural Features")
_____	_____		10. Proposed contour lines
_____	_____		11. Stationing of any storm sewer pipes, with locations corresponding to the profiles.

J. FOR USES OTHER THAN SINGLE FAMILY DETACHED OR TWIN DWELLINGS:

_____	_____		1. For townhouses or apartments, evidence that the project meets the density requirements of the Zoning Ordinance
_____	_____		2. Evidence that the project will meet the off-street parking requirements of the Zoning Ordinance
_____	_____		3. Building identification numbers. (if more than 1 building per lot)
_____	_____		4. Arrangement of off-street parking spaces, parking aisles, off-street loading areas and extent of areas to be covered by gravel or asphalt
_____	_____		5. For townhouses, any proposed methods to ensure privacy between outdoor semi-private areas (such as fences or walls or plantings between rear yards)
_____	_____		6. Illustrative sketches of exteriors of proposed buildings encouraged but not required)
_____	_____		7. Number, sign area, height and location of proposed signs
_____	_____		8. Proposed building locations and land uses (if known)
_____	_____		9. Major types, heights and locations of outdoor lighting
_____	_____		10. Location of any proposed outdoor storage areas
_____	_____		11. Note stating total square feet of paved area, including gravel areas

K. LANDSCAPE PLAN:

_____	_____		1. Locations of treelines and existing forested areas
_____	_____		2. Locations of individual mature trees of greater than 6 inches trunk diameter measured at a height of 3 feet above the surrounding average ground level, other than trees within forested areas and treelines (not required for areas that will not be affected by the proposed plan, if so noted on the plan)
_____	_____		3. Any proposed evergreen screening, buffer yards or earthen berming (if required by Zoning Ordinance)
_____	_____		4. Areas of existing mature woods that are proposed to be protected and preserved or removed
_____	_____		5. General types, sizes and locations of any required street trees (see Section 1018), paved area landscaping (see Township Zoning Ordinance) and any other major proposed landscaping.

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

_____ 6. Any proposed fencing (including height and type) and/or landscaping around stormwater basins (see Section 1008)

L. EROSION AND SEDIMENTATION PLAN:

_____ 1. Drawings showing locations and types of proposed erosion and sedimentation control measures, complying with the regulations and standards of the County Conservation District and DEP.

_____ 2. Narrative describing proposed soil erosion and sedimentation control methods.

_____ 3. A letter of erosion and sedimentation plan adequacy by the County Conservation District shall be provided to the Municipality.

M. ROAD PROFILES:

_____ 1. Profile of existing and proposed ground surface along centerline of street

_____ 2. Proposed centerline grade with percent on tangents and elevations at 50 feet intervals.

_____ 3. All vertical curve data including length, elevations and minimum sight distance as required by Article X.

N. WATER MAIN, SANITARY SEWER AND STORM DRAIN PROFILES:

_____ 1. Profile of proposed ground surface with elevations at top of manholes or inlets

_____ 2. Profiles of water main, storm sewer and sanitary sewer lines, corresponding to stationing of any street

_____ 3. All line crossings of other utilities.

O. SUPPORTING DOCUMENTS AND ADDITIONAL INFORMATION:

_____ 1. Residual Lands Sketch. If the submitted plans do not include all undeveloped or underdeveloped adjacent or abutting lands owned by the same landowner or under control of the same developer (or closely related corporations), then a sketch shall be submitted at an appropriate scale, on one sheet, covering all such land holdings together with a sketch of a reasonable future street system to demonstrate that the proposed subdivision provides for the orderly development of any residual lands and/or does not adversely affect the potential development of residual lands.

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

- | | | |
|-------|-------|--|
| _____ | _____ | 2. If applicable, 2 copies of the DEP Sewage Planning Module application as completed by the applicant, together with evidence that the application has been forwarded to the proper review agencies (these agency reviews are not required to be fully completed prior to preliminary plan approval) |
| _____ | _____ | 3. If central water service is proposed by an existing water company or authority, the applicant shall provide a letter from such water company or authority which states that the company or authority expects to be able to adequately serve the development, that the proposed water system is generally acceptable and that references standard conditions or specifications required by the company or authority for the provision of services. |
| _____ | _____ | 4. If service is proposed by an existing sewage authority, the developer shall submit a copy of a letter from the authority which states that the company or authority can adequately serve the subdivision, that the proposed sanitary sewage system is generally acceptable and that references standard conditions or specifications required by the company or authority for connection to the system. |
| _____ | _____ | 5. If service is proposed by a central sewage system that is not publicly-owned, the developer shall provide sufficient information to show that the proposed system would be feasible, within DEP regulations and maintained and operated through an acceptable system. |
| _____ | _____ | 6. If access is proposed to a State highway: a) copy of any information submitted to PennDOT and any correspondence from PennDOT regarding the proposed access to State roads (this requirement applies throughout the entire approval process), and b) evidence that the proposed access will meet PennDOT sight distance requirements. |
| _____ | _____ | 7. If the project would include any area within the 100 year floodplain or any watercourse, a statement from the Zoning Officer indicating that the proposed subdivision or land development would be in compliance with the Floodplain regulations of the Township. |
| _____ | _____ | 8. A statement describing the nature of the landowner's and the developer's involvement in the proposed development, and the names of the primary partners or chief officers of any corporate developer. |

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT SUBMITTED SUBMITTED*		
_____	_____	9. Method of ensuring maintenance of any private street.
_____	_____	10. List of any Modifications or Waivers requested to this Ordinance
_____	_____	11. Traffic Study - If required by the Township Zoning Ordinance.
_____	_____	12. Copies of the decisions of any zoning variances that are relevant to the proposal.
_____	_____	13. Preliminary Stormwater Calculations, in sufficient detail to show that any proposed stormwater facilities would be sufficient in size. See the requirements of Section 1008.
_____	_____	14. For industrial operations or industrial storage: A written description of the proposed use in sufficient detail to indicate a) any noise; glare, smoke and fumes nuisances, b) to allow a general determination of possible fire; explosive, toxic, genetic, public health or other hazards and c) to estimate the amount, direction and times of any tractor-trailer truck traffic that is expected.
_____	_____	15. Community Impact Study. If required by Section 1319 of the Township Zoning Ordinance, as amended (Note- As of 1991, the Zoning Ordinance required a Community Impact Study for any development of 20 or more dwelling units).
_____	_____	16. If to be served by on-lot septic service, a copy of septic percolation test and soil probe results.

504. CERTIFICATION. All certification shall comply with the State professional licensing laws. All subdivisions of land shall be certified and stamped by a Registered Land Surveyor.

505. GROUNDWATER QUANTITY IMPACT STUDY. Based upon the recommendation of the Township Engineer, the Planning Commission may require an applicant for a proposed subdivision or land development that would not be connected to a public water system to provide a study showing that such withdrawal will not have significant negative impact upon groundwater quantity. Such study shall be completed by a qualified professional. See Appendix "I" for further requirements.

506. SANITARY SEWER IMPACT STUDY. Based upon the recommendation of the Township Engineer, the Planning Commission may require an applicant to provide a study to determine whether there will be sufficient capacity in transmission lines and treatment to handle the expected wastewater from a proposed development. Such study shall be completed by a qualified professional.

ARTICLE VI

FINAL PLAN

601. APPLICABILITY. This Article lists the requirements for final plans for a major subdivision or any land development. See the requirements of Article VII for a project that only involves:
a) a minor subdivision, b) a lot line adjustment,
c) minor corrections or d) minor revisions.

602. SUBMISSION AND REVIEW PROCEDURE.

A. Final Plan Submission Required.

1. A Final Plan Submission for each major subdivision or land development must be filed by the Applicant and reviewed in accordance with the provisions of this Article VI.
2. A Final Plan shall only be submitted after a Preliminary Plan has been approved by the Board of Supervisors, if a Preliminary Plan is required.

B. Submission Deadline.

1. An applicant shall file a Final Plan Submission within 5 years from the date of the approval of the Preliminary Plan by the Board of Supervisors, unless an extension in writing has been granted by the Board of Supervisors.
2. Failure to comply with this requirement shall render the Preliminary Plan Submission null and void, and a new Preliminary Plan Submission must be filed.

C. Filing and Distribution.

1. The Applicant shall file with the Township Staff at least 21 days prior to a regular Planning Commission meeting (not including workshop meetings) all of the required plans, information and fees listed in Sections 603 and 604 of this Ordinance.
2. The Township Staff shall forward plans to the following agencies to seek their comments prior to Final Plan Approval:
 - a. Municipal Authority or Sewage Enforcement Officer (if applicable),
 - b. Township Engineer, provided prior to the next regularly scheduled Planning Commission meeting,
 - c. Township Fire Chief (layout and utility plan, if not reviewed at the preliminary plan level and if deemed appropriate by the Planning Commission or Township Staff),

- d. the appropriate Township staff (including 1 official "file" copy of all materials submitted by the applicant),
 - e. the Lehigh Valley Planning Commission (unless the Township directs the applicant to deliver the plans to the LVPC) and
 - f. the Township Planning Commission (including 7 copies of the Application Form, at least 1 copy of the Preliminary Plan Checklist, several copies of the Preliminary Plan and at least 1 copy of the Supporting Documents), with such information provided at or before the next regularly scheduled meeting of the Commission.
3. Applicant's Distribution. It is the applicant's responsibility to:
- a. make agreements with the appropriate utility companies,
 - b. provide information to PennDOT that is required for any needed permit for access to or work within a State road right-of-way,
 - c. provide information to DEP or other agencies for any permits that might be required, and
 - d. submit a copy of the soil erosion and sedimentation plan to the County Conservation District, and pay their required review fees, if earth disturbance is proposed, and if such plan was not reviewed at the preliminary plan level.
4. The filing of the Final Plan shall conform with the approved Preliminary Plan and any conditions and changes recommended by the Township during the Preliminary Plan review.
5. All sheets should be folded to approximately 9 X 12 inches or rolled, with the title of the plan facing out.

D. Determination of Completeness by Commission.

- 1. Based upon the initial review of the Township Staff and/or the Township Engineer, the Commission shall have authority, at its first regularly scheduled meeting after the Submission is filed in a timely fashion, to determine that a submission is significantly incomplete and therefore to refuse to review the submission further and to do one of the following:
 - a. Not accept the Submission, indicating the deficiencies, and return the fee (minus the costs of any Township review) to the Applicant.
 - b. Accept the Submission as being filed for review on the condition that the Applicant shall file such additional required materials and information to the Staff or appropriate agency or person within a certain number of days from the date of such acceptance.

- c. Table the acceptance of the submission until the next Planning Commission meeting where the applicant has meet all of the submittal requirements, and has filed such materials within the required time period prior to the meeting. The 90 day time limit for action shall not begin until the plan is accepted as complete.
 - d. Recommend that the Plan be rejected by the Board of Supervisors for just cause.
1. If the Commission determines that the Submission is significantly complete, as filed and as required, the Commission shall accept the plans and may begin its review.
 2. If the Commission determines that a Final Plan Submission, as filed, departs substantially from the approved Preliminary Plan, the Commission may classify the submission as a Revised Preliminary Plan (with the applicable review fees required) and process the application as such.

D. Review by Township Engineer.

1. Within 30 days from the date the plans are duly submitted for review (unless granted an extension by the Commission or unless the plans are significantly incomplete), the Township Engineer should review the engineering considerations of the Preliminary Plan and prepare an initial report on such considerations to the Commission.
2. The Township Engineer may make additional reports and recommendations to the Commission and the Board of Supervisors during review of the plan. Matters that should be dealt with directly by the Planning Commission and/or the Board of Supervisors should be listed separately from technical engineering considerations. These non-technical concerns should be made available to the Planning Commission at least 5 days prior to each meeting.
3. The Applicant and/or his/her plan preparer shall make reasonable efforts to resolve technical engineering considerations outside of and prior to Planning Commission meetings. The Township Engineer may require the applicant or his/her plan preparer to meet with the Township Engineer for this purpose.
4. A copy of findings of the Township Engineer should be sent or handed in person to the applicant or his/her representative.

F. Review by Commission. The Planning Commission shall accomplish the following within the time limitations of State Planning Code (unless the Applicant grants a written time extension), while allowing a sufficient number of days within this deadline for a decision by the Board of Supervisors.

1. Review all applicable reports received from official review agencies,
2. Determine whether the Final Plan Submission meets the requirements of this Ordinance and other applicable ordinances,
3. Recommend any needed revisions that are needed for the Submission will conform to this Ordinance or that would generally improve the plan and
4. Recommend approval, conditional approval, or disapproval of the Final Plan Submission in a written report to the Board of Supervisors that specifies any recommended conditions for approval, identifies defects found by the application, describes requirements which have not been met and cites the provisions of the ordinance relied upon.

G. Review by Board of Supervisors. The Board of Supervisors shall:

1. Review the report of the Commission and any reports received from any official reviewing agencies,
2. Determine whether the Final Plan Submission meets the requirements of this Ordinance and other applicable ordinances and.
3. Approve, conditionally approve or reject the Final Plan Submission within the time required by the Municipalities Planning Code.

(As of 1991, this law requires:

- 1) the Board of Supervisors to act not later than 90 days following the date of the first regular meeting of the Commission held after it has been properly filed; provided that should the said next regular meeting occur more than 30 days following the filing of the application; the said 90-day period shall be measured from the 30th day following the day the application has been filed, unless the Applicant grants a written extension of time; and
- 2) that no subdivision or land development shall be granted final approval until a report is received from the Lehigh Valley Planning Commission or until the expiration of 30 days from the date the application was accepted to the Lehigh Valley Planning Commission.)

H. Decision by Board of Supervisors.

1. Notice to Applicant. The decision of the Board of Supervisors shall be in writing and shall be communicated to the Applicant personally or mailed to him/her at his/her last known address not later than 15 days following the decision.

2. Dedications.

- a. The approval of the Final Plan by the Board of Supervisors shall not by itself constitute an acceptance of the dedication of any street or other proposed public way, space, or area, unless the such acceptance is specified at such time.
 - b. Any such acceptance of dedication shall only occur after formal action of the Township at such time.
 - c. As part of an improvements agreement, if the Board of Supervisors elects to accept lands offered for dedication, the submission shall be accompanied by duly executed instruments of conveyance to the Township. Such instruments shall state that the title thereof is free and unencumbered.
3. Disapproval. When a Final Plan Submission is disapproved, the decision shall specify defects found in the Submission, shall describe requirements which have not been met, and shall cite the provisions of the statute or ordinance relied upon in each case.
4. Conditions. The Board of Supervisors may attach reasonable conditions to an approval to ensure the carrying out of the Comprehensive Plan, this Ordinance, other Township Ordinances and State laws and regulations.

I. Development in Stages.

1. If requested by the Applicant, the Board of Supervisors may permit the undertaking of the required improvements and the preparation of, the Final Plan to be completed in a series of sections or stages, each covering a portion of the proposed subdivision or land development as shown on the Preliminary Plan.
2. If Final Plans are to be filed in sections or stages, each section or stage shall relate logically to provide continuity of access, extension of utilities and availability of amenities.
3. The boundaries of phases and the timing of related improvements shall be subject to the approval of the Board of Supervisors.

J. Final Plan Submission Deadline.

1. An applicant shall file a Final Plan within 5 years from the date of the approval of the Preliminary Plan by the Board of Supervisors, unless an extension in writing has been granted by the Board of Supervisors.
2. Failure to comply with this requirement shall render the Preliminary Plan null and void, and a new Preliminary Plan shall be submitted.

603. FINAL PLAN REQUIREMENTS.

- A. All of the information and materials listed in this section are required as part of all final plans for 1) a major subdivision or 2) any land development submission. This list of requirements shall serve as both a list of requirements, and as a checklist for the applicant and the Township to ensure completion of submissions. The applicant shall submit completed photocopies of this section as part of the application.

- B. The required information listed in this Section may be combined or separated onto different sheets, provided that the plans will be clearly readable.

Section 603
WILLIAMS TOWNSHIP
FINAL PLAN FOR MAJOR SUBDIVISION OR LAND DEVELOPMENT
CHECKLIST AND LIST OF SUBMITTAL REQUIREMENTS

Applicant's Name: _____
 Applicant's Address: _____
 Applicant's Phone No.: _____
 Applicant's Signature: _____
 Date _____

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT

SUBMITTED SUBMITTED*

A. GENERAL SUBMISSION ITEMS:*

- | | | |
|--|--|--|
| | | 1. Township application/review fee(s)/escrow |
| | | 2. 2 copies of the Completed Application (see Appendix A) |
| | | 3. 2 copies of the Preliminary Plan Checklist (using the photocopies of the pages in this Section) |
| | | 4. 12 print copies of the complete Preliminary Plans |
| | | 5. 3 print copies of only the Layout Plans |
| | | 6. 3 sets of Supportive Documents |
| | | 7. A completed County Subdivision and Land Development Review Application with any review fee charged by the County (unless the Township staff permit the applicant to deliver directly to the County) |
- * Note- The Township may require the Applicant to file additional copies.

B. DRAFTING REQUIREMENTS: All information shall be legibly and accurately presented.

- | | | |
|--|--|--|
| | | 1. Plans prepared on a standard sized sheet (such as 18"x24", 24"x36", 30"x42" Or 36"x48") |
| | | 2. Plans drawn at a scale of 1 inch = 50 feet or other scale pre-approved by the Township Engineer or Township Staff |

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT		
SUBMITTED	SUBMITTED*	
_____	_____	3. All dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds.
_____	_____	4. Differentiation between existing and proposed features
_____	_____	5. Boundary line of the tract, shown as a heavy line
_____	_____	6. If layout plans involve more than one sheet, a map of the layout of the entire project at an appropriate scale on one sheet, with a key map showing how the layout sheets connect.
_____	_____	7. If the tract(s) crosses a municipal boundary, a map showing both the portions in Williams Township and the other municipality, in sufficient detail for the Township to determine how the parts will interrelate.
_____	_____	8. Required profiles shown at a scale of 1"=50' horizontal and 1"=5' vertical, or other scale pre-approved by the Township Engineer or Township staff.
_____	_____	9. All sheets numbered and listed on one page.
_____	_____	10. Words "Final Plan" and sheet title (such as "Layout Plan") on each sheet

C. GENERAL INFORMATION:

_____	_____	1. Name of project on each sheet
_____	_____	2. Name of landowner and developer (with addresses)
_____	_____	3. Names of adjacent property owners, including those across adjacent streets and alleys
_____	_____	4. Lotlines of adjacent lots; and approximate locations of any buildings, common open spaces, detention basins or drainage channels existing or approved within 100 feet of the boundaries of the proposed project
_____	_____	5. Notarized Owners Statement - see Appendix C
_____	_____	6. Surveyor and plan preparer's statement (See Appendix C)
_____	_____	7. Approval/review signature blocks for: Township Board of Supervisors, Township Planning Commission and Lehigh Valley Planning Commission (see Appendix C)
_____	_____	8. Location map at a standard scale (preferably 1"=2000' or 1"=800' showing the location of the project in relation to the following features within 1000 feet of the boundaries of the tract: existing and proposed streets, waterways, zoning district boundaries, and municipal boundaries
_____	_____	9. North arrow, graphic scale, written scale
_____	_____	10. Date of plan and all subsequent revision dates (especially noting if is revision of a previously approved plan) with space for future revision dates

_____ 11. Deed Book volume and page number from County records

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

_____ 12. Existing tax map, block and lot numbers

C. NATURAL FEATURES:

- _____ 1. Existing contour lines shown at the same scale as the layout plan as follows:
- a. shall be based on a field survey or photogrametric procedure that was done at a scale of 1"=100' or larger.
 - b. The contour interval shall be sufficient to determine compliance with Township ordinances. An interval of 2 feet for slopes of less than 15% and 5 feet for slopes of 15% or greater is generally recommended.
 - c. Note- Contours are not required to be shown within areas of lots of 10 acres or more that the Plan states are clearly not intended to be altered as a result of this proposed approval .
- _____ 2. Identification of any slopes of 15 to 25 percent, and greater than 25 percent
- _____ 3. Areas within any hydric soils (see County Soil Survey), or notation that none are present, unless a detailed professional wetland delineation is made
- _____ 4. watercourses (with any name), natural springs, lakes and wetlands. Detailed delineations of wetlands are not required if the Plan states that no alteration is proposed under this Plan of any areas that could be reasonably suspected of being wetlands. Any possible wetlands that may be disturbed shall be delineated by a qualified professional prior to preliminary plan approval, however the applicant may be granted Final Plan approval conditioned upon receipt of all required Federal and State permits.
- _____ 5. Rock outcrops, stone fields and sinkholes
- _____ 6. Location of any areas within the 100 year floodplain (with differentiation between floodway and flood fringe, if available from official Federal floodplain maps)
- _____ 7. Approximate locations and names of soil types based upon the County Soil Survey or more detailed professional study, with identification of the following types of soils: alluvial, depth to bedrock of less than 3 feet or a seasonally high water table of less than 3 feet.

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

D. MAN-MADE FEATURES:

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Existing and proposed lot lines. The boundaries of lots (other than a '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. The boundaries of any residual tract which is greater than 10 acres may be determined by deed. |
| _____ | _____ | 2. Location of existing monument |
| _____ | _____ | 3. Sufficient bearings, lengths of lines, radii, arc lengths, street widths, right-of-way and easement widths of all lots, streets, rights-of-way, easements and community or public areas to accurately and completely reproduce each and every course on the ground. |
| _____ | _____ | 4. Buildings other than sheds estimated to be 80 years or older that are proposed to be impacted by the project, with name and description |
| _____ | _____ | 5. Existing and proposed utility easements and restrictive covenants and easements for purposes which might affect development (stating which easements and rights-of-ways proposed for dedication to the municipality) |
| _____ | _____ | 6. Existing building locations and land uses |
| _____ | _____ | 7. Overhead electrical high-voltage lines and rights-of-ways/easements |

F. ZONING REQUIREMENTS:

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Applicable zoning district and required minimum lot area |
| _____ | _____ | 2. Minimum setback requirements shown for each lot |
| _____ | _____ | 3. Area and location of any proposed common open space (if none proposed, place "w" in Not Submitted Column) |
| _____ | _____ | 4. If any common open space proposed: method of ownership and entity proposed to be responsible for maintenance |
| _____ | _____ | 5. If any common open space proposed: description of intended purposes, proposed improvements (such as rough grading) and any proposed recreation facilities |
| _____ | _____ | 6. Statement of type of water and sewer service proposed(such as "municipal water and municipal sewer") |
| _____ | _____ | 7. Linear feet of proposed streets |
| _____ | _____ | 8. Required and proposed building coverage and impervious coverage (may be stated as "typical |

proposed" for single family detached or twin homes)

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

G. PROPOSED LAYOUT:

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Total acreage of site and total proposed number of lots and dwelling units |
| _____ | _____ | 2. Identification number for each lot |
| _____ | _____ | 3. Lot width (at minimum building setback line) and lot area for each lot |
| _____ | _____ | 4. Dimensions of each lot in feet |
| _____ | _____ | 5. Existing rights-of-way and cartway widths and locations of existing streets, including existing streets within 100 feet of boundaries of tract |
| _____ | _____ | 6. Proposed rights-of-way and cartway widths and locations of existing and proposed streets, including streets proposed as part of other projects within 100 feet of the boundaries of tract |
| _____ | _____ | 7. Street centerline information, with horizontal curve data, bearings, distances and stations corresponding to the profile |
| _____ | _____ | 8. Right-of-way and curb lines with horizontal curve radii at intersections |
| _____ | _____ | 9. Beginning and end of proposed street construction |
| _____ | _____ | 10. Street improvements proposed by the applicant (such as including any acceleration/deceleration lanes, traffic signal, street re-alignment or construction improvement) |
| _____ | _____ | 11. Any proposed curbing (place W in Not Submitted column if not proposed) |
| _____ | _____ | 12. Any proposed sidewalks (place NA in Not Submitted column if not proposed), with any proposed handicapped ramps at intersections |
| _____ | _____ | 13. Any proposed bicycle paths (place NA in Not Submitted column if not proposed) |
| _____ | _____ | 14. Names of existing streets and initial proposed names of new streets |
| _____ | _____ | 15. Designation of streets proposed to be dedicated to the Township or to remain private. |

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

H. UTILITY PLAN:

_____ 1. As applicable, the following existing and proposed items for each lot, using the following symbols (or other symbols pre-approved by the Township staff):

Ⓜ Well (if not connected to central water system)-with required separation distance shown from septic drain fields, and with dimensions from lotlines

 Primary drain field (with dimensions from lotlines)

 Secondary drain field

▲ Soil probe location

: : : Percolation test location

_____ 2. If on-lot sewage disposal systems are proposed:
 _____ a. proposed contour lines on same sheet as utility layout
 _____ b. location of existing and proposed wells within 100 feet of the boundaries of the project
 _____ c. proposed or typical location of dwelling/building
 _____ d. locations of soils with a seasonally high water table averaging less than 3 feet (see County Soil Survey)

_____ 3. If a centralized sewage system is proposed:
 _____ a. proposed contour lines on same sheet as utility layout
 _____ b. location and size of lines and laterals, with locations corresponding to stations on the profile
 _____ c. locations of manholes, with invert elevation of flow line and grade at top of each manhole
 _____ d. proposed lotlines and any proposed easements or rights-of-ways needed for the utilities
 _____ e. location of all other drainage facilities and public utilities in the vicinity of sanitary sewer lines
 _____ f. distance noted that sanitary sewer connections that will be needed to reach existing lines(if not already abutting the tract)

		4. Arrangement of off-street parking spaces, parking aisles, paved areas and off-street loading areas
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*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

	NOT	
		5. For townhouses, any proposed methods to ensure privacy between outdoor semi-private areas (such as fences between rear yard)

		6. Illustrative sketches of proposed buildings (encouraged not required)
--	--	--

		7. Number, sign area, height and location of proposed signs
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		8. Proposed building locations and land uses (if known)
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		9. Major types and locations of outdoor lighting
--	--	--

		10. Location of any proposed outdoor storage areas
--	--	--

		11. Square feet of paved area, including areas covered by gravel
--	--	--

K. LANDSCAPE PLAN:

		1. Locations of treelines and existing forested areas
--	--	---

		2. Locations of individual mature trees of greater than 6 inches trunk diameter measured at a height of 3 feet above the surrounding average ground level, other than trees within wooded areas and treelines
--	--	---

		3. Any proposed evergreen screening, buffer yards or earthen berming (if required by Township Zoning Ordinance)
--	--	---

		4. Areas of existing mature woods that are proposed to be protected and preserved or removed
--	--	--

		5. General types, sizes and locations of any required street trees (see Section 1018), paved area landscaping (see Section 1904 of the Township Zoning Ordinance) and any other major proposed landscaping.
--	--	---

		6. Any proposed fencing (including height and type) and/or landscaping around any stormwater detention basin (see Section 1008)
--	--	---

L. EROSION AND SEDIMENTATION PLAN:

		1. Drawings showing locations and types of proposed measures, complying with the regulations and standards of the County Conservation District and DEP.
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		2. Narrative describing proposed soil erosion and sedimentation control methods.
--	--	--

		3. A letter of erosion and sedimentation plan adequacy by the County Conservation District shall be provided to the Municipality.
--	--	---

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

M. ROAD PROFILES:

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Profile of existing and proposed ground surface along centerline of street. |
| _____ | _____ | 2. Proposed centerline grade with percent on tangents and elevations at 50 feet intervals. |
| _____ | _____ | 3. All vertical curve data including length, elevations and minimum sight distance as required by Article X. |

N. WATER MAIN, SANITARY SEWER AND STORM DRAIN PROFILES:

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Profile of proposed ground surface with elevations at top of manholes or inlets |
| _____ | _____ | 2. Profile of water main, storm sewer and sanitary sewer lines, corresponding to stations |
| _____ | _____ | 3. All line crossings of other utilities. |
| _____ | _____ | 4. Invert elevations along flow lines |

O. ADDITIONAL FINAL PLAN REQUIREMENTS:

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Protective covenants shall be placed on the land providing for: |
| _____ | _____ | a. clear sight triangle easements (see Sections 1004.H. and 1012.D.) |
| _____ | _____ | b. all needed utility, drainage, maintenance, pedestrian, open space or other easements. |
| _____ | _____ | 2. Required Plan Notations. The following wording shall be required to be placed on any final subdivision or land development plan, as applicable: |
| _____ | _____ | a. If access will be provided onto a State highway, "Access to a State highway shall only be provided in compliance with a PennDOT Highway Occupancy Permit." |
| _____ | _____ | b. "Well and sewage disposal systems shall. be constructed in accordance with standards of the Pennsylvania Department of Environmental Resources." |
| _____ | _____ | c. "Individual owners of lots must receive approval from the Township Sewage Enforcement Officer for a sewage permit prior to undertaking the construction of an on-lot sewage disposal system or building that will need to be served by such a system." |
| _____ | _____ | d. "The Planning Commission and Board of Supervisors have not passed upon the feasibility of any individual lot or location within a lot being able to sustain any type of well or sewage disposal system." |
| _____ | _____ | 3. Street Lighting |
| _____ | _____ | a. Existing street lighting |

- b. Any proposed street lighting (or notation stating none is proposed), including types of poles, spacing of poles and intensity of lamps

_____ 4. Proposed monument locations

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

P. CONSTRUCTION DETAILS: (following any applicable Township ,improvement standards).

- _____ 1. Typical cross-section and specifications for street construction as required by Section 1004.
- _____ 2. Drainage swale cross-section and materials.
- _____ 3. Pipe bedding details.
- _____ 4. Storm drainage structures details, including any detention basin outfall structure and spillway
- _____ 5. Sanitary sewer structures.
- _____ 6. Curb and sidewalk details.
- _____ 7. Street tree details.
- _____ 8. Erosion and sedimentation details.
- _____ 9. Centralized water details.

Q. SUPPORTING DOCUMENTS AND ADDITIONAL INFORMATION:
Supporting written and data reports submitted at the time of the preliminary plan are not required to be resubmitted unless they need to be revised to reflect changes between the preliminary and the final plans.

- _____ 1. A copy of any "Supporting Documentation and Additional Information" that was required for the Preliminary Plan and that needed to be adjusted or revised to reflect changes between the Preliminary and the Final Plan.
- _____ 2. If the subdivision or land development was not required to submit a preliminary plan, a copy of any supporting information listed in Section 503 that is applicable to this project.
- _____ 3. List of Modifications or Waivers requested to this Ordinance that are needed but have not yet been granted
- _____ 4. Deed Restrictions. All private deed restrictions, homeowner or condominium association agreements or covenants already imposed or to be imposed as a condition to sale. Any homeowner or condominium association agreement may be subject to review by the Township Solicitor and acceptance by the Board of Supervisors.
- _____ 5. Dedicated Improvements. The developer shall provide a deed of dedication together with an 8 1/2" x 11" plan of each such improvement.
- _____ 6. Nondedicated Streets Agreement. Agreement for any street not offered for dedication stating who is responsible for the improvement and maintenance of such streets. The developer shall be responsible for such maintenance until the

condominium or homeowners association is established and operational.

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

- | | | |
|-------|-------|--|
| _____ | _____ | 7. Open Space Agreement. A formal contract providing for the maintenance of open space and the method of management, together with all offers of dedication and covenants governing the reservation and maintenance of undedicated open space. This agreement is subject to the review of the Township Solicitor and acceptance by the Board of Supervisors. |
| _____ | _____ | 8. Storm Drainage Calculations. All calculations relating to facilities appearing on the Grading and Storm Drainage Plan and the Erosion and Sedimentation Plan shall be submitted for review by the Township Engineer. (see Appendix D and Section 1008). |
| _____ | _____ | 9. Development Schedule. A statement indicating the approximate date when construction can be expected to begin and be completed. |
| _____ | _____ | 10. State Highway Reviews. The applicant shall submit to the Township a copy of the application to PennDOT for any needed occupancy permit to have access onto a State highway, and shall also submit any review comments received from PennDOT within 5 days of receiving such comments. If a needed permit is not issued prior to Final Approval, it shall automatically be a condition of Final Plan approval. |
| _____ | _____ | 11. If water service is proposed by means other than by private individual wells owned by the owner of each lot, the applicant shall present evidence to the Township that the service will be provided by a certified public utility, a bona fide cooperative association of property owners or by a municipal corporation, authority or utility, as permitted by the Township. This evidence shall include a copy of 1 or more of the following, as appropriate: a) the "Certificate of Public Convenience" from the PA. Public Utility Commission, b) a copy of an application submitted for such certificate or a cooperative agreement or c) a commitment or agreement to serve the area in question. |

R. MATERIALS REQUIRED PRIOR TO RECORDING: The following are not required at the time of final plan submission, but are required prior to recording of the final plan and prior to the construction of any buildings.

- | | | |
|-------|-------|--------------------------------------|
| _____ | _____ | 1. Utilities Agreements and-Permits. |
|-------|-------|--------------------------------------|

- a. All signed agreements or contracts with utility companies, water companies or authorities or sewage companies or authorities for the provision of services to the project.

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

- | | | |
|-------|-------|---|
| _____ | _____ | b. Approval letters from all appropriate Federal and State agencies of any private central water supply system or private central sewage disposal system. |
| _____ | _____ | c. Approved DEP Sewage Planning Module, if applicable |
| _____ | _____ | d. DEP Water Quality Management Permit, if applicable |
| _____ | _____ | 2. Reproducible mylar of the "Record Plan" provided to the Township after Final Plan Approval. See Section 803.8.6. |

604. CERTIFICATION. All certification shall comply with the State professional licensing laws. All subdivisions of land shall be certified and stamped by a Registered Land Surveyor, as required by State law.

ARTICLE VII

MINOR SUBDIVISIONS AND LOT LINE ADJUSTMENTS

701. PURPOSE. This Article provides simplified procedures for submitting and reviewing minor subdivisions and lot line adjustments.
702. SUBMISSION AND REVIEW PROCEDURE. - For Minor Subdivisions, Lot line adjustments, annexations and minor revisions of approved plans.
- A. Final Plan Submission Required. A Final Plan Submission for each Minor Subdivision or Lot Line Adjustment must be filed by the Applicant and reviewed in accordance with the provisions of this Article VII. A Preliminary Plan is not required for a minor subdivision or lot line adjustment.
- B. Required Submission.
1. The Applicant shall file to the Staff at least 21 days prior to a regularly scheduled Planning Commission meeting the required fee(s) and required number of copies of required plans and materials (see Section 703).
 2. If a State road is involved, the Applicant shall forward the required information to PennDOT and apply for a highway occupancy permit. If such permit is not granted prior to Final Plan approval, then it shall automatically be a condition of Final Plan approval, and the plans shall not be recorded until it is granted.
 3. a. Each Final Plan filed for minor subdivisions shall provide the information required by Section 703. Plans for Lot line adjustments shall provide the information required by Section 704.
b. All sheets shall be folded to approximately 9"x12" in size in such a manner that the title of the sheet faces out.
- C. Initial Actions by the Staff.
1. The Staff shall review the Submission items filed against a checklist for completeness and shall report such review to the Commission at its next regularly scheduled meeting.
 2. The Staff shall retain in the Commission's files one copy of all materials submitted by the Applicant.
 3. The Staff shall forward to the Commission at or before the next regularly scheduled meeting of the Commission:
a) 2 copies of the Application Form, b) 1 copy of the Final Plan Checklist, c) several copies of the Final Plan and d) at least one copy of the Supporting Documents.

D. Determination of Completeness by Commission.

1. Based upon the initial review of the Township Staff and/or the Township Engineer, the Commission shall have authority, at its first regularly scheduled meeting after the Submission is filed in a timely fashion, to determine that a submission is significantly incomplete and therefore to refuse to review the submission further and to do one of the following:
 - a. Not accept the Submission, indicating the deficiencies, and return the fee (minus the costs of any Township review) to the Applicant.
 - b. Accept the Submission~ as being filed for review on the condition that the Applicant shall file such additional required materials and information to the Staff or appropriate agency or person within a certain number of days from the date of such acceptance.
 - c. Table the acceptance of the submission until the next Planning Commission meeting where the applicant has meet all of the submittal requirements, and has filed such materials within the required time period prior to the meeting. The 90 day time limit for action shall not begin until such acceptance.
 - d. Recommend that the Plan be rejected by the Board of Supervisors for just cause.
2. If the Commission determines that the Submission is significantly complete, as filed and as required, the Commission shall accept the plans and may begin its review.
3. Zoning Variances. An application under the Subdivision and Land Development Ordinance shall not be considered to be complete if one or more zoning variances will be required for the subdivision or land development to legally occur as submitted, until such time as the needed zoning variances have been granted.

E. Review by Township Engineer.

1. Within 30 days from the date duly submitted the Plan for review (unless granted an extension by the Commission) the Township Engineer should review the engineering considerations in the Plan and prepare an initial report on such considerations to the Commission.
2. The Township Engineer may make additional reports and recommendations to the Commission and the Board of Supervisors during review of the Plan.

F. Review by Commission. The Planning Commission shall accomplish the following within the time limitations of the State Planning Code (unless the applicant grants a written time extension.

1. Review all applicable reports received from the appropriate review agencies and officers;
2. Determine whether the Final Plan Submission meets the requirements of this Ordinance and other applicable ordinances;
3. Review the Final Plan Submission and recommend any needed revisions so that the Submission will conform to this Ordinance and other applicable ordinances; and
4. Recommend approval, conditional approval or disapproval of the Final Plan Submission in an advisory report to the Board of Supervisors, specifying any recommended conditions for approval, identifying defects found by the application, describing requirements which have not been met and citing the provisions of the ordinance or statute relied upon.

G. Review by Board of Supervisors. The Board of Supervisors shall:

1. Review the report of the Commission and any reports received from any other official reviewing agencies;
2. Determine whether the Final Plan Submission meets the requirements of this Ordinance and other applicable ordinances; and
3. Approve or reject the Final Plan Submission within the time required by the Municipalities Planning Code. (As of 1991, this law requires the Board of Supervisors to act not later than 90 days following the date of the first regular meeting of the Commission held after it has been duly filed for review; provided that should the said next regular meeting occur more than 30 days following the filing of the application, the said 90-day period shall be measured from the 30th day following the day the application has been filed, unless the Applicant grants a written extension of time; and
4. Lehigh Valley Planning Commission Review. No subdivision or land development shall be granted final approval until a report is received from the Lehigh Valley Planning Commission or until the expiration of 30 days from the date the application was forwarded to the Lehigh Valley Planning Commission.

H. Decision by Board of Supervisors.

1. The decision of the Board of Supervisors shall be in writing and shall be communicated to the Applicant personally or mailed to him/her at the last known address not later than 15 days following the decision.
2. a. The approval of the Final Plan by the Board of Supervisors shall not by itself constitute an acceptance of the dedication of any street or other proposed public way, space or area, unless such acceptance is specifically made at such time.

b. Any such acceptance of dedication shall be specifically stated along with the signatures required for approval.

c. If the Board of Supervisors elects to accept lands offered for dedication, the Submission shall be accompanied by duly executed instruments of conveyance to the Township. Such instruments shall state that the title thereof is free and unencumbered.
3. If a Final Plan Submission is disapproved, the decision shall specify defects found in the Submission, shall describe requirements which have not been met, and shall cite the provisions of the statute or ordinance relied upon in each case.

703. MINOR SUBDIVISION FINAL PLAN REQUIREMENTS. All of the following information and materials listed in this section are required as part of all minor subdivision submissions, other than lot line adjustments or submittals under Section 704. This list of requirements shall serve as both a list of requirements and as a checklist for the applicant and the Township to ensure completion of submissions. The applicant shall submit completed photocopies of this section as part of the application.

Section 703
WILLIAMS TOWNSHIP
MINOR SUBDIVISION FINAL PLAN CHECKLIST
AND LIST OF SUBMITTAL REQUIREMENTS

Applicant's Name: _____
 Applicant's Address: _____
 Applicant's Phone No.: _____
 Applicant's Signature: _____
 Date _____

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
 SUBMITTED SUBMITTED*

A. GENERAL SUBMISSION ITEMS: (the Township staff may require the submission of additional numbers of copies)

- | | | |
|--|--|---|
| | | 1. Township application/ review fee(s)/escrow |
| | | 2. 2 copies of the Application (see Appendix A) |
| | | 3. 2 copies of the Minor Subdivision Plan Checklist (using the photocopies of the pages in is Section) |
| | | 4. 12 copies of the Final Plan |
| | | 5. 3 sets of Supporting Documents (including stormwater calculations) |
| | | 6. A completed LVPC Subdivision and Land Development Review Application with any review fee charged by the LVPC |

B. DRAFTING REQUIREMENTS: All information shall be legibly and accurately presented.

- | | | |
|--|--|---|
| | | 1. Plans prepared on a standard sized sheet (such 18"x24", 24"x36", 30"x42" or 36"x48") |
| | | 2. Plans drawn at a scale of 1 inch equals 50 feet or other scale pre-approved by the Township Engineer or Township Staff |
| | | 3 All dimensions set in feet and decimal parts Thereof, and bearings in degrees, minutes and seconds. |
| | | 4. Differentiation between existing and proposed features 5. Boundary line of the tract, shown as a heavy line |

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

C. GENERAL INFORMATION:

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Name and location of project (such as the "Smith Subdivision No. 2") |
| _____ | _____ | 2. Name of landowner and developer (with addresses) |
| _____ | _____ | 3. Names of adjoining property owners; including those across adjacent streets and alleys, with lotlines of adjacent lots and approximate locations of any buildings existing on these lots |
| _____ | _____ | 4. Notarized Owners Statement of Intent-see Appendix C |
| _____ | _____ | 5. Name, address, signature, and seal of the plan surveyor and plan preparer. (See Appendix C) |
| _____ | _____ | 6. Approval/review signature blocks for: (See Appendix C) the Township Board of Supervisors, Township Planning Commission and Lehigh Valley Planning Commission |
| _____ | _____ | 7. Location map at a standard scale (preferably 1"= 2000' or 1" = 800' showing the location of the project |
| _____ | _____ | 8. North arrow, graphic scale, written scale |
| _____ | _____ | 9. Date of plan and all subsequent revision dates (especially noting if is revision of a previously approved plan) |
| _____ | _____ | 10. Deed Book volume and page number from County records |
| _____ | _____ | 11. Tax map, block and lot number for the tract being subdivided |

D. NATURAL FEATURES:

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Contour lines as follows:
a. 5% or less slope - shall be based on field survey in intervals of 2 feet
b. 5% to 15% slope - may be accurately superimposed from the U.S.G.S. quadrangle map, at an interval pre-approved by the Township Engineer
c. 15% or greater - shall be based on U.S.G.S. quadrangle map at an interval pre-approved by the Township Engineer
d. Note- Contours are not required to be shown within areas of lots of 10 acres or more that are clearly not intended to be altered as a result of this proposed subdivision |
| _____ | _____ | 2. Identification of any slopes of 15 to 25 percent, and greater than 25 percent |
| _____ | _____ | 3. Areas within any hydric soils (see County Soil Survey), with a notation that there are none if that is the case |

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

- | | | |
|--|--|---|
| | | 4. Watercourses (with any name), natural springs, lakes and wetlands. Detailed delineations of wetlands are not required if there is clearly no alteration proposed of any areas that could be reasonably suspected of being wetlands |
| | | 5. Rock outcrops, stone fields and sinkholes |
| | | 6. Areas of existing mature woods, with areas noted that are proposed to be preserved or removed |

E. MAN-MADE FEATURES:

- | | | |
|--|--|---|
| | | 1. Existing and proposed lot lines <ul style="list-style-type: none"> a. The boundaries of lots (other than a 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. b. The boundaries of any residual tract which is greater than 10 acres may be determined by deed. |
| | | 2. Location of existing and proposed monuments . |
| | | 3. Sufficient' bearings, lengths of lines, radii, arc lengths, street widths, right-of-way and easement widths of all lots, streets, rights-of-way, easements and community or public areas to accurately and completely reproduce each and every course on the ground. |
| | | 4. Buildings estimated to be 80 years or older that are proposed to be impacted by the subdivision, with name and description |
| | | 5. Sewer lines; storm water facilities, water lines, bridges and culverts |
| | | 6. Existing and proposed utility easements and restrictive covenants and easements for purposes which might affect development (stating which easements and rights-of-ways proposed for dedication to the municipality) |
| | | 7. Proposed (if known and existing non-residential building locations and land uses |

F. ZONING REQUIREMENTS:

- | | | |
|--|--|--|
| | | 1. Applicable zoning district and minimum lot area |
| | | 2. Minimum setback requirements shown for each lot |

G. PROPOSED LAYOUT:

- | | | |
|--|--|--|
| | | 1. Total acreage of site and total proposed number of lots |
| | | 2. Identification number for each lot |

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

- | | | |
|-------|-------|--|
| _____ | _____ | 3. Lot width (at minimum building setback line) and lot area for each lot |
| _____ | _____ | 4. The following items for each lot, as applicable, using the following symbols (or other symbols pre-approved by the Township staff): |

Ⓜ Well (if not connected to central water system)-with required separation distance shown from septic drain fields, and with dimensions from lotlines

 Primary drain field (with dimensions from lotlines)

 Secondary drain field

▲ Soil probe location

: : : : Percolation test location

- | | | |
|-------|-------|---|
| _____ | _____ | 5. Existing and proposed storm drainage facilities or structures |
| _____ | _____ | 6. Proposed Erosion and Sedimentation Control Features with abbreviated narrative |

H. ADDITIONAL INFORMATION: The Planning Commission may require the submission of any additional information that would be required for the Final Plan of a major subdivision under Section 603, if needed to determine compliance with this Ordinance.

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Residual Lands Sketch. If the submitted plans do not include all undeveloped or underdeveloped adjacent or abutting lands owned by the same or landowner or under control of the same developer (or closely related corporations), then a sketch shall be submitted at an appropriate scale, on one sheet, covering all such land holdings together with a sketch of a reasonable future road system to demonstrate that the proposed subdivision provides for the orderly development of any residual lands and/or does not adversely affect the potential development of residual lands. |
| _____ | _____ | 2. Copy of the DEP Sewage Planning Module application, if applicable, as completed by the applicant, with evidence that the application has been forwarded to the proper review agencies for comments |

704. LOT LINE ADJUSTMENTS, ANNEXATIONS AND MINOR REVISIONS OF APPROVED PLANS.

- A. The reduced submission requirements listed in this section shall apply, together with the procedural requirements of Section 702, if either of the following apply:
- 1) the proposal will meet the definition of a "lot line adjustment" and/or
 - 2) in the determination of the Township staff, which may be based upon the advice of the Township Engineer, the proposal will involve revisions to a previously approved plan and those revisions only involve changes in the supporting documentation or engineering details or to correct erroneous data or minor omissions concerning a plan previously granted final plan approval.
- B. The following list of requirements shall serve as both a list of requirements, and as a checklist for the applicant and the Township to ensure completion of submissions. The applicant shall submit completed photocopies of this section as part of the application. The required information listed in this Section may be combined or separated onto different sheets, provided that the plans will be clearly readable.

Section 704.B.

WILLIAMS TOWNSHIP.

LOT LINE ADJUSTMENTS, ANNEXATIONS AND
MINOR REVISIONS OF APPROVED PLANS.
CHECKLIST AND LIST OF SUBMITTAL REQUIREMENTS.

Applicant's Name: _____

Applicant's Address: _____

Applicant's Phone No.: _____

Applicant's Signature: _____ Date: _____

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

	NOT SUBMITTED	SUBMITTED*	
_____	_____	_____	1. Township application/review fee(s)/escrow
_____	_____	_____	2. 2 copies of the Completed Application (see Appendix A)
_____	_____	_____	3. 2 copies of this Checklist (using the photocopies of the pages in this Section)
_____	_____	_____	4. 12 print copies of the complete Final Plans
_____	_____	_____	5. A completed County Subdivision and Land Development Review Application with any review fee charged by the LVPC (if required by the LVPC; unless the Township staff permit the applicant to deliver directly to the LVPC)
_____	_____	_____	6. Plans prepared on a standard sized sheet (such as 18"x24", 24"x36", 30"x42" or 36"x48")
_____	_____	_____	7. Plans drawn at a scale of 1 inch equals 50 feet or other standard scale.
_____	_____	_____	8. All dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds.
_____	_____	_____	9. Differentiation between existing and proposed features
_____	_____	_____	10. Boundary line of the tract, shown as a heavy line
_____	_____	_____	11. Words "Final Plan" and name of project on each sheet
_____	_____	_____	12. Notarized Owners Statement - see Appendix C
_____	_____	_____	13. Plan preparer's statement (See Appendix C)
_____	_____	_____	14. Approval/review signature blocks for: Township Board of Supervisors, Township Planning Commission and Lehigh Valley Planning Commission (see Appendix C)
_____	_____	_____	15. Location map at a standard scale (preferably 1"= 2000' or 1"= 800') showing the location of the project
_____	_____	_____	16. North arrow, graphic scale, written scale
_____	_____	_____	17. Date of plan and all subsequent revision dates and submission dates (especially noting if is revision of a previously approved plan) with space for future revision dates

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

		NOT
SUBMITTED	SUBMITTED*	
_____	_____	18. Existing and proposed lot lines and street rights-of-ways
_____	_____	19. Existing, building locations and type of land uses
_____	_____	20. Applicable zoning district and required minimum lot area
_____	_____	21. Minimum setback requirements shown-for each lot
_____	_____	22. Note stating type of water and sewer service proposed (such as "municipal water and municipal sewer")
_____	_____	23. Lot width (at minimum building setback line) and lot area for each lot
_____	_____	24. Dimensions of each lot in feet
_____	_____	25. List of any Modifications or Waivers requested to this Ordinance

C. Additional Information. The Planning Commission may require that a plan under this section include the submission of additional information that would be required if the plan would be a final minor subdivision plan, if such information is necessary to determine compliance with this ordinance.

D. An annexation under this section shall be made part of the same lot with the same deed.

705. RECORDING PLANS. See Article IX.

ARTICLE VIII

IMPROVEMENTS GUARANTEES

801. GUARANTEE OF IMPROVEMENTS INSTALLATION REQUIRED.

A. Before approving any subdivision or land development plan for recording, the Township Supervisors shall require that the Township be assured by means of a proper Development Agreement and Performance Guarantee that the improvements required by this Ordinance and the improvements appearing on the plan will be installed in strict accordance with the standards and specifications of this Ordinance, unless:

1. if a developer chooses to install all required improvements prior to construction of any building, in place of using performance guarantees, in which case; the Township shall as deemed necessary require the developer to have adequate insurance, hold harmless agreements and an escrow account to cover the costs of inspections.

B. Purpose of Security. The security required by this Article shall stand as security for compliance with all Township ordinances, other laws, covenants, stipulations, conditions and rules applicable to the sub-division or land development for which it is filed.

C. No construction of buildings or paving or sales of any individual lot or condominium unit within a subdivision or land development shall take place in any subdivision unless: a) there is on file, with the Township, a current duly executed performance bond (and security escrow agreement if necessary), or b) all rough grading is complete and all required Public improvements, utilities, streets, drainage facilities, sewers and street lights have been completed and accepted by the Board of Supervisors, c), a duly executed approved Record Plan is on file with Northampton County's Recorder of Deeds Office.

802. IMPROVEMENTS TO BE PROVIDED BY THE APPLICANT.

A. In all cases, the subdivider or land developer shall be responsible for the installation of all improvements required by this Ordinance.

B. The Township Engineer or other Township designee shall make such inspections of the required improvements at such intervals as may be reasonably necessary to assure compliance with this Ordinance. The reasonable costs of such inspection shall be borne by the subdivider or land developer, making use of an escrow account.

803. DEVELOPMENT AGREEMENT.

A. Development Agreement Required.

1. All applicants proposing any subdivision or land development which provides for the installation of improvements required by this Ordinance or any improvements or amenities which appear on the Final Plan shall be required to enter into a legally binding Development Agreement with the Township prior to recording of the Final Plan, unless the applicant agrees to meet Section 801.C. concerning the construction of all improvements prior to the construction of any buildings or the sale of any lots or homesites.
2. The Development Agreement shall guarantee the installation of said improvements in strict accordance with all Township requirements.
3. The Final Plan shall not be approved for recording by the Township Supervisors prior to the execution of this agreement and the delivery of the Performance Guarantee.

B. Terms of Development Agreement. The Development Agreement shall be acceptable in legal form to the Township Solicitor and shall be acceptable in content to the Township Board of Supervisors and it should at a minimum consist of the following, where applicable:

1. The construction depicted on the approved plans, listed in itemized format, including but not limited to all approved streets, drainage facilities, utility lines and other improvements.
2. A work schedule setting forth the beginning and ending dates of such work tied to the construction of the development, and provisions to allow proper inspection by the Township Engineer.
3. The provision of a Performance Guarantee for completion of required improvements in compliance with Section 804, including a detailed breakdown of the estimated costs of the improvements, including the total amount of the Performance Guarantee.
4. Provisions concerning the developer's responsibilities for damage to other property, including maintenance by the developer of public liability insurance for the duration of improvements construction, with a hold harmless clause to protect the Township from liability related to such work. A copy or other evidence of such liability coverage shall be provided to the Township prior to such work.
5. Provisions concerning measures to prevent erosion, sedimentation and water damage to the subject and adjacent properties.
6. Provisions for the dedication of streets, water and sewer lines and any other easements or improvements approved to be dedicated.
7. See Section 902 concerning the requirement for a "RECORD" plan.
8. Provisions for the developer to reimburse the Township for all reasonable engineering and legal costs directly related to the review, construction and inspection of the

proposed development and to the review and preparation of the development agreements.

9. Provisions concerning any violations of the Development Agreement.
10. Any other lawful terms which the Township Supervisors may require to carry out the provisions of this Ordinance.
11. Signatures. The development agreement shall be signed by all responsible landowners and/or developers.

C. Ownership of Land and Guarantee.

1. A certificate of ownership in the form of Appendix C shall be executed in the exact name in which title is held. If the developer(s) of a subdivision is someone other than the landowner(s) of the subdivision, the developer shall also execute this affidavit, along with a performance guarantee and security agreements.
2. Change in Ownership or Developer. Any conveyance of all or a substantial portion of the unimproved lots or public improvements or streets of any subdivision or change in developers, whether voluntary or by action of law or otherwise, shall require the prior approval of the Township Supervisors. In giving or denying said approval, the Township Supervisors shall require that such new landowner and/or developer fully assume all applicable responsibilities under the development agreement and post all the appropriate bonds and security agreements.

D. Utility Agreements. If a development will connect into a public water or public sanitary sewage system, the applicable authority, agency or company may also require separate development agreements.

804. PERFORMANCE GUARANTEE. The Performance Guarantee for completion of required improvements shall meet the following requirements:

A. Security.

1. The Guarantee shall be secured by the credit of any of the following:
 - a. An irrevocable and unconditional letter of credit of a Federal or State chartered lending institution,
 - b. A restrictive or escrow account in a Federal or State chartered lending institution, or
 - c. Such other financial security approved by the Township Supervisors (which approval shall not be unreasonably withheld), but not including a second or third mortgage on the unimproved lands.
2. Such guarantee, or other security shall provide for, and secure to the public, the completion of any improvements which may be required within 1 year of the date fixed in the Development Schedule (see Section 804.C) for the completion of such improvements.

3. Such financial security shall be posted with a bonding company or Federally issued or State chartered lending institution chosen by the party posting the financial security, provided said bonding company or lending institution is authorized to conduct such business within the State.

a. The Township Supervisors may require that evidence be provided that such institution or company has sufficiently adequate and secure assets to cover the security.

b. The Township shall be an authorized signatory on any account in which the escrow funds are held and all escrow funds from sales of lots shall be paid directly to such fund, and a monthly statement shall be furnished to the Township.

B. Amount.

1. The amount of financial security to be posted for the completion of the required improvements shall be equal to 110 percent of the cost of completion estimated as of 90 days following the date scheduled for completion by the developer in the official development schedule (see Section 804.B.3.), and within the process for increases to cover inflation as permitted by the State Planning Code.

2. The cost of the improvements shall be established by an estimate prepared by a PA. Registered Professional Engineer, within the arbitration process permitted by the State Planning Code.

3. If the party posting the financial security requires more than 1 year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by a maximum of an additional 10 percent for each one-year period beyond the first anniversary date from posting of financial security or to an amount not exceeding 110 percent of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one-year period by using the above procedure.

C. Multi-Year or Multi-State Development. In the case where development is projected over a period of years, the Township Supervisors may authorize submission of final plans by phases/stages of development subject to such requirements or improvement guarantees concerning future improvements as it finds necessary for the proper functioning of each phase and for the eventual development as a whole.

805. APPROVAL OF IMPROVEMENTS.

- A. In General. As the work of installing the required improvements proceeds, the party posting the financial security may request the Township Supervisors to release or authorize the release, from time to time, portions of the financial security necessary for payment to the contractor(s) performing the work.
- B. Notice of Completion. When the developer has completed an improvement, the developer shall notify the Township and request release of related financial security in writing to the Township Supervisors by certified or registered mail. The developer shall send a copy of letter to the Township Engineer at the same time.
- C. Engineer's Report.
1. Within 30 days of the receipt of such request, the Township Engineer shall submit a written report certifying which improvements have been completed in accordance with the approved plan to the Township Supervisors and mail a copy of such report by certified or registered mail to the developer or his/her representative at his/her last known address.
 2. This report shall be based on the inspections made according to the approved inspection schedule included in the Development Agreement and shall recommend approval or rejection of the improvements, either in whole or in part.
 3. If the Township Engineer finds any or all of the improvements to be not as required, he/she shall include a statement of the reasons for recommending their rejection in the report.
- D. Decision by Township Supervisors.
1. At its first regularly scheduled meeting after receiving the Engineer's Report (but not later than 45 days of the receipt of the request) the Township Supervisors shall review the Township Engineer's report and shall authorize release of an amount as estimated by the Township Engineer fairly representing the value of the improvements completed.
 2. The Township Supervisors shall be deemed to have approved the release of funds as requested if the Township Supervisors fails to act within 45 days of receipt of the developer's request.

3. Until final release (completion of all improvements), the Township Supervisors may require retention of a maximum of 10 percent of the cost of each completed improvement.
 4. The Township Supervisors shall notify the developer in writing by certified or registered mail of the decision.
- E. Completion of Unapproved Improvements. The developer shall proceed to complete any improvements not approved by the Township Supervisors and, upon completion, request approval in conformance with the procedures specified in Section 805.
- F. Final Release.
1. When the developer has completed all of the necessary and appropriate improvements; the developer shall request Final Release in conformance with the procedures specified in Section 805. See time limitations and procedures in Section 510 of the Municipalities Planning Code.
 2. Such Final Release shall include all moneys retained under Section 805.D.3.
- G. Appeal. Nothing herein, however, shall be construed to limit the developer's right to contest or question by legal proceedings or otherwise any determination of the Township Supervisors or the Township Engineer.
- H. Certificates of Occupancy and Completion of Improvements.
1. A temporary or final certificate of occupancy shall not be issued and a structure shall not be occupied unless:
a) the structure is safe and substantially completed in conformity to all applicable ordinances, laws and plans,
b) the structure is served by electricity and telephone service and any required water, fire hydrants and sewage service and
3) if required on the approved plans, the structure has access to a clearly permanently passable street with at least a complete paving base course and any required curbing installed.
 2. No final certificate of occupancy shall be issued until the structure is completed as approved with service by all required utilities. and with all access onto a street completed to required standards, if applicable.
806. REMEDIES TO EFFECT COMPLETION OF IMPROVEMENTS.
- A. Enforcement of Security.
1. In the event that any improvements which may be required have not been installed as provided in this Ordinance or in accord with the approved Final Plan, or in the event of the bankruptcy of the owner or developer, the Township Supervisors is hereby granted the power to elect to enforce any, security posted under this ordinance by appropriate legal and equitable remedies.

- a. This may include taking all actions necessary to obtain moneys under said bond, including but not limited to seizure of undeveloped lots, confession of judgment, suit on the bond, seizure of escrow funds, revocation of building permits and prosecution under this Ordinance.
- 2. Rate of Construction. Failure of a developer to construct streets and other public improvements reasonably at the same time or prior to the construction of the buildings served by those streets or public improvements, and at the same rate in time at which buildings are completed, shall be a violation of this Ordinance and a cause for default.
- B. Completion by Township. If the proceeds of such bond or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Township Supervisors may, at its option, install part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the moneys necessary to complete the remainder of the improvements.
- C. Proceeds for Installation of Improvements. The proceeds from use of the security and/or from any legal or equitable action brought against the developer shall be used solely for the installation of the improvements covered by such security.

807. MAINTENANCE AGREEMENT.

- A. Maintenance Agreement Required.
 - 1. All applicants proposing any subdivision or land development which provides for the dedication of improvements required by this Ordinance shall be required to enter into a legally binding Maintenance Agreement with the Township prior to acceptance of dedication of the improvements by the Township.
 - 2. The dedication of any significant improvement, as determined by the Township Supervisors, shall not be accepted by the Township prior to the execution of a Maintenance Agreement and the delivery of the Maintenance Guarantee.
- B. Terms of Maintenance Agreement. The Maintenance Agreement shall be acceptable in legal form to the Township Solicitor and in content to the Township Supervisors, and shall include all of the following:
 - 1. that the Applicant make any repair or reconstruction of any improvement stipulated in the Maintenance Agreement which is specified by the Township Supervisors if needed because of faulty construction, workmanship, or materials, prior to acceptance of such improvement by the Township,

2. that the Applicant maintain at his/her own cost all improvements stipulated in the Maintenance Agreement, up to a maximum period of 18 months from the date of acceptance or dedication by the Township, except for any special purpose escrow or maintenance agreements required by the Township,
3. that the applicant post financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plan, for a maximum term of 18 months from the date of acceptance of dedication, and
4. that the developer plows snow and maintain all streets until such time as the Township may accept such streets:

C. Public Utilities and Authorities. If water mains or sanitary sewer lines, or both and related apparatus or facilities are to be installed under the jurisdiction and under the rules and regulations of a public utility or municipal authority, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or municipal authority. This amount of financial security shall not also be required by the Township if it is required by such utility or authority.

808. MAINTENANCE GUARANTEE.

- A. Security. The Maintenance Guarantee shall be secured by the credit of any of the following:
1. An irrevocable and unconditional letter of credit of a Federal or State chartered lending institution,
 2. A restrictive or escrow account in a Federal or State chartered lending institution, or
 3. Such other financial security approved by the Township Supervisors (which approval shall not be unreasonably withheld).
- B. Terms. Such Maintenance Guarantee shall be in the form approved by the Township Solicitor and Township Supervisors, payable to the Township, to guarantee the maintenance and repair of the streets and other public improvements in the subdivision or land development for 18 months from the date of acceptance thereof by the Township. The applicant shall prove to the satisfaction of the Township Supervisors that there will be an acceptable system for the long-term maintenance of any storm water detention basins.
- C. Amount. The amount of the Maintenance Guarantee shall be determined by the applicant's engineer, conditioned upon acceptance by Township Supervisors, but shall not exceed 15 percent of the actual cost of installation of such improvements.

D. Release. After a maximum of 18 months from the date of acceptance of said improvements, the Township shall release the Maintenance Guarantee to the developer (or party that posted the guarantee), after receipt of a certified letter requesting the same, if all improvements are in satisfactory condition as determined by the Township.

ARTICLE IX

RECORDING OF FINAL PLAN

901. RECORDING OF FINAL PLAN.

- A. Deadline: The Final Plan as approved by the Township Supervisors shall be recorded in the Office of the Recorder of Deeds of the County within 90 days of such final approval. If the Final Plan approval included official conditions that must be met prior to recording, then the plan shall be recorded within 90 days following the compliance with such conditions, up to a maximum total of 1 year (unless a lesser time period is specified by the Township Supervisors) following the final conditional plan approval. In any case, specific extensions of these time periods may be granted in writing by the Township Supervisors.
- B. The Township shall record the Final Plan and the applicant shall compensate the Township for such costs, including any administrative costs in effecting the recording thereof.
- C. The Final Plan shall not be recorded unless the applicant proves that they have met all required conditions that the Township Staff and/or Township Engineer determine would impact the recorded Final Plan.

902. RECORD PLAN. The applicant shall provide to the Township 2 mylar, 1 paper clear and legible copy of the Record Plan, and 1 computer disk(s) (AUTOCAD 12, 13, or compatible) in addition to providing a mylar copy to the County (and/or whatever form is required by the County). The Township copies shall be made after recording, and shall be exact copies of those portions of the approved Final Plan that the Township requires to be recorded. Such Record Plan, at a minimum, shall include all of the following:

- A. street right-of-ways,
- B. common open spaces,
- C. easements, and any covenants that the Township required to be placed on the Final Plan,
- D. lot lines and lot dimensions,
- E. water lines, sanitary and storm sewer lines and stormwater drainage facilities,
- F. the required signatures of Township officials and the LVPC staff and
- G. notations stating whether the streets, any common open space and other proposed improvements are to be offered or not offered for dedication to the Township.

903. EFFECT OF RECORDING.

- A. Official Map. If the Township has adopted or does adopt an official map, any streets and common open space on the Record Plan shall be considered to be part of that Official Map.

- B. Private Improvements. Every street, park, or other improvement shown on a subdivision or land development plan that is recorded, as provided herein, shall be deemed to be a private street, open space, or improvement until such time it may be offered and officially accepted for dedication to the Township, or is duly condemned.
- C. Dedication of Improvements. The Record Plan shall state by formal notation whether the streets, any common open space and other proposed improvements are proposed to be offered or not offered for dedication to the Township.

ARTICLE X

DESIGN STANDARDS AND REQUIRED IMPROVEMENTS

1001. APPLICATION.

- A. Minimum Requirements. The design standards and improvements required in this Article are the minimum requirements for approval of a subdivision or land development. Additional or higher type improvements may be required in specific cases where the Board of Supervisors determines such improvements are clearly necessary to protect the public health and safety.
- B. Modifications and Exceptions. See Section 107 of this Ordinance.

1002. REQUIRED IMPROVEMENTS. This Article sets forth the design and construction standards for required improvements, regardless of whether the improvement will be dedicated to the Township.

1003. OVERALL REQUIREMENTS.

- A. Land shall be suitable for the purpose for which it is to be subdivided or developed.
- B. Hazardous Conditions. Subdivisions or land developments subject to hazardous conditions (such as open quarries, limestone solution channels, unconsolidated fill, floods, excessive erosion or unsafe water supply) shall not be approved until the developer has provided or has legally committed to provide adequate measures to overcome or eliminate the hazards, in the determination of the Board of Supervisors. See the floodplain requirements of the Township Zoning Ordinance.
- C. Comprehensive Plan. The subdivision or land development shall be designed with consideration of any applicable provisions of the Township Comprehensive Plan.
- D. Zoning. All aspects of a proposed subdivision or land development shall conform to the Township Zoning Ordinance and all other Township Ordinances and specifications.
- E. Nearby Development. A subdivision or land development and its street pattern shall be coordinated with existing or approved nearby developments or neighborhoods to help develop the area harmoniously and to help prevent conflicts between neighboring development.
- F. Safety. No subdivision or land development shall occur in such a way that would significantly threaten the public health and safety, including hazards of toxic substances, traffic hazards, explosive hazards and fire hazards.

1004. STREETS.

- A. Access to Proposed Subdivisions and Land Developments. All proposed subdivisions and land developments shall have adequate and safe access to the public street system.

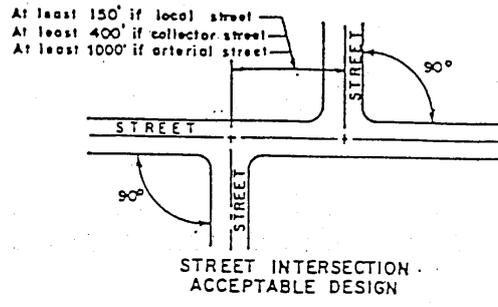
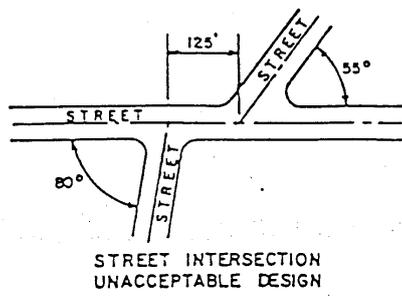
B. Streets and Topography. Proposed streets shall be adjusted to the contour of the land to produce usable lots and reasonably sloped streets. See the steep slope regulations of the Zoning Ordinance.

C. Street Continuations.

1. Where deemed necessary by the Board of Supervisors for efficient movement of traffic, a subdivision or land development shall include the extension of a proposed street with right-of-way to the boundary line of the tract to provide for an eventual extension into the adjacent tract for efficient circulation of traffic throughout the area.
2. Where a subdivision or land development abuts or contains an existing street of inadequate cartway or right-of-way width, additional right-of-way and/or cartway width shall be required conforming with Table 10.1, "Design Standards for Streets."

D. Intersections.

1. The centerlines of streets shall intersect at right angles except where the Board of Supervisors determine that a right angle intersection is not feasible. In such case, the intersection shall be at as nearly a right angle as possible, with an absolute minimum angle of 75 degrees.
2. No more than two streets shall intersect at one point. Where one street intersects a cross street, the intersecting street shall either be aligned with any street intersecting on the other side of the cross street or be offset by the following minimum distances:
 - a. 150 feet along a local street,
 - b. 400 feet along a collector street, and
 - c. 1,000 feet along an arterial street.
- c. The minimum distances of this subsection shall be measured between the points where the centerlines of the right-of-ways, of the intersecting streets intersect with the centerline of the cross street (See the following figures).



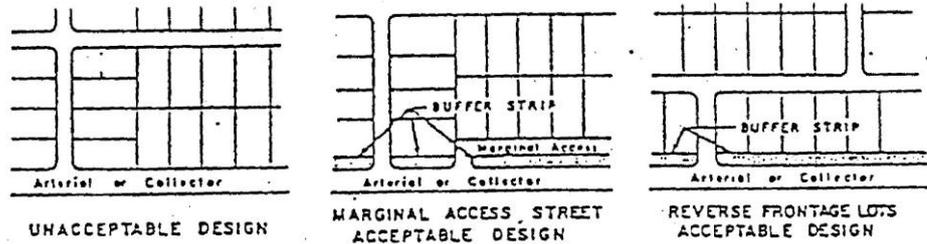
3. At street intersections, the property line shall be rounded by arcs with the radii listed below. For arterial streets, the Board of Supervisors may require a larger radius than stated below, if recommended by the Township Engineer. (See Chart below).

<u>Type of Street</u>	<u>Minimum Radius of Arc at Intersection of Cartway Edge or Curb Line (in feet)</u>	<u>Minimum Radius of Arc at Intersection of Right of-Way (in feet)</u>
Arterial	40	30
Collector	35	25
Local	25	15

E. Arterial and Collector Street Frontage. Where a subdivision or land development abuts or contains an existing or proposed arterial or collector street, the Board of Supervisors shall require one or more of the following methods of layout and site design if it determines one or more of these methods will be reasonable, feasible and necessary to avoid increased traffic congestion and improve traffic safety. The Board's decision to use one or more of the following methods will be based on the recommendations of the Planning Commission, the Township Engineer, any comments from PennDOT and any professional traffic studies that have been submitted.

1. the use of a marginal access or "frontage" street or access only onto side or interior streets, to collect traffic from numerous driveways and direct it to a select few number of entrances to the arterial or collector street, and/or
2. the minimization of the number and length of driveway cuts or street intersections onto an arterial or collector street, which may include requiring the use of shared driveways between adjacent uses or lots, and/or
3. the restriction of ingress and egress involving left-hand turns onto or off of the arterial or collector street, and/or

4. the prohibition of driveways from individual dwellings entering directly onto an arterial or collector street. If there is no alternative to this, each driveway entering onto an arterial or collector street shall have adequate turn-around space for vehicles provided within the lot so that vehicles do not back onto the street
5. See also the section of the Township Zoning Ordinance entitled "Access Onto Arterial and Collector Streets."



F. Street Design Standards.

1. Minimum street design standards shall comply with Appendix G, unless PennDOT establishes a stricter requirement. The following provisions shall modify the provisions of Appendix G as applicable:
 - a. Horizontal sight distances shall be measured from a point 3.5 feet above the road surface to a point 6 inches above the road surface, and shall be based upon standards of the American Association of State Highway and Transportation Officials (AASHTO).
 - b. All tangents between reverse curves shall be measured along the street centerline.
 - c. Larger centerline radii for horizontal curves may be required as determined by the Township Engineer.
 - d. The Board of Supervisors may allow a 'steeper maximum grade of a street than provided for in Appendix G for relatively short segments. The minimum grades for all streets shall be 1.0 percent, unless the Township - Engineer determines a lesser grade is acceptable.
 - e. For a local street, the minimum cartway width of Appendix G shall be reduced to 24 feet for local streets that either are: 1) a cul-de-sac street that will clearly ultimately serve 12 or fewer dwelling units, or 2) a street serving only single family detached lots that are all of 1 acre or greater in lot area provided that appropriate 3 feet wide stabilized shoulders are provided on each side of the cartway.
 - f. For a collector or arterial street, the cartway width may be modified or as determined to be adequate by PennDOT if a State street is involved, plus turning lanes and acceleration/deceleration lanes that may be required by the Board of Supervisors and/or PennDOT.
2. Horizontal curves shall connect street lines that are deflected in excess of 2 degrees.
3. Vertical curves shall be used at changes of grade exceeding 1 percent. The length of the vertical curve shall be determined by multiplying the algebraic

difference in change of percent in grade by the following factors:

- a. arterial streets 160 feet
- b. collector streets 80 feet
- c. local and marginal access streets 30 feet

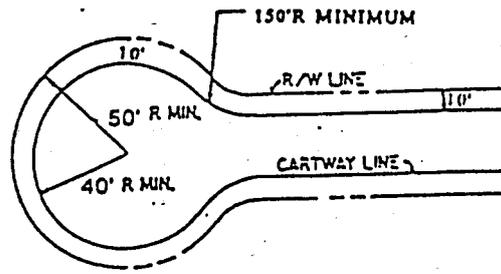
4. All approaches to an intersection of two or more streets shall have a leveling area not greater than 5 percent grade for a distance of 25 feet for a local street and 50 feet for an arterial or collector street, measured from the nearest right-of-way line of the intersecting street.
5. The minimum grade of any street gutter shall be 1.0 percent.
6. A minimum tangent of 100 feet shall be required between reverse curves on a street and between a curve and a street intersection where 1 of the intersecting streets is a collector or an arterial street.

G. Easements. See Section.1011.

H. Sight Distances at Intersections of Streets. The requirements of the Township Zoning Ordinance shall apply to all subdivisions and land developments.

I. Cul-de-Sac Streets.

1. Cul-de-sac streets shall be permitted with a maximum length of 1500 feet; they must be provided with a turn-around with a minimum radius of 40 feet to the face of the outside curb and a minimum radius of 50 feet to the legal right-of-way (see the figure below).
2. The circular right-of-way of the cul-de-sac shall maintain a minimum 10 feet width between the edge of paving and the edge of the right-of-way. The circular paving of the cul-de-sac shall be connected to the approach paving by an arc having a radius of not less than 150 feet (see the figure below).
3. The Board of Supervisors, upon the recommendation of the Planning Commission, may permit acceptable alternative turn-around designs, including a turn-arounds of acceptable radii incorporated into a parking court or a landscaped island (with an acceptable system for maintenance) within a cul-de-sac.
4. No street shall dead-end without an approved turn-around at the end of the street. Temporary stub streets shall be required to include at least a temporary cul-de-sac, if the stub would be longer than 150 feet or serve more than 3 dwellings or lots.
5. The maximum cross slope on the circular part of a cul-de-sac shall be 5 percent.
6. A cul-de-sac street shall serve a maximum of 20 dwelling units.
7. Right hand offset cul-de-sacs are prohibited.



8. See also the design standards in Appendix G.

J. Maintenance. As a condition for Final Plan approval, the developer must enter into a legally binding agreement which shall state who is to be responsible for the improvement and maintenance of any street not offered for dedication. If an association of lot owners is to be made responsible, such association must be legally organized prior to plan approval by an agreement approved by the Township.

K. Street Design and Construction Standards.

1. Streets shall be graded, improved and surfaced to the grades and dimensions shown on plans, profiles and cross-sections submitted by the developer that meet applicable Township standards.

2. Right-of-Way Grading.

- a. The entire right-of-way shall be graded to the approved cross-section. All trees, stumps and other material deemed unsuitable by the Township Engineer shall be removed. The excavation shall be backfilled and suitably compacted to the satisfaction of the Township Engineer.
- b. The finished street surface shall be crowned in conformance with the Township Street and Improvement Specifications.
- c. A proper super-elevation (banked curves) shall be provided on arterial and collector streets when required by the Township Engineer.

3. Grading Beyond Right-of-way.

- a. The subdivider or developer may be required to grade beyond the right-of-way line in order to provide continuous slope from the right-of-way line to the proposed elevation of the abutting property.
- b. Such grading beyond the right-of-way shall generally maintain the original directions of slope except where storm water runoff designs dictate changes.
- c. Approved plans, either preliminary or final, showing proposed grading, shall be a covenant running with the land, unless altered by written permission from the Board - of Supervisors.
- d. In areas of earth excavation or earth fill, such grading shall be done to a maximum slope of 1 foot vertical to 3 feet horizontal.

- e. In no case shall the required street grading extend onto an adjoining property with a different landowner, unless the other adjoining property owner gives a written agreement to the developer to accomplish such work.
- 4. Trench Excavation. All trenches excavated within the cartway of an existing or proposed public street or right-of-way shall be mechanically compacted with backfill acceptable to the Township Engineer or be stone backfilled if the cartway is to be paved in the same construction season.
- 5. Drainage of streets shall comply with Section 1008 of Ordinance.
- 6. Street Construction Standards. All streets shall meet the construction standards referenced in Appendix G, which may be revised by the Board of Supervisors by resolution, based upon the latest version of PennDOT's Form 408 or its successor publication, unless a specifically differing standard is listed in this subsection and unless PennDOT specifically requires a different standard for a State road.
- 7. Sub-Grade. All streets shall be constructed upon a properly rolled, compacted and crowned sub-grade.
- 8. Alternative Designs. An applicant may, if pre-approved by the Township Engineer, use an alternative road bed design that is specifically recommended for that type of street by a current official publication of PennDOT. The alternate design must provide load, capabilities equivalent to or higher than the capabilities of the designs set forth above.
- L. Private Streets. See the provisions of Section 1021 "Private Streets and Flag Lots."
- M. Required Traffic Improvements
 - 1. If there is a reasonable relationship between the need for an "on-site improvement" of a street (including but not limited to a new or upgraded traffic signal, or land dedication to improve an abutting intersection, or realignment of an abutting curve in a road, or the widening of the abutting cartway and right-of-way) and a proposed subdivision or land, development, the subdivision or land development shall be required to complete the needed improvement or fund its fair share of the cost of such improvement and to dedicate sufficient street right-of-way.
 - 2. An applicant for any land development or major subdivision shall be required to widen the cartway and any shoulders of abutting streets to Township standards, from the centerline of the street right-of-way inward towards the project's lot lines, unless the Board of Supervisors determine that it is not needed or that a lesser improvement is sufficient or if PennDOT

specifically refuses in writing to allow such improvement to a State road in the foreseeable future.

3. The following shall be the definition of "on-site improvement," unless this definition is amended by State law: "all street improvements constructed on the applicant's property, or the improvements constructed on the property abutting the applicant's property necessary for the ingress or egress to the applicant's property."
4. In place of funding the improvement as a condition of final approval, the Township may enter into an agreement to: a) allow the developer to construct the improvement or b) allow the improvement to be funded in stages in relationship to the stages of the development or c) require the funds to be placed in escrow until such time as sufficient funds are available for a more comprehensive improvement. Any such funds received under this Section shall be accounted for separately and remain committed to traffic improvements.
5. This section shall be carried out through determinations of the Board of Supervisors, after requesting recommendations of the Planning Commission, and based upon recommendations of the Township Engineer, any comments from PennDOT and any professional traffic studies that have been submitted.

1005. BLOCKS.

A. Residential.

1. Maximum Length. Residential blocks shall not exceed 1,500 feet in length in subdivisions using an average lot size of 1 acre or larger and shall not exceed 1,200 feet in length in subdivisions having an average lot size less than 1 acre, unless permitted by the Board of Supervisors.
2. Minimum Length. Residential blocks shall have a minimum length of 250 feet, unless otherwise approved by the Board of Supervisors.
3. Blocks shall be of sufficient width to permit 2 tiers of lots except where access is limited by virtue of an adjoining arterial street or by virtue of topographic limitations, unless permitted by the Board of Supervisors.

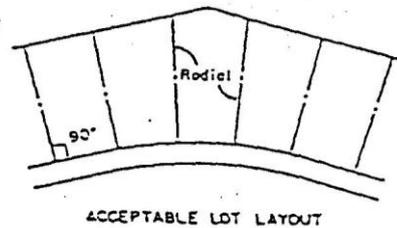
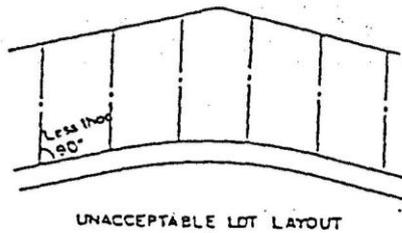
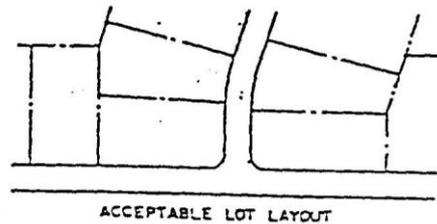
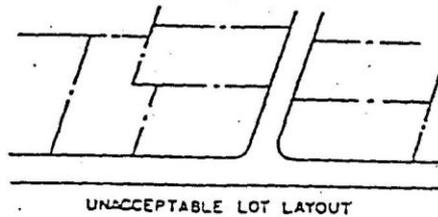
- B. Nonresidential. Nonresidential blocks shall not be less than 800 feet in length.

1006. LOTS.

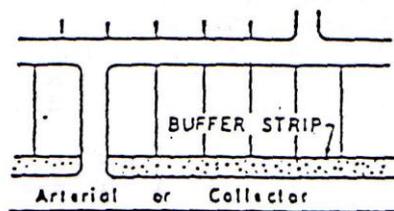
- A. All lots created after the adoption of this Ordinance shall conform to all requirements of the Township Zoning Ordinance, as amended.
- B. Street Frontage. All lots shall front on a public street with a minimum paved cartway abutting the lot of 24 feet, or that the applicant agrees to so improve through the posting

of acceptable financial security, or on a private street within the requirements of Section 1021 of this Ordinance.

- C. The average depth-to-width ratio of a lot shall generally not be greater than 2 to 1, unless otherwise permitted by the Board of Supervisors.
- D. Side lot lines shall abut and be approximately at right angles to straight streets and on radial lines to curved streets, unless otherwise permitted by the Board of Supervisors. Pointed or very irregularly shaped lots shall be avoided. (See figures below).



- E. 1. Lots abutting two streets on two non-contiguous sides shall ordinarily not be created except as needed to avoid direct vehicular access onto an arterial or collector street by individual driveways. This shall not apply to a lot abutting an expressway.
- 2. Any residential lot with a rear yard directly abutting a collector or arterial street or expressway shall along such rear yard include a 10 feet wide planting strip along the back of the lot, with access across this strip clearly prohibited on notes on any approved plan (see Figure below). In addition to any street trees required by Section 1018 of this Ordinance, this planting strip shall include evergreen plantings meeting the buffer yard requirements of the Township Zoning Ordinance. Any fencing in the rear of such lots shall be placed on the inside of such plantings. Such plantings shall be placed so that they do obstruct safe sight distance.



REVERSE FRONTAGE LOTS
DESIRABLE DESIGN

F. A lot, other than dedicated open space, that would not be suitable for uses permitted in that zoning district shall not be created as part of a subdivision, but instead shall be incorporated into another lot.

G. Bus Stops.

1. The developer of any residential land developments or subdivisions that involve 15 or more dwelling units shall contact the School District prior to submitting final plans to establish an acceptable and safe location for a school bus stop.

2. The Planning Commission may require the developer of any major subdivision or land development to contact the local public transportation agency to seek an appropriate location for a public bus stop.

1007. OPEN SPACE AND RECREATION AREAS AND FEES

A. Intent. To provide adequate open spaces, recreational lands and recreational facilities to serve new residents of new developments, for both active and passive recreation; To recognize and work to carry out the Recreation Plan sections of the officially adopted Williams Township Comprehensive Plan and the Master Plan for the development of the Williams Township Park.

B. Applicability. This section shall apply to any subdivision or land development for which a preliminary plan or a combined preliminary/ final plan is submitted after the enactment date of this amendment.

1. This section shall not apply to plans that the Board of Supervisors determines only involve clearly minor adjustments or corrections to an approved preliminary plan or clearly minor adjustments or corrections to a preliminary plan that was before the Township for consideration at the date of the adoption of this amendment.

C. Limitations on Use of Fees.

1. Any fees collected under this section shall be placed within an interest-bearing account and shall be accounted for separately from other Township funds.

2. To ensure that the lands and facilities are accessible to the residents and employees of the developments that paid fees towards their cost, the attached "Recreation Fee District Map" in Appendix E designates two overlapping "Recreation Fee Districts." These districts are the "Eastern Recreation Fee District" and the "Western Recreation Fee District." Any such fees collected under this section shall only be expended within the same Recreation Fee District as the subdivision or land development that contributed the fees.

3. Such fees shall only be used for the following: acquisition of public open space, development of public

recreational facilities, landscaping of public open space and closely related engineering and design work.

4. Unless the Township identifies fees for a particular set of facilities or particular recreation area, then the fees shall be used for the further development of the Williams Township Park as a generally Centrally located recreation area providing programs and facilities for the entire Township.

D. Land Dedication. Any subdivision or land development regulated under this Section 1007 shall be required to dedicate the specified amount of common open space, unless the Board of Supervisors requires recreation fees-in-lieu of land.

1. Generally, it is the intent of this Section that developments of, at a minimum, 5 or fewer dwelling units that do not include land that is adjacent to existing publicly-owned land shall be required to pay a recreation and open space fee in lieu of dedicating land. However, if the applicant does not agree to pay such fees, then land shall be required to be dedicated.
2. The land and fee requirements of this section shall be based upon the number of new dwelling units that would be permitted on the lots of a subdivision or land development after approval.
3. Prime Open Space. For the purposes of this section, the term "Prime Open Space" shall mean land proposed to be dedicated as common open space that would meet all of the following standards:
 - a. less than 6 percent slope,
 - b. not a "wetland" under Federal and/or State regulations,
 - c. be part of a contiguous tract of at least 2 acres (which may include existing adjacent common open space) and
 - d. not be within the "100 Year Floodplain" as defined by official floodplain maps of the Township.
4. Amount of Common Open Space. If a subdivision or land development is required to dedicate common open space, the following amounts for each permitted new dwelling unit shall apply:

Percentage of the Total Required Common Open Space that Would Meet the Definition of "Prime Open Space":	Minimum Required Common Open Space Per Permitted Dwelling Unit
0% to 25.0%	2,000 square feet
25.1% to 75.0%	1,500 square feet
75.1% to 100%	1,200 square feet

- E. Fees for Residential Development. If the Board of Supervisors determines that a proposed submission or land development is required to pay fees-in-lieu of dedicating open space, this fee shall be \$600 per permitted dwelling unit, unless these fees are revised by later resolution of the Board of Supervisors.
- F. Decision on Land vs. Fees. The Board of Supervisors shall determine whether a land dedication would be in the public interest, or rather instead, whether the payment of fees is required. This determination should, but is not required to, be made at the time of sketch plan review. The Township should, at a minimum, consider the following in this decision:
1. Whether the land in that location would serve a valid public purpose.
 2. Whether there is potential to make a desirable addition to an existing public or School District recreation area.
 3. Whether the proposed land would meet the objectives and requirements of this section and any relevant policies of the Township Comprehensive Plan.
 4. Whether the area surrounding the proposed development has sufficient existing recreation and open space land, and whether it is possible for pedestrians and bicyclists to reach those lands.
 5. Any recommendations that may be received from the Planning Commission, the Township Engineer, the local School Board or School District staff and any Township Parks and Recreation " Commission.
- G. Land to be Dedicated.
1. Land required to be dedicated shall be suitable for its intended purpose, in the determination of the Board of Supervisors. The applicant shall state what improvements, if any, he/she intends to make to the land to make it suitable for its intended purpose, such as grading, landscaping, or development of trails. Such land shall be free of construction debris at the time of dedication.
 2. Required common open space shall be dedicated to the Township, unless the Board of Supervisors agree to accept a dedication to any of the following: the Wilson School District, Northampton County, a homeowner association or an environmental organization acceptable to the Board of Supervisors. In the case of a rental development, the Township may permit the common open space to be retained by the owner of the adjacent residential buildings.
 3. If required common open space is to be owned by a homeowner association, the developer shall be required to establish such association in a form that requires all property-owners within the development to annually contribute to the maintenance of the common open space. Any homeowner association agreements regarding required common open space shall be subject to acceptance by the Board of Supervisors, based upon review by the Township

Solicitor. The provisions of Section 703(f) of the State Municipalities Planning Code should serve as a model for such agreement.

4. Any required common open space dedication shall include deed restrictions to permanently prevent its development for buildings, except buildings for non-commercial recreation or to support maintenance of the land.
5. Priority shall be given to dedication of land that would be suitable for a) additions to existing public schools and public parks, or b) would preserve woods, steep slopes or other important natural features or land along a creek or river, or c) that would be suitable for centralized active recreation.
6. Land that is not suitable for active or passive recreation shall not be permitted to meet the requirements of this section, including areas within a stormwater detention basin that are not suitable for recreation. Portions intended for active recreation shall be well-drained, of less than 4 percent average slope and not require filling in of a wetland for use.
7. Common open space within a subdivision or land development shall be contiguous, except as may be specifically exempted by the Board of Supervisors, and shall have adequate access for maintenance and by pedestrians.
8. Other Ordinances . Any required land dedication under this Section shall be in addition to any land dedication or improvement requirements of any other Township ordinance or resolution.
9. Lands Close to Buildings. For the purposes of this section, no land shall be used to meet the minimum common open space requirements of this section if such land is within: a) 15 feet of any building (other than a non-commercial recreation building) or b) within 15 feet of a parking area of more than 6 parking spaces (other than parking areas specifically developed to serve the open space.
10. Residual Lands. If only a portion of a larger tract of land is currently proposed to be subdivided, or the applicant owns one or more adjacent tracts that are not currently proposed to be subdivided, the applicant shall provide a sketch of a possible future land dedication on these adjacent lands in case they would be developed in the future.
11. Coordination With Future Adjacent Dedication. The Board of Supervisors may require that a required land dedication within a property currently being subdivided be placed along an edge of the property so that it may; in the future, be combined with an open space dedication on the edge of an adjoining property when that adjoining property is subdivided or developed.

- H. Combination of Land and Fees. Upon mutual agreement of the Board of Supervisors and the applicant, the Township may accept a combination of common open space and fees-in-lieu of land to meet the requirements of this section for a residential subdivision or land development. This combination shall be based upon the common open space requirement applying for a certain of dwelling units and the fee-in-lieu of land requirement applying for the remaining number of dwelling units.
- I. Timing of Fees. Fees required under this section shall be paid prior to the recording of the final plan, except as follows:
 - 1. If the required fee would be greater than \$3,000, and the applicant and the Township mutually agree to provisions in a binding development agreement to require the payment of all applicable recreation fees prior to the issuance of any building, permits within each clearly defined phase of the development, then the fees are not required to be paid prior to recording of the final plan but may instead be paid within the requirements of that development agreement.
 - 2. If the applicant agrees to pay such fees in installments, then all such fees shall not be considered to be "paid" for the purposes of any applicable time limitations for utilization under the State Planning Code until all such fees are paid in full, including all installments and phases.
- J. Facilities in Place of Land or Fees. An applicant may seek a modification of the requirements of this section under the procedures of Section 107 by offering to construct substantial permanent recreation facilities within the proposed subdivision or land development or on nearby public open space, if the applicant clearly proves to the satisfaction of the Board of Supervisors will be approximately equal in market value to the land or fees that would otherwise be required.

1008. STORM WATER MANAGEMENT.

A. General Provisions.

- 1. Storm water runoff from any subdivision or land development (including during construction and earthmoving) shall not occur at a peak rate (measured in cubic feet per second) that is greater after development than occurred prior to development.
- 2. Runoff shall be controlled from a site using appropriate means of detention of water on the site and/or other approved types of storm water management; within the requirements of this Ordinance.
- 3. Runoff that is detained shall be held and released at a pre determined controlled rate by appropriately installed devices. The release shall be in the same manner as the natural or predevelopment means of discharge from a site (such as point discharge or sheet flow).

4. Storm water runoff shall not be increased or redirected in such a way that it results in hazards to persons or property or interferes with the normal movement of vehicles.
5. All storm water management methods are subject to approval by the Township Engineer, including all outlet locations.
6. All lots shall be laid out and graded to prevent cross lot drainage, to provide positive drainage away from proposed building locations and any primary or alternate septic system locations. Storm water shall also not be redirected towards buildings or on-lot septic systems, off of the site.
7. All storm water management plans shall take into account and provide for existing flow from upstream areas within the entire watershed.
8. The existing points of natural drainage discharge onto adjacent property shall not be altered nor shall the concentration of water runoff be increased because of development without the written approval of all affected landowners.
9. No storm water runoff or watercourse shall be diverted in a way that overloads existing drainage systems, or creates flooding or the need for additional drainage structures on other private properties or public lands, without complete approval of provisions being made by the developer for properly handling such conditions, including water runoff impoundments, if necessary.
10. An adequate storm sewer system consisting of inlets and other underground drainage structures with approved outlets shall be constructed where the runoff of storm water and the prevention of erosion cannot be accomplished satisfactorily by surface drainage facilities, as determined by the Board of Supervisors, based upon the recommendation of the Township Engineer.
11. Sequence of Construction. No substantial grading shall occur and no building permits shall be issued for any building unless any detention basin, siltation basin or improved major swale approved to handle the resulting runoff is in place. Any detention basin shall be seeded and stabilized and have an installed outlet structure prior to the construction of any streets or buildings within that drainage basin.
12. Phasing. The phasing of a development shall ensure that all stormwater facilities needed to manage runoff from a phase are in place and functioning adequately prior to and after the construction of buildings in that phase. This shall, for example, include the extension of the main outfall line. This may require the use of temporary structures, which shall be ~ shown on submitted plans.

B. Calculations of Stormwater Runoff.

1. Storm water calculations shall be submitted in a clear and legible manner for any proposed subdivision or land development.
2. These calculations shall follow one of the following methods, unless another method is pre-approved by and acceptable to the Township Engineer:
 - a. Rational Method. See description in Appendix D.
 - b. Soil Cover Complex Method. See U.S. Soil Conservation Service Technical Release No. 55 "Urban Hydrology for Small Watersheds."
 - c. PSRM Method
3. Rainfall data shall be from PennDOT for the Lehigh Valley.
4. The storm water calculations shall include the following:
 - a. Pre- and post-development drainage maps showing existing and proposed grades and including any off-site tributary area,
 - b. Pre- and post-development runoff calculation
 - c. Detention basin design calculations (as applicable),
 - d. Pipe and swale sizing calculations,
 - e. All other information that is needed to construct proposed stormwater drainage facilities, including, but not limited to, slopes, proposed elevations, typical cross sections and details.
 - f. Such information as the Township Engineer determines is needed to determine compliance with this Ordinance.
 - g. If the development occurs in phases, the entire system shall be shown.
5. Where crop farming or disturbed earth exists on the site prior to development, meadow in good condition shall be used as the starting base for the calculation.

C. Design Storms. The following shall apply unless superseded by PennDOT or other stricter standards.

1. At a minimum, the applicant shall prove to the satisfaction of the Township Engineer that no increase in peak storm water discharge will leave the tract during earthmoving, construction or after development than occurred prior to any of these activities, under the following conditions and storm frequencies (considered individually), unless any more restrictive requirements of an applicable official Stormwater Management Plan adopted by DEP and the County pursuant to State Act 167 of 1978, as amended:
 - a. 2-year storm,
 - b. 10-year storm,
 - c. 25-year storm,
 - d. 100-year storm,

- e. If using the SCS calculation method, a 24 hour Type II storm shall be used in the calculations required by this subsection.
2. Storm sewer piping, roadside swales and inlet systems shall be designed for a 25-year storm. A 24 hour Type II rainfall shall be used if using the soil complex method. The openings of culverts and under bridges shall be designed for a 50-year, 24 hour type II rainfall (except within the 100 year floodplain). Bridges shall be designed with 1 foot of freeboard.
3. Within the 100-year floodplain, any storm water management structures and systems shall be designed to handle a 100-year storm. A 24 hour Type II storm shall be used if using the soil complex method.
4. The storm water management plan shall show that a 100-year, 24-hour storm can be safely conveyed without jeopardizing any principal building on or adjacent to of the site.

D. Design Submission.

1. All plans showing the proposed storm drainage construction must be accompanied by a complete design stamped and signed by a Pennsylvania Registered Engineer.
2. When subdivisions or land developments are submitted to the Township for approval in sections, a complete general storm sewer design for the proposed subdivision or land development shall be submitted at the preliminary plan level. The proposed design must take into account the entire tract and the watershed.
3. A set of approved design plans shall be maintained on file at the site during construction.
4. Drainage structures that are located on State highway rights-of-way shall be found to be acceptable to PennDOT, and PennDOT approval shall be a condition of any final approval of the Township.
5. Submission Requirements. The submission requirements for storm water management plans for Preliminary and Final Plans within Articles V and VI of the Subdivision and Land Development Ordinance shall apply to all required submissions under this section.

E. County Watershed Plans. For areas of a development located within a watershed for which a storm water management plan has been adopted by DEP and the County (pursuant to the PA. Storm water Management Act), the County Plan shall supersede any conflicting parts of this Section where the County Plan has such authority (such as the percentage of detention that is required). In any other case, the strictest requirement between the County Plan and this ordinance shall apply.

F. Joint Storm Drainage Facilities

1. Storm water management facilities may be planned and constructed in coordination by two or more developments, provided that all other parts of this Section are complied with and provided that a maintenance process is established that is acceptable to the Board of Supervisors.
2. The Township may require a development to contribute its fair share of the costs of a comprehensive regional or subregional storm water system in place of requiring an on-site detention system.

G. Methods of Detention and Flow Delay. The following methods of detention or flow-delay devices may be found to be acceptable by the Township Engineer:

1. Wet or dry ponds and detention basins
2. Roof storage and increased roof roughness
3. Parking lot detention
4. Infiltration trenches
5. Porous pavements, grassed channels and vegetated strips
6. Cisterns, underground reservoirs or covered ponds
7. Increasing the roughness coefficients on the development's surface area
8. Decreasing the percentage of impervious area
9. Promoting groundwater recharge
10. Routing flow over lawns in swales within stormwater easements
11. Detention storage within the storm sewer
12. Another method that may be approved by the Township Engineer

H. Rooftop Storage. If a roof is to be used for detention, it shall be conditioned upon the applicant submitting, appropriate calculations and a signed statement from a Registered Architect or Registered Engineer that the structure shall be required prior to issuance of the building permit.

I. Parking Lot Storage. A maximum of 25 percent of paved parking lot may be found acceptable as a storm water detention but not retention facility. Ponding shall be arranged so that pedestrians may cross the parking lot relatively dryly. There shall be a maximum designed depth of 6 inches, and the pavement shall be designed to withstand the effects of ponded water. The area used for the storage shall be the least used portions of the parking.

J. Groundwater Recharge. In general, all runoff control measures shall be designed to encourage groundwater recharge, if suitable subsurface conditions are present. However, in any such recharge, proper precautions shall be taken to prevent pollution of the groundwater and the formation of sinkholes and to promote safety.

K. Detention Basins Standards.

1. For the purpose of this Section, a retention basin shall be required to meet the same standards as a detention basin.
2. Emergency Spillways. All detention basins shall be designed with an emergency spillway.
 - a. These spillways at a minimum shall be able to handle a 100-year post-development peak discharge.
 - b. Whenever possible, the emergency spillway for detention basins shall be constructed on undisturbed ground. If the emergency spillway cannot be constructed on undisturbed ground, it shall be constructed of suitable material adequately compacted in accordance with specifications preapproved by the Township Engineer.
 - c. Emergency spillways shall be constructed of reinforced concrete, vegetated earth or concrete~ rubble. All emergency spillways shall be constructed so that the detention basin berm is protected against erosion.
 - d. The emergency spillway shall be a minimum of 2 feet below the adjacent berm elevation. The emergency spillway shall convey the 100-year storm at a maximum depth of 1 foot over spillway. The downstream slope of the spillway shall as a minimum extend to the toe of the berm embankment. The edge of the basin grading shall be within the subject property.
 - e. All detention basin outflow structures shall be designed with trash racks over the outflows.
3. Slope of Detention Basin Embankment. The maximum slope of earthen detention basin embankments shall be 4 horizontal to 1 vertical. The top or toe of any slope shall be located a minimum of 5 feet from any property line. Whenever possible the side slopes and basin shape shall be amenable to the natural topography. Straight side slopes are prohibited.
4. Width of Berm. The minimum top width of detention basin berms shall be 10 feet, unless the Township Engineer determines that a greater width is needed for maintenance and/or structural purposes.
5. Slope of Basin Bottom. In order to insure proper drainage of the detention basin, a minimum grade of 2 percent shall be maintained for all sheet flow. A minimum grade of 1 percent shall be maintained for all channel flow, provided that a synthetic low flow channel of suitable materials is provided.

6. Antiseep Collars. Antiseep collars shall be installed around the principal pipe barrel within the normal saturation zone ' of the detention basin berms. Antiseep collars shall not be required on basins designed to have a depth of water of less than 3 feet. The antiseep collars and their connections to the pipe barrel shall be watertight. The antiseep collars shall extend a minimum of 2 feet beyond the outside of the principal pipe barrel. The maximum spacing between collars shall be 10 times the minimum projection of the collar measured perpendicular to the pipe.

7. Fencing.

a. A detention basin shall be required to be surrounded with galvanized vinyl clad chain link metal fencing, 6 foot minimum height, or an alternative type of fence accept able to the Township if any of the conditions are present:

- (1) The maximum depth of water in the basin after a 10 or 25 year storm is greater than 30 inches, and/or
- (2) The basin is intended to hold water for periods longer than 3 hours after the rainfall subsides, and/or
- (3) The basin is to be dedicated to the Township and the Board of Supervisors require fencing.

b. Fencing of a detention basin under the above subsection shall not be required if the nearest residential district, school, existing dwelling or recreation facility is at least 1,500 feet away in walking distance from the basin.

c. All fenced detention basins shall have provisions for vehicular access (i.e. single or double gates). Fence height shall be 6 feet high.

8. Landscaped Screening of Detention Basins.

a. A detention basin shall be screened from view of existing dwellings, a residential zoning district or a public . street, unless the basin would meet all of the following conditions:

- (1) it would have an average slope of less than 4 to 1 on the inside of the berm of the basin,
- (2) either: a) both the inside and outside of the basin ~ would be planted in grass and intended to be mowed or planted in other attractive vegetative ground cover or b) would be designed to closely resemble a natural pond, and
- (3) It would not be surrounded by a primarily metal fence.

- b. Any required screening shall meet the "buffer yard" standards of the Township Zoning Ordinance. This landscaping shall not be required along an area where natural vegetation that will completely fulfill this purpose will be maintained.
 - c. Plantings shall not be placed on the berm.
- 9. Multiple Basins. The use of multiple detention basins should be investigated over the use of one larger storage facility. Applicant is encouraged to design smaller, deeper basin.
- 10. An outflow control structure shall be provided at the outlet of all detention basins. This structure shall be constructed of metal or concrete and shall be designed so that the rate outflow is controlled by the pipe barrel through the basin berm when the depth of water within the basin exceeds the height of the structure. A trash rack or similar device shall be provided to prevent debris from entering the outflow structure. The crest elevation shall be set at a minimum of 12 inches below the emergency spillway.
- 11. Retention Basins. Aeration devices may be required, dependent upon the quality of the influent and detention time.
- 12. Recreation. When reasonable, efforts should be made to allow suitable recreational uses of portions of detention areas. This might include designing a detention basin with a low-flow channel so that only a portion would be wet after a minor storm, and the remainder would be well-drained during all except the most serious storms. These areas may be acceptable at the discretion of the Township as part of any Township requirement to provide recreation land.
- 13. Detention basins shall not be placed within: a) an existing sinkhole or b) a location likely to be highly vulnerable to sinkholes or c) a distinct topographical depression within a carbonate geology area, without a suitable liner or other engineering measures acceptable to the Board of Supervisors, based upon review by the Township Engineer.
- 14. Depending on soil condition, subdivision may be required to relieve springs or high water table condition within detention basins.
- L. Construction Standards. Construction and materials of storm drainage and control facilities (including pipes) and erosion control facilities shall be in accordance with the approved plans and any accompanying specifications. The construction details and standards of the following publications, or their successor publications, in their most recent revision shall be used:

1. "County Erosion and Sedimentation Control Handbook."
2. PennDOT, Form 408, Specifications.
3. PennDOT, RC Series, Roadway Construction Standards.
4. In cases where the above documents conflict with Township specifications, the Township's specifications shall supersede, except in areas of PennDOT jurisdiction.

M. Storm Sewers.

1. The construction of new storm sewers or the connection into acceptable existing storm sewers shall be required or allowed by the Board of Supervisors if the Board of Supervisors determine on the basis of the recommendation of the Township Engineer that this is the most feasible and reasonable option.
2. Any storm sewers shall be constructed to Township specifications and shall not interconnect with sanitary sewers.

N. Drainage Pipe, Culvert and Catch Basin Design.

1. The minimum diameter of any cross drainage or culvert pipe shall be 15 inches.
2. Open pipe ends must be fitted with concrete end walls, prefabricated end sections, rip-rap and/or energy dissipaters, as deemed appropriate by the Township Engineer.
3. Drainage pipes shall have a minimum slope of 0.5 percent and drainage swales and gutters 1.0 percent. As a minimum, the tops of all pipes should be at the same elevation when changing pipe sizes.
4. Manholes or inlets shall be used at all changes in horizontal alignment, at changes of vertical grade and at all pipe intersections. No run of pipe shall exceed 400 feet in length, without appropriate measures to allow cleanout. Trash racks shall be placed on all stormwater entrance structures.
5. Bridges and culverts shall meet PennDOT Construction Standards. DEP shall be contacted to determine if a dams and waterways permit is required.
6. Grating. Appropriate safety grates shall be attached to all catch basins, storm water inlets, pipe openings and other storm water receiving structures, as needed, to ensure that maximum openings do not exceed 25 square inches. Along streets and pedestrian areas, bicycle safe grates shall be used as needed.
7. Storm Sewer Outfall. Storm sewer outfalls shall be designed, with respect to the elevation of the

invert or other features, that when the receiving watercourse is within a 25 year storm, the storm sewer will continue to drain the area it is designed to serve.

8. a. To minimize sheet flow of storm water across lots located on the lower side of 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 curbing on the lower side which shall discharge only at drainage easements.
- b. Inlet spacing shall be designed such that in a 25 year storm, one traffic lane of at least 10 feet in width shall be free from stormwater.

O. Storm Water Easements.

1. Where a subdivision or development is traversed by a watercourse, drainageway, channel or stream that the Township Engineer determines is subject to significant stormwater flows, there shall be provided a drainage easement established along the following:
 - a. the 100-year floodway, where that is defined;
 - b. where a 100-year floodway is not defined, the 100-year floodplain;
 - c. where a 100-year floodplain is not defined, a 20 feet width shall be used, unless another width is required or permitted by the Township Engineer.
2. The drainage easements required by the above subsection are intended to preserve the unimpeded flow of natural drainage and to provide for future possible widening, deepening, relocating, improving or protecting of such drainage facilities. The Township Engineer may require up to a 0.5 foot freeboard if deemed necessary along newly constructed watercourses.
3. Structures and other obstructions to flow (except fences made of such materials and so placed as to not obstruct flow) shall be prohibited within storm water easements. Such easements shall grant the Township the right at its option to enter the easement to accomplish maintenance and channel improvement work, although the Township assumes no responsibility to accomplish such work.
4. It shall be the responsibility of the applicant to obtain all storm water easements on, over or through other properties that are needed to carry out the proposed storm management plan.
5. Areas where storm water easements have or will be granted shall not be obstructed during or after construction.
6. See also the easement requirements in Section 1011.

P. Surface Waters.

1. All natural streams, channels, swales, drainage systems and/or areas of concentration of surface water shall be maintained in their existing condition unless alteration is approved by the Township Engineer. The applicant shall be responsible to obtain all necessary DEP permits (see Chapter 105 of Title 25 of the State regulations).
2. Creek Alignments. Any change to the alignment of a watercourse, or any blocking, impeding or redirecting of a water course shall only occur with written approval of DEP and the Township Engineer.

Q. Ownership and Maintenance of Stormwater Facilities.

A system for the ownership and maintenance responsibilities of all temporary and permanent storm water facilities and erosion and sedimentation control-facilities that is satisfactory to the Board of Supervisors shall be established prior to Final Plan approval including:

1. Description of temporary and permanent maintenance requirements.
2. Identification of responsible individual, corporation, association or other entity for ownership and maintenance of both temporary and permanent storm water management and erosion and sedimentation control facilities.
3. Establishment of suitable easements for access to all facilities for maintenance.
4. Where the Grading and Storm Drainage Plan proposes Township ownership and/or maintenance, a description of the methods, procedures and the extend to which any facilities shall be turned over to the Township, including a written approval and agreement from the Township indicating acceptance of responsibilities as proposed, shall be incorporated as an integral part of the Plan.
5. The Township may, at the complete discretion of the Board of Supervisors, accept or not accept an offer by the applicant for Township ownership of storm water facilities. If the Township accepts ownership and maintenance responsibilities for the facilities, the applicant shall be required by the Board of Supervisors to fund a dedicated account set up for storm water facility maintenance. This funding shall be based on the following criteria.
 - a. Fees shall be set aside to pay for the bi-weekly grass cutting and trimming. Fees shall be based on a maintenance period from May 1st through October 15th.

- b. Fees shall be set aside to pay for a spring and fall cleanup.
 - c. Fees shall be set aside for major reconstruction of components such as outlet structures, low-flow channels, fencing, roads, berms, etc.
 - d. The Township Engineer shall compute the fees based upon a reasonable estimate of equipment and manpower necessary to conduct maintenance and reconstruction pursuant to criteria in Sections a, b and c above.
 - e. The applicant shall then dedicate, to the Township, a funding amount from which the annual interest will be used to fund the maintenance and reconstruction of the storm water facility. Computation of the funding amount shall be based upon the current 30 year treasury bond interest rate at the time of conditional final plan approval by the Board of Supervisors, provided that said interest rate provides a real rate of return of 3%. The Consumer Price Index (CPI) will be based on the Philadelphia Region. The CPI rate plus 3% will be compared to the Bond rate to determine adequacy of the escrow fund. In the event the record plan and improvements agreement are not executed and recorded within six (6) months, the total funding amount shall be adjusted to reflect current costs and interest rates as determined by the Township.
 - f. The total funding amount shall be deposited with the Township in a specified storm water facility account prior to the Township signing and recording the record plan and improvements agreement.
6. Storm water facilities shall be designed to require minimal maintenance.
7. All storm drainage facilities shall be properly maintained by the party designated as responsible on the final subdivision plan, unless the Board of Supervisors agree to accept a change in the party responsible or the party owning the facility.
8. Should a facility not be maintained in proper working order, the Board of Supervisors, may after due notice to the responsible party, arrange for the needed maintenance to be accomplished with all such expenses charged to the responsible party. These expenses shall be collectible as municipal claims are now collected by law.
9. The Township Engineer and Code Enforcement Staff shall have the right to enter private property to inspect storm drainage facilities, after making reasonable efforts to contact the property owner prior to any such inspection.

1009. SANITARY SEWAGE DISPOSAL SYSTEMS.

A. In General.

1. All subdivisions and land developments shall be served with an approved and adequate sewage disposal system (either on-lot or public) that will meet State and Township regulations. Any principal building or use within a subdivision or land development that generates wastewater and that in the determination of the Board of Supervisors, based upon the advice of any applicable municipal authority and the Township Engineer, could reasonably connect into a public sewage system shall be required to connect into that system. The applicant shall be responsible to pay such reasonable capital expenses that are necessary for such connection.

B. Central Sewage Service. If a municipality or a municipal authority is to provide the central sewage service, it shall have the authority to approve or reject the proposed sewage collection system. If non-public central sewage service is proposed, the Board of Supervisors shall have the authority to permit or not permit such service to meet the sewage requirements of various Township and Authority Ordinances, as amended, based upon: 1) whether public sewage service is expected to be available within 5 years of the date of preliminary plan approval, 2) whether the proposed system would be consistent with the Township's official Sewage Facilities Plan 3) whether the system would include an appropriate permanent system for operation and maintenance, and 4) an acceptable business plan is provided demonstrating the long-term viability of the system.

C. On-Lot Sewage Disposal System.

1. If connection to a public sewage system is not required at the time of occupancy, and if an alternative central sewage system is not approved by the Township under the Township Sewage Facilities Plan, then each lot shall be required to be served by an on-lot sewage disposal system that will meet all applicable State regulations. Each such proposed location shall be tested and approved by Township Sewage Enforcement Officer, prior to approval of the Preliminary Plan. See Appendix "J" for additional require merits.

2. Portable chemical toilets allowed as per DEP regulation or other approved privies shall not be used as a primary method of sewage service for a subdivision or land development that operates more than 10 days in any calendar year, other than publicly-owned outdoor recreation uses.

3. The applicant shall submit results or a summary of the tests of required on-lot septic tests at the time of Final Plan review, and shall show approved test locations on the Final Plans in accordance were DEP planning module requirement.

D. Capped Sewers. If sewage service will not be accessible at the time of the development of the land development or

subdivision, but is planned to be accessible within 3 years of the final approval, the Board of Supervisors may require that the subdivider install approved capped sewer lines within the limits of the land development and/or subdivision, in addition to approved on-site sewage facilities. Such sewer lines shall be capped at the limits of the subdivision or land development and the laterals shall be capped at the street right-of-way.

- E. Laterals. Each lot with central sewage service shall be served by a separate sewage lateral.

1010. WATER SUPPLY SYSTEMS AND FIRE HYDRANTS.

A. In General.

1. All subdivisions and land developments shall be served with an adequate on-lot or central water supply system that will meet DEP and Township requirements. The Board of Supervisors may deny permission for a subdivision or land development to be served by a non-public water system if such system cannot guarantee sufficient water pressure and capacity and would not include a suitable process for long-term operation and maintenance.
2. The Board of Supervisors, based upon any recommendations of the Planning Commission, the Township Engineer and the appropriate water supplier, shall require all lots and principal uses within a subdivision or land development to be connected to an existing public or PUC-regulated central water system where the Board of Supervisors determines that such connection would be feasible and reasonable where public systems are foreseeable.
3. The Board of Supervisors, based upon recommendations of the Township Engineer, may require the development of a private central water system if such area can reasonably be expected to be served by extension of a public water system within 5 years. Such system in that case shall be constructed following official standards of that public supplier so that it could be connected. In such case, the approved plan shall include a specific provision offering dedication of such system to the public water supplier in the future, without any purchase cost by the public water supplier.

B. Central Water Supply System.

1. Proposed extensions of central water systems shall meet all applicable procedures, reviews and requirements of any appropriate municipal authority or water company. Such extension shall be approved by such agency prior to Final Plan approval, although specific detailed service agreements are not required to be signed until prior to recording.
2. Any new or substantially expanded central water system that is not owned by a public authority or municipality shall be found to be acceptable in capacity, pressure, design and construction by the Board of Supervisors, based upon review of the Township Engineer.

C. On-Lot Water System (Wells).

1. When a subdivision or land development is not required to connect to a central water system, acceptable locations for on-lot water systems shall be shown on plans and shall be constructed in accordance with regulations of DEP.
2. Wells should be located no closer than 20 feet from any future street right-of-way.

- D. Fire Hydrants. All subdivisions and land developments that will be served by public water service shall provide fire hydrants as needed with appropriate water pressure so that all dwelling units and principal buildings are within 600 feet of an active fire hydrant.

1011. WASTE DUMPSTERS, MISCELLANEOUS UTILITIES AND UTILITY EASEMENTS.

- A. All electric power, telephone, cable television, natural gas, and other utilities shall be placed underground except where the Board of Supervisors determines it is not feasible, and in accordance with the current standards of the utility serving the subdivision or development.

- B. All garden apartment developments shall include conveniently located refuse collection facilities for the residents. All uses within nonresidential land developments and subdivisions shall include appropriate refuse collection facilities. All bulk refuse collection dumpsters shall be screened on 3 of 4 sides by walls or ever-green landscaping from view of existing dwellings, adjacent undeveloped residentially zoned lots and public streets.

- C. Easements shall be provided as follows:

1. Drainage, sanitary sewage and central water easements shall be provided as determined to be needed by the Township and as indicated on the plans. Unless waived or modified by the Township Engineer, all lots shall include a drainage and utility easement around the perimeter of each lot, except where buildings (such as townhouses) are to be attached at a lotline. The minimum width of easement shall be 20 feet, which may be reduced to 10 feet for each lot if a 10 feet minimum easement exists on the abutting side of the abutting lot.
2. Additional width of easements shall be provided for additional utilities if required by the water or sanitary sewage supplier or the Board of Supervisors, based upon advice of the Township Engineer. The easement widths along side lot lines shall be reduced if the Township Zoning Ordinance allows a principal building setback that is more narrow than the width of the easement that would otherwise be required.
3. Minimum separation distances between utility lines shall be as required by the applicable utility or as deemed necessary by the Board of Supervisors based upon advice of the Township Engineer.

4. If any activity is proposed within the right-of-way of an underground fuel or gas pipeline, the applicant shall provide written evidence from the operator of such pipeline that such activity is acceptable under their safety standards and the terms of that right-of-way.
5. These easements shall be placed along lot lines or street rights-of-ways, whenever reasonable, as opposed to the center of a lot.

1012. ACCESS DRIVES AND DRIVEWAYS.

- A. Construction Standards for Access Drives. See Section 1004.
- B. State Roads. A State Highway Occupancy Permit is required for all access onto or work within the right-of-way of a State road,
- C. Location. The minimum distance between an access drive or driveway to a street intersection shall be as follows:

Type of Subdivision or Land Development	Distance Between Centerlines of Access Drive or Driveway and Nearest Intersecting Street By Type of Intersecting Street		
	Arterial	Collector	Local
Residential - Single Family Detached Dwelling	150 ft.	100 ft.	75 ft.
Residential - Other than Single Family Detached Dwellings and Garden Apartments	150 ft.	75 ft.	50 ft.
Nonresidential or Mixed	300 ft.	200 ft.	150 ft.

- D. Sight Distances at Intersections of Access Drives with Streets. See the Township Zoning Ordinance.
- E. Maximum Grades of Driveways and Access Drives
 1. Maximum grade for a driveway is 15 percent.
 2. Maximum grade for an access drive is: 12 percent when connecting to a local road, 8 percent when connecting to a collector road, 6 percent when connecting to an arterial road.
 3. In any case, the initial 20 feet of an access drive or driveway from the edge of a cartway shall not exceed: 1) 6% for a local or collector street or 2) 4% for an arterial street.
- F. Drainage. The developer shall make adequate provisions to maintain uninterrupted parallel drainage along a street where intersected by an access drive or driveway. Access drives and aisles within parking lots shall be graded and drained to keep the primary travel lane free of stormwater.
- G. Driveway Setbacks. A driveway or access drive shall be setback a minimum of 3 feet from the lotline of any abutting single family detached dwelling; unless the two lots share an approved driveway.

1013. OFF-STREET PARKING AND LOADING. See the Township Zoning Ordinance.

1014. SIDEWALKS, PATHWAYS AND DRIVEWAY APRONS.

A. Sidewalks shall be installed pursuant to Section 1014 and Appendix G (the typical street specification) unless deferred or waived by the Board of Supervisors.

Any requests for deference or waivers shall be accompanied by documentation supporting the deletion or delay of sidewalks installation.

B. Pathway or Bikeway

1. If deemed necessary for the convenient and safe circulation of bicycles and pedestrians, the Board of Supervisors, upon the recommendation of the Planning Commission, may require that a major subdivision or land development include the construction of a pathway or bikeway.

2. A bikeway or pathway shall have a minimum width of 4 feet and a maximum width of 8 feet and shall be paved to Township standards. It may be required to be placed within a street right-of-way in place of a sidewalk, or may be placed elsewhere on a lot within an easement or other right-of-way.

3. A bikeway or pathway that is outside of a street right-of-way may be included within the required minimum area of an abutting lot.

C. Location and Width of Sidewalks.

1. Sidewalks shall be located within the street right-of-way and no closer than 3 feet from the curb line.

2. A grass planting strip shall be planted between the curb and sidewalk. This strip shall only be paved at driveway entrances.

3. Sidewalks shall have a minimum width of: a) 5 feet along arterial streets and b) 4 feet along collector or local streets.

D. Construction.

1. Sidewalks at locations other than driveway crossings shall consist of a minimum of 4 inches of portland cement concrete underlain with a minimum of 3 inches of compacted gravel or, crushed stone.

2. Sidewalks at driveway crossings shall consist of a minimum of 6 inches of wire mesh reinforced portland cement concrete underlain with a minimum of 4 inches of compacted gravel or crushed stone.

3. Pathways shall be constructed of one of the following, at a minimum: a) 4 inches of portland cement concrete underlain by 4 inches of compacted gravel or crushed stone or b) 2 and 1/2 inches of bituminous asphalt underlain by 6 inches of compacted gravel or crushed stone.

E. Handicapped Access. All sidewalks and curbs at the intersection of 2 or more public streets shall include a sloped curb cut suitable for use by wheelchairs.

F. Maintenance. It shall be the responsibility of adjacent landowners -- to maintain, plow snow and remove ice off of and repair sidewalks.

1015. STREET LIGHTING.

A. Street lights shall be placed along streets within and abutting a proposed subdivision or land development where the Board of Supervisors deems them necessary to provide safe traffic or pedestrian circulation. If required, street lights should be provided at all street intersections, curves in streets and the more isolated areas of a development.

B. Such lights shall meet lamp and wiring standards established by the applicable electric company. Pole types shall be acceptable to the Township.

C. where street lights are required on a public street, the public utility in most cases will be responsible for installing cabling, poles, fixtures and all other equipment required for a complete street lighting system. The developer is responsible to complete all excavation and other work that is not the responsibility of the utility, and to fund all reasonable costs that may be levied by the public utility for such work.

D. On all private streets, parking areas and other areas requiring lighting, the developer shall provide materials, installation, energizing and power for all lighting systems. A system acceptable to the Board of Supervisors shall be established for the maintenance of such lights.

1016. STREET NAMES. Street names are subject to the approval of the Board of Supervisors and the local postmasters, and shall: a) continue the name of any street with the same or similar alignment, and b) not duplicate or be closely similar to the name of another street within the Township, the same fire company service district or the same 5 digit zip code area.

1017. REGULATORY SIGNS. The developer shall reimburse the Township for the costs of supplying and installing needed traffic regulatory signs and street name identification signs on public streets. The developer shall be responsible to provide and install signs on private streets. All traffic regulatory signs shall meet current standards of PennDOT.

1018. LANDSCAPING, TREES AND HISTORIC BUILDINGS.

A. Street Trees.

1. Street trees are required to be planted within all land developments and major subdivisions, except: a) for frontage along a single family detached residential lot with a lot area of greater than 2 acres or b) a clearly agricultural lot with a lot area of greater than 10 acres.
 - a. The Planning Commission or any Township Shade Tree Commission may approve other species of trees than those listed below if the applicant proves to the satisfaction of either Commission that the trees would be sturdy, attractive and resistant to disease and road salt.
 - b. A tree required by this Ordinance shall be of one of the following species. This list shall not regulate types of trees that are not required to be planted by this Ordinance.

Deciduous:

Gleditsia triacanthos - Thornless Locust
Acer rubrum - American Red Maple
Acer saccharum - Sugar Maple
Celtis occidentalis - Common Hackberry
Fagus sylvatica - European Beech
Fraxinus pennsylvanica - Green Ash
Fraxinus americana - White Ash
Ginkgo biloba fastigiata - Maiden Hair Tree (male only)
Liquidambar styraciflua - Sweet Gum
Liriodendron tulipifera - Tulip Poplar
Quercus phellos - Willow Oak
Quercus acutissima - Sawtooth Oak
Quercus imbricaria - Shingle Oak
Quercus borealis - Red Oak
Quercus coccinea - Scarlet Oak
Sophora japonica - Chinese Scholar Tree
Quercus macrocarpa - Bur Oak
Quercus alba - White Oak
Quercus montana - Chestnut Oak
Quercus velutina - Black Oak
Tilia americana - American Linden
Tilia petiolaris - Silver Linden
Tilia euchlora - Crimean Linden
Tilia cordata - Little Leaf European Linden
Zelkova serrata - Zelkova

Evergreen:

Ilex opaca - American Holly
Picea abies - Norway Spruce
Picea glauca - White Spruce
Picea omorika - Serbian Spruce
Picea pungens - Colorado Spruce
Pinus nigra - Austrian Pine
Pinus strobus - White Pine

Pinus thunbergi - Japanese Black Pine
Pseudotsuga taxifolia - Douglas Fir
Tsuga canadensis - Canada Hemlock
Tsuga caroliniana - Carolina Hemlock

2. Quality of Trees.

- a. Trees shall be of symmetrical growth, free of insect pests and disease and durable under the maintenance contemplated.
- b. Trees which have died or have become diseased or pest-ridden within 18 months from the time of planting shall be replaced by the developer.

3. Minimum Size. The trunk diameter (measured at a height of 1 foot above the finished grade level) shall be a minimum of 2 inches.

4. Planting and Maintenance.

- a. Trees shall be planted and staked in conformance with good landscaping practices.
- b. Trees adjacent to or within parking areas shall be properly protected from damage by vehicles by raised curbs, raised earth, similar devices and/or sufficient setback.
- c. Required trees shall be properly maintained and shall not be removed by the developer without being replaced by another tree that meets the requirements of this section.

5. Required Number and Spacing of Street Trees.

- a. Within and abutting all land developments and major subdivisions, along any street or any access drive serving more than one commercial, industrial or institutional principal use, an average of 1 street tree shall be required for every 50 feet of distance along the street right-of-way line on each affected side of the street or such access drive.
- b. Spacing. The trees required under this Section shall be spaced throughout the development along the street, but are not required to be planted at exact intervals and may be clustered following an approved plan. Trees shall be located so that they do not restrict sight distance at driveway and street intersections.

6. Location of Street Trees. The trunks of required street trees shall be planted within a street right-of-way but at a minimum of: a) 2 feet from any established curb line or b) 5 feet from the cartway if there will be no curbing where trees are to be planted between the curb and the sidewalk, special consideration shall be given to the species of trees that are planted.

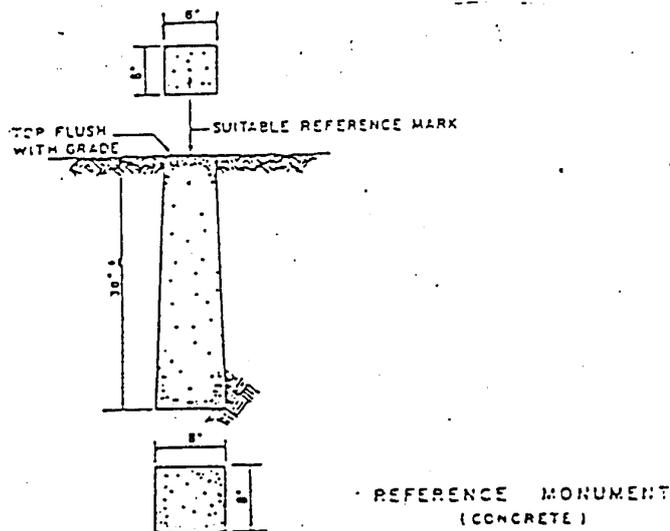
7. Other Requirements. The street trees required under this Section shall be in addition to any trees required under

other Township regulations, including the parking lot landscaping requirements of the Zoning Ordinance.

8. Credit for Existing Trees. If existing healthy mature trees are to be protected and preserved that would, in the determination of the Township Engineer, serve purposes very similar to street trees, they may serve as a credit towards the number of required street trees.
- B. Ground Cover. After completion of construction on a lot, all exposed ground surfaces that are not paved and that are not covered by approved gravel areas or decorative stones or similar material shall be covered by an attractive non-poisonous vegetative ground cover that will prevent soil erosion and the raising of dust.
- C. Buffer Yards. See the requirements for buffer yards in the Township Zoning Ordinance.
- D. Preservation of Existing Trees. See Zoning Section 1516.
- E. Natural and Historic Feature Preservation.
 1. Substantial and sensitive natural features and historic structures and important archaeological sites worthy of protection, as determined by the Board of Supervisors upon the advice of the Planning Commission, shall be respected, incorporated into the design of and reasonably protected in any subdivision or land development.
 2. These features include, but are not limited to natural drainage channels, waterways and falls, large trees, mature groves of trees; highly scenic views and important community landmarks.

1019. MONUMENTS AND LOT PINS.

- A. Monuments.
 1. Location. Permanent reference monuments shall be located at each intersection of rights-of-ways of street(s) constructed by the Developer, at the beginning and ending of all street curves, and at exterior corners of the subdivision or land development, unless an alternate arrangement is approved by the Township Engineer that still permits a surveyor to stake out accurately any building lot shown on the Record Plan.
 2. Type. Reference monuments shall be constructed of steel reinforced portland cement concrete to the dimensions shown in the accompanying sketch or another detail accepted by the Township Engineer.



3. Placement. Reference monuments shall be placed so that the top of the monument is as shown in the accompanying sketch.

B. Lot Pins. All lot corner markers shall be permanently located and shall be at least a 3/4 inch metal pin or pipe with a minimum length of 20 inches, located in the ground to existing grade.

1020. CURBS.

A. Curbs shall be provided along both sides of all public and private streets where deemed by the Board of Supervisors to be necessary, based upon review by the Township Engineer.

B. If curbs are waived, appropriate stabilized drainage channels designed to handle a 25 year storm shall be required along all streets, within the street right-of-way, or drainage easements.

C. All required curbs shall meet the following specifications:

1. Only straight curbs shall be provided. Such curbs shall be of portland cement concrete and be 24 inches deep, 6 inches wide at the top, 8 inches wide at the bottom and have an exposed face between 6 and 8 inches. Such concrete shall meet the minimum 3000 P.S.I. 28 day strength test according to A.S.T.M. standards.

2. Expansion joints shall be provided a minimum of every 30 feet. Each expansion joint shall contain .5 inch premolded bituminous expansion joint materials. Contraction joints shall be provided a minimum of every 10 feet.

3. Gutter design shall be subject to the approval of the Township Engineer based upon standard engineering practices.

1021. PRIVATE STREETS AND FLAG LOTS.

- A. The Board of Supervisors shall determine that the private street is an appropriate and only reasonable method of providing access to proposed lots.
- B. New Private Streets. New private streets may be allowed to serve proposed lot(s) within a major subdivision or major land development providing that the proposed private street meets:
 1. Township construction standards.
 2. Minimum right-of-way standards that would normally apply to a public street.
 3. Maintenance standards are incorporated as set by Section 1021.D.
 4. Safety requirements as set forth by the Township Supervisors. or its designee.
 5. PennDOT's requirement (if applicable) for a Highway Occupancy Permit.

C. Construction Standards for Private Streets.

1. All private streets shall meet all township construction and right-of-way standards that would normally apply to a public street except as follows:

a. Major Subdivisions or Major Land Developments of 5 Lots/5 EDUs or Less

- (1) The Board of Supervisors may permit a minimum cartway width of 18 feet, providing storm water issues are addressed.
- (2) The Board of Supervisors may permit private roads if stabilized as follows:

<u>Proposed Road Grade</u>	<u>Stabilization Required</u>
0 - 5	6" (compacted) stone base
>5% - <8%	6" (compacted) stone base, plus bituminous surface treatment.
>8%	6" (compacted) stone base, plus 2" FB-1 wearing course with seal coat.

All materials and installation procedures shall be pursuant to PennDOT Form 408 as amended.

- (3) The Board of Supervisors shall determine that the streets proposed will be suitable for access by emergency vehicles.

b. Major Subdivisions and Land Developments Greater Than 5 Lots/5 EDUs. Private streets shall meet all township construction and right-of-way standards that would normally apply to a public street.

D. Maintenance Requirements for Private Streets.

Proposals for private streets shall be accompanied by provisions for maintenance as established by recorded covenant(s) or agreement(s). Recorded documents shall include provisions for:

1. Equitable cost allocation to adjoining lot owners or lessees for the repair, maintenance and seasonal attention necessary to keep the private street(s) in an open and accessible condition.
2. A dedicated maintenance account controlled by the lot owners or home owners association may be required by the Board of Supervisors.
3. Collection of repair and maintenance monies from adjoining lot owners and lessees, with provision for enforcement actions.

E. Parking Courts. If individual units of an office park, townhouse, garden apartment or mobile home park development have vehicular access onto a private parking court, that parking court is not required to meet Township construction standards for streets, provided that:

1. the parking court and related access drives have vehicular access onto a public street, and
2. if the development is not a rental development that there be a system to ensure maintenance of the parking court that is acceptable to the Board of Supervisors.

F. Flag Pole Lots. Flag pole lots may be created with the minimum lot width required by the Zoning Ordinance met' at a point that allows a conforming lot to remain between the street and the proposed flag pole lot if the following conditions are met:

1. The lot shall have a minimum of 25 feet of frontage along a public street. This frontage shall be owned in fee simple by the owner of the remainder of the lot, and shall be measured at the street right-of-way line. All portions of the pole (leg) shall have a minimum width of 25 feet.
2. The site plan shall show that such street frontage is capable of accommodating a permanent driveway that meets Township standards (including maximum slope), although such driveway is not required to be constructed at the time of occupancy of the building if an alternative temporary access (such as use of a relative's driveway) is available that is suitable for routine access and emergency vehicles. Such permanent driveway shall be

constructed immediately, as shown on the site plan, if the temporary driveway is no longer available or the easement has been removed with mutual consent of the property owners.

3. The parent lot from which the flag pole lot or lots is/are created as well as all flag pole lots shall meet the minimum standards for a building lot within the zoning district after the proposed subdivision, with one acre minimum buildable sites.
4. Flag pole lots shall only be permitted when the Board of Supervisors, upon recommendation of the Planning Commission, has determined that public street extensions are unwarranted or impractical due to environmentally sensitive features or unique site configurations.
5. The flag pole lot shall only include one single family detached dwelling and its accessory use.
6. The flag pole lot and residual lot(s) or parcel created shall be such so as not to create a concern for public health, welfare or safety.
7. See Section 1402 Zoning Ordinance for additional criteria.

1022. SEDIMENTATION AND EROSION CONTROL.

- A. 1. Any land development or subdivision that will involve the disturbance of more than 1 acre of earth shall be required to submit to the County Conservation District and the Plans Administrator an "Erosion and Sedimentation Control Plan" that will show how the requirements of DEP Title 25 Rules and Regulations, Chapter 102, as amended, will be met. These DEP requirements are hereby made a part of this Ordinance by reference, any violations of these erosion and sedimentation control regulations or an approved erosion and sedimentation control plan shall be a violation of this Ordinance.
2. The Planning Commission may require any land development or subdivision involving more than 5,000 square feet of earth disturbance submit a complete "Erosion and Sedimentation Plan" and have the Plan reviewed by the Township Engineer, at the cost of the Applicant.
3. Compliance with the submitted "Erosion and Sedimentation Control Plan" (and any revisions officially filed with the Township) shall automatically be a condition of any final plan approval, and any building permit.
4. The County Erosion and Sediment Control Handbook shall be used as a resource in soil protection planning and in the review of such plans.
5. The landowner, developer and builder shall be responsible for carrying out the requirements of the Erosion and Sedimentation control Plan during earthmoving activities.

- B. All areas of the subdivision shall be stabilized by seeding or planting. Slopes steeper than 15 percent shall be further protected by mulching which shall be adequately tied down.
- C. Minor subdivisions and projects which disturb less than one (1) acre of earth shall submit an abbreviated erosion and sedimentation control plan (clip) and narrative.

ARTICLE XI

MOBILE HOME PARK DESIGN STANDARDS AND REQUIRED IMPROVEMENTS

1101. APPLICATION.

- A. The requirements in this Article shall apply to a Mobile Home Park which is on' a tract held in single ownership and provides mobile home spaces on a lease or rental basis.
- B. Mobile home parks proposed to be developed for sale of lots shall be designed in accordance with all requirements set forth for single family dwelling residential development.
- C. Every proposed mobile home park shall be submitted, reviewed, approved and recorded as a land development, at a minimum.
- D. Terms. The terms "mobile home" and "manufactured home" shall have the same meaning.

1102. EXEMPTIONS. The following shall not be considered to be a mobile/ manufactured home park, but instead shall be ruled by the applicable sections of this Ordinance and the Zoning Ordinance:

- A. Mobile/manufactured home sales as a principal use, other than sales of mobile homes intended to be placed on the same property as the " sales;
- B. The storage or garaging of mobile homes not being used for living or sleeping purposes within a building or structure;
- C. A single mobile home used as a residence on a lot with no other dwellings; or
- D. A mobile home that is used only as a field office or work or tool house during a construction project, and not for residential purposes.

1103. OTHER REQUIREMENTS OF THIS ORDINANCE. All provisions of this Ordinance shall apply to a mobile/ manufactured home park, except provisions of this Article that specifically differ from or conflict with such provisions. **A** mobile home park in most cases will be considered a "land development" and be required to submit plans and be approved under the provisions of Articles V and VI.

1104. GENERAL STANDARDS AND REQUIREMENTS.

- A. See the Mobile Home Park provisions and the individual mobile home provisions of the Township Zoning Ordinance. All dwelling units shall be served by both public water and public sewer service. There shall be a minimum separation between units of 30 feet.
- B. All mobile homes sites within a mobile home park shall be located on land with an average natural slope of less than 15 percent.

- C. The Mobile Home Park shall have paved access to a paved public street.
- D. All buildings shall be setback minimum of 50 feet from the ultimate or future right-of-way of an arterial or collector street, and 30 feet from the ultimate or future right-of-way of a local street or parking court. If no right-of-way exists, the setback shall be measured from the edge of the cartway.

1105. DESIGN STANDARDS.

A. Access.

- 1. Access to individual mobile home spaces shall be from interior parking courts, access drives, or private streets and shall not be from public streets exterior to the development. Streets within the development providing access to 20 or more dwellings shall have a paved cartway width of at least 26 feet, and other streets shall have a paved cartway width of at least 20 feet.
- 2. All streets within the Mobile Home Park shall be private and be maintained as part of the Mobile Home Park. All construction of streets that serve a minimum of 20 dwelling units shall conform to the construction requirements for streets contained in Section 1004. All construction of access drives and driveways shall meet the requirements of Section 1012.

B. Parking.

- 1. Every mobile home space shall be provided with a minimum of 2 paved off-street parking spaces. In addition, an average of 0.5 off-street parking spaces per dwelling unit shall be provided in convenient locations for visitor parking.
- 2. Parking courts are encouraged to be used for off-street - parking.
- 3. An appropriate area shall be set aside for the parking of recreational vehicles of residents.

C. Other Design Standards and Improvements.

- 1. Every mobile home space shall be graded to provide a level, stable and well-drained stand for the mobile home.
- 2. Every space shall be provided with underground electric, telephone and T.V. Cable (if available) connections. All fuel storage and supply systems shall be constructed and maintained in conformity with the regulations of all authorities having jurisdiction, and if above ground shall adequately be screened with landscaping or a screen wall compatible with the home.

ARTICLE XII

FLOODPLAIN PROTECTION

1201. PURPOSE

- A. To regulate the subdivision and/or development of land within any designated floodplain district in order to promote the general health, welfare and safety of the community;
- B. To require that each subdivision lot in flood-prone areas be provided with a safe building site with adequate access; and that public facilities which serve such uses be designed and installed to preclude flood at the time of initial construction;
- C. To protect individuals from buying lands which are unsuitable for use because of flood by prohibiting the improper subdivision and/or development of unprotected lands within the designated floodplain districts.

1202. GREATER RESTRICTIONS. This Article supplements and is subordinate to Appendix "L" attached hereto.

1203. MUNICIPAL LIABILITY. The grant of a permit or approval of a plan for any proposed subdivision and/or land development to be located within any designated floodplain district shall not constitute a representation, guarantee or warranty of any kind by the municipality or by any official ~ or employee thereof of the practicability or safety of the proposed use, and shall create no liability upon the municipality, its official or employees.

1204. FLOODPLAIN PRE-PLAN PROCEDURES.

- A. Prior to the preparation' of any plans, it is required that prospective developers consult with the Pennsylvania Department of Environmental Protection concerning soil suitability when on-site sewage disposal facilities are proposed.
- B. Prospective developers shall consult the County Conservation District representative concerning erosion and sediment control and the effect of geologic conditions on the proposed development. At the same time, a determination should be made as to whether or not any flood hazards either exist or will be created as a result of the subdivision or development.

1205. FLOODPLAIN PRELIMINARY PLAN SUBMITTALS. The following information shall be submitted for any proposed subdivision or land development proposed in a designated floodplain district and shall be prepared by a registered engineer or surveyor:

- A. Name of engineer, surveyor or other qualified person responsible for providing the information required in this section.

- B. A map showing the location of the proposed subdivision and/or land development with respect to any designated floodplain district including information on the 100 year flood elevations.
 - C. Where the subdivision and/or land development lies partially or completely within any designated floodplain districts or where such activities border on any designated floodplain district, the preliminary plan map shall include the following information:
 - 1. the location and elevation of proposed roads, utilities and building sites, fills, flood or erosion protection facilities.
 - 2. the 100-year flood elevations.
 - 3. areas subject to special deed restrictions.
 - D. All such maps shall show contours at intervals of 2 or 5 feet depending upon the slope of the land and identify accurately the boundaries of the designated floodplain districts.
1206. FLOODPLAIN FINAL PLAN SUBMITTALS. The following information shall be required as part of the Final Plan and shall be prepared by a registered engineer or surveyor:
- A. All information required for the submission of the Preliminary Plan incorporating any changes requested by the Planning Commission.
 - B. A map showing the exact location and elevation of all proposed buildings, structures, roads and public utilities, sewage disposal systems and water supply systems, to be constructed within any designated flood plain district. All such maps shall show contours at intervals of 2 feet and identify accurately the boundaries of the flood-prone areas.
 - C. Submission of the Final Plan shall also be accompanied. by all required permits and related documentation from the Department of Environmental Protection, and any other Commonwealth agency, or local municipality where any alteration or relocation of a stream or watercourse is proposed. In addition, documentation shall be submitted indicting that all affected adjacent municipalities have been notified of the proposed alteration or relocation. The Department of Commerce and Economic Development and the Federal Insurance Administrator shall also be notified whenever any such activity is proposed.
1207. DESIGN STANDARDS FOR IMPROVEMENTS IN DESIGNATED FLOODPLAIN DISTRICTS.
- A. Where not prohibited by this or any other laws or ordinances, land located in any designated floodplain district may be platted for development with the provision that the developer construct all buildings and structures to preclude flood damage in accordance with this and any other laws and ordinances regulating such development.

1. Building sites for residences or any other type of dwelling or accommodation shall not be permitted in any designated floodway district. Sites for these uses may be permitted outside the floodway district if the sites or dwelling units are elevated to the Regulatory Flood Elevation. If fill is used to raise the elevation of a site, the fill area shall extend out laterally for distance of at least 15 feet beyond the limits of the proposed structures.
 2. Building sites for structures or buildings other than for residential uses shall also not be permitted in any designated floodway district. Also, such sites for structures or buildings outside the floodway shall be protected as provided for in 1207.A.1. above. However, the governing body may allow the subdivision and/or development of areas or sites for commercial and industrial uses at an elevation below the commercial and industrial uses at an elevation below the Regulatory Flood Elevation if the developer otherwise protects the area to that height, or assures that the buildings or structures will be flood proofed at least up to that height.
- B. If the Planning Commission determines that only a part of a proposed plan can be safely developed, it shall limit development to that part and shall require that development proceed consistent with this determination.
- D. When a developer does not intend to develop the plan themselves and the Planning Commission determines that additional controls are required to insure safe development, it may require the developer to impose appropriate deed restrictions on the land. Such deed restrictions shall be inserted in every deed and noted on every recorded plan.

**APPENDIX A
WILLIAMS TOWNSHIP
APPLICATION FORM FOR
SUBDIVISION OR LAND DEVELOPMENT**

FOR OFFICE USE ONLY
FILE NUMBER

_____ New Submission _____ Resubmission

Date of Application _____ (to be filled in by Township Staff)

_____ Sketch Plan Review
_____ Preliminary Plan Name of Development _____
_____ Final Plan
_____ Minor Subdivision Location _____
_____ Resubdivision
_____ Boundary Line Adjustment
_____ Planned Residential Development

Land Owner's Name _____ Telephone # _____

Address _____

Applicant's Name _____

Address _____

Plan Preparer's Name _____

Address _____

Total Acreage _____ Number of Lots _____

Water Supply: On lot well: _____ Public: _____ Other: _____

Sewage System: Private (on lot): _____ Public: _____ Other: _____

Submit 3 copies of this form to the Township Staff. A copy will be
receipted and returned to you.

Previous Subdivision or Construction on this tract within the Past 5
Years: _____

WILLIAMS TOWNSHIP
SUBDIVISION/ LAND DEVELOPMENT APPLICATION - Page 2

Any Relevant Zoning Variances/ Special Exception Approvals on this Tract (and dates):

Application Fees Paid:

1. Check to Williams Township _____
2. Check to Lehigh Valley Planning Commission _____

I HEREBY ACKNOWLEDGE AND REQUEST REVIEW OF THIS APPLICATION

Applicant's Signature _____

I HEREBY AUTHORIZE THE PLANNING COMMISSIONERS, BOARD OF SUPERVISORS MEMBERS, TOWNSHIP ENGINEER, CODE ENFORCEMENT STAFF AND ANY TOWNSHIP WETLANDS CONSULTANT TO ENTER THE EXTERIOR PREMISES OF THIS PROPERTY, BETWEEN 9 A.M. AND 8 P.M. AT THEIR OWN RISK, WHILE THIS PLAN IS BEING CONSIDERED FOR APPROVAL, AS NEEDED TO DETERMINE COMPLIANCE WITH TOWNSHIP ORDINANCES (Optional)

Applicant/Land Owner's Signature _____

(Lower Half of Page For Township Use Only)

Initial Review Received From Township Engineer: _____ (check off)
Reviewed by Zoning Officer: _____ (write in date)
Reviewed by Sewage Enforcement Officer: _____ (write in date or "NA")

Lehigh Valley Planning Commission Review: Date Sent to _____
Date Review from _____

Final Action by Township Planning Commission: Date: _____

Action Taken: _____

Final Action by Board of Supervisors: Date: _____

Action Taken: _____

Date Applicant Notified of Board of Supervisors Final Action:

Township Staff Initial Review Comments: _____

APPENDIX B
PLAN PREPARER'S STATEMENTS; OWNER'S STATEMENT;
APPROVAL/REVIEW BLOCK FORMS

B.1 PLAN PREPARER'S STATEMENTS. - Model Forms.

I, _____, a registered surveyor of the Commonwealth of Pennsylvania, do hereby certify that the Plan, prepared from a field survey on _____, 19_____, correctly represents the property boundary of the proposed subdivision or land development.

Date Registered Surveyors' Signature

I, _____, a registered surveyor, registered landscape architect or licensed professional engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans and supporting documentation are true and accurate, to the best of my knowledge.

Date Plan Preparer's Signature

Address Printed Name

B.2 OWNER'S STATEMENT. - Model Form.

We, the owners of the land involving the accompanying plans, being duly sworn according to law, state that we are the majority owners or are the authorized officers of the corporation that are the majority owners of this property in peaceful possession of it, and that there are no suits pending affecting the title of same, and that we acknowledge and endorse the accompanying plans and that we will propose a record plan for recording (as applicable), after receiving all required municipal approvals.

OWNER'S OR AUTHORIZED CORPORATE OFFICER'S SIGNATURES

Printed Name Printed Name

SWORN AND SUBSCRIBED BEFORE THIS _____ DAY OF _____, 19_____

NOTARY SEAL _____
NOTARY PUBLIC

B.3 APPROVAL/REVIEW BLOCK.

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

Lehigh Valley Planning Commission Staff Person Responsible
for Review

Date

REVIEWED BY THE TOWNSHIP ENGINEER

Township Engineer

Date

REVIEWED BY THE WILLIAMS TOWNSHIP PLANNING COMMISSION

Chair

Date

Secretary

Date

APPROVED BY RESOLUTION OR MOTION OF THE WILLIAMS TOWNSHIP BOARD
OF SUPERVISORS AND ACCEPTED FOR RECORDING

Chair

Date

Secretary

Date

B.4 WETLAND STATEMENT FOR ALL SUBMITTED PLANS

"By approval of this Plan, the Township of Williams has neither confirmed nor denied the existence and/or extent of any wetland areas whether or not delineated on the said Plan and any encroachment thereon for any reason whatsoever shall be the sole responsibility of the subdivider and/or developer, his heirs and assigns and shall be subject to the jurisdiction of the Corps of Engineers and/or the Pennsylvania Department of Environmental Resources and the said encroachment shall conform to the rules and regulations of the jurisdictional agencies."

APPENDIX C

DRAINAGE COVENANT AND OFFER/ ACCEPTANCE OF DEDICATION

C.1 STANDARD DRAINAGE COVENANTS AGREEMENT. - Model Form.

The Owner(s) for themselves, their heirs, executors, administrators, and successors and assigns do hereby covenant to bind themselves, their heirs, executors, administrators, successors, and assigns and the lands described in the plan entitled _____ to faithfully perform all of the following requirements:

1. The Owner(s) shall be responsible for stabilization and reconstruction (to approved design grades and Specifications) of all drainage facilities and detention basins within an owner's lot, which because of construction activities, grading, or stripping of vegetation on the owner's lot has caused damage to said improvements.
2. All drainage and detention basin easements shown on this plan shall be maintained in a grassed or otherwise improved condition, in accordance with the grades and designs shown on the approved development plans for this project. All these easements shall be kept free of all obstructions, including but not limited to, such obstructions as fill, temporary or permanent structures, and plants (other than grass). Fences may be constructed within these easements, within the requirements of other Township Ordinances, provided that the fence is of a type and location that will not impede the flow of stormwater, and provided that the owner(s) shall be bound to remove such fence at the owner(s) expense and without compensation to the owner(s) if determined by the Township to be necessary to allow work within the easement. The maintenance of all such easements shall be the responsibility of the current lot owner(s) at any point in time, including future owner(s).
3. Whenever sedimentation is caused by stripping vegetation, grading or - other earth moving activities, it shall be the responsibility of the Owner(s) to remove the sedimentation from all adjoining surfaces, drainage systems and watercourses, and to repair any damage at the Owner(s)'s expense.
4. The Owner (s) shall make provision for and be personally responsible for strict compliance with all of the aforesaid covenants, and any other agreement contained in any and all agreements with the Township. Upon failure by the Owner(s) to comply within the time period specified by oral or written notice, or in the event the Township, in its sole and absolute discretion determines the work to be on an emergency nature, the Township may perform such work as may be necessary in its sole and absolute discretion to bring the Owner(s) into compliance at the Owner(s) expense and the Owner(s) shall be charged for said expense, plus a 20% surcharge for the Township's administrative expenses, plus any costs expended by the Township if a municipal lien or suit in assumpsit or equity is filed, which expense the Owner(s) hereby agree to assume and pay.

I accept this Standard Drainage Covenants Agreement

Owner's Signature

Date

Attest

C.2 OFFER OF DEDICATION. - Model Form.

The undersigned owner(s) offer to dedicate to the Williams Township for public use and ownership all street rights-of-way, utility easements and all public improvements to be constructed within their limits and within any proposed public open spaces, as shown and/or noted on the official approved final plans.

Date Signature of Owner Signature of Owner

C.3 ACCEPTANCE OF DEDICATION PLAN NOTATION. - Model Form.

THE BOARD OF SUPERVISORS OF WILLIAMS TOWNSHIP HEREBY ACCEPT THE STREET RIGHT(S)-OF-WAY INDICATED HEREON FOR PUBLIC USE.

Chair, Board of Supervisors Date

Township Secretary Date

APPENDIX D

STORM WATER RUNOFF CALCULATION

D.1 ACCEPTABLE METHODS Acceptable methods for computing storm water runoff quantities are:

- Rational Method (up to 20 acres)
- SCS TR 55
- PSRM

D.2 VALUES OF RUNOFF COEFFICIENT "C"

Coefficient "C" used for the calculation of runoff shall be based on the anticipated ultimate use of the land. Accepted "C" values to be used are found in Chart D.2(a).

D.3 VALUES OF STORM INTENSITY "I"

The values of "I" in inches per hour shall be in accordance with Chart D.3(a) for the area.

D.4 RUNOFF VELOCITIES

Unless another method, chart or values are permitted by the Township Engineer, the following chart shall be used in determining average runoff velocities.

For overland flow up to 300 feet, use Chart D.4(a).

For shallow concentrated flow, use Chart D.4(b)

D.5 VELOCITY OF FLOW IN OPEN CHANNELS

A. The velocity of flow in open channels, and in closed drains not under pressure, shall be determined by Manning's velocity equation:

$$v = \frac{1.486}{n} (a/p)^{2/3} s^{1/2}$$

v = velocity in feet per second
n = coefficient of roughness
a = cross-section area of structure
p = perimeter of the wetted channel
s = slope in feet per foot

B. The coefficient of roughness, "n", shall be as follows unless otherwise approved by the Township Engineer.

Material/Ground Cover	Roughness Coefficient ("n")
Concrete pipe	.012
Corrugated steel pipe:	See table below
Vitrified clay pipe	.012
Cast iron pipe	.013
Brick sewer	.015
Asphalt pavement	.015
Concrete pavement	.014
Grass swales	.04
Earth	.02
Gravel	.02
Rock	.035
Cultivated areas	.03 to .05
Dense brush	.07 to .14
Dense woods with little undergrowth	.10 to .15

Material/Ground Cover	Roughness Coefficient ("n")
Streams:	
- some grass and weeds, little brush	.03 to .035
- dense growth of weeds	.035 to .05
- some weeds, heavy brush on banks	.05 to .07

Values of Coefficient of Roughness ("n")
for Standard Corrugated Steel Pipe
(MANNING'S Formula)

Corrugations	Helical						
	1 1/2" x 1/4"		2 2/3" x 1 2/3"				
	8"	10"	12"	18"	24"	36"	48"
Unpaved	.012	.014	.011	.014	.016	.019	.020
25% Paved					.015	.017	.020
Fully Paved					.012	.012	.017
Corrugations	Helical - 3" x 1"						
	36"	48"	54"	60"	66"	72"	
Unpaved	.021	.023	.023	.024	.025	.026	
25% Paved	.019	.020	.020	.021	.022	.022	
Fully Paved	.012	.012	.012	.012	.011	.012	

D.6 PERMISSIBLE STREAM VELOCITIES IN OPEN CHANNELS

The values found in Chart D6(a) shall be used.

D.7 CALCULATIONS

See Section 1008.B.

D.8 SOIL COVER COMPLEX VALUES

The values in Chart D.8(a) and D.8(b) shall apply if the soil Cover Complex Method is used.

Chart D.2(a)

RUNOFF COEFFICIENTS FOR THE RATIONAL METHOD*												
HYDROLOGIC SOIL GROUP AND SLOPE RANGE**												
LAND USE	A			B			C			D		
	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+
Cultivated ^a	0.18 0.23	0.23 0.29	0.28 0.34	0.24 0.30	0.29 0.36	0.33 0.40	0.30 0.36	0.34 0.41	0.38 0.45	0.33 0.39	0.37 0.44	0.41 0.48
Pasture ^b	0.09 0.12	0.13 0.17	0.17 0.23	0.19 0.24	0.24 0.30	0.29 0.36	0.27 0.33	0.31 0.38	0.36 0.43	0.31 0.37	0.35 0.42	0.39 0.46
Meadow, Lawn ^c	0.05 0.07	0.08 0.12	0.12 0.17	0.15 0.19	0.20 0.25	0.24 0.30	0.23 0.28	0.28 0.34	0.32 0.39	0.28 0.33	0.32 0.39	0.36 0.43
Forest, Woods	0.03 0.04	0.05 0.08	0.08 0.12	0.11 0.15	0.16 0.21	0.20 0.26	0.20 0.25	0.25 0.31	0.29 0.36	0.25 0.31	0.30 0.37	0.34 0.41
Gravel	0.24 0.30	0.29 0.36	0.33 0.40	0.32 0.38	0.36 0.43	0.40 0.47	0.35 0.42	0.39 0.46	0.43 0.50	0.37 0.44	0.41 0.48	0.44 0.51
Parking, Other Impervious	0.72 0.84	0.76 0.88	0.80 0.92	0.72 0.84	0.76 0.88	0.80 0.92	0.72 0.84	0.76 0.88	0.80 0.92	0.72 0.84	0.76 0.88	0.80 0.92
Residential, Commercial, Industrial And Other "Developed"	Runoff coefficients should be calculated based upon weighted average of impervious area coefficients and pervious area coefficients from above based upon soil type, slope and the particular development proposal.											

*Based on Rossmiller Equation for translating NRCS curve numbers into Rational Method 'c' values.

**Hydrologic Soil Group based on the county soil survey latest edition.

a—Runoff coefficients for storm recurrence intervals less than 25 years.

b—Runoff coefficients for storm recurrence intervals of 25 years or more.

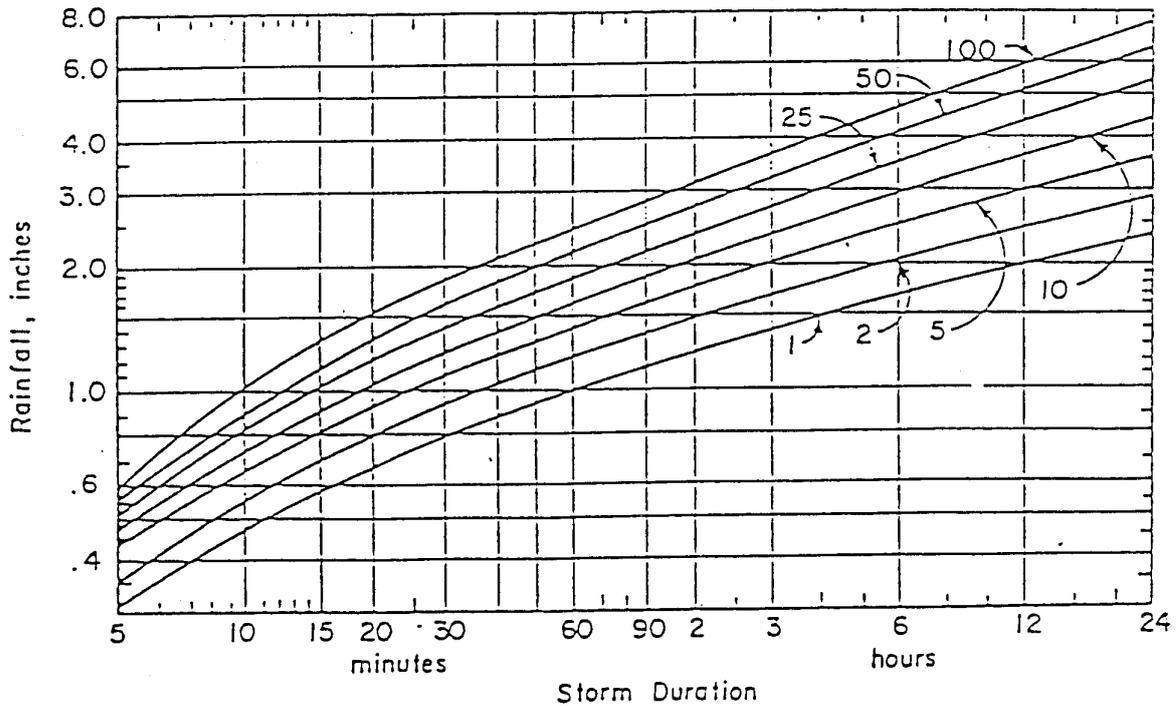
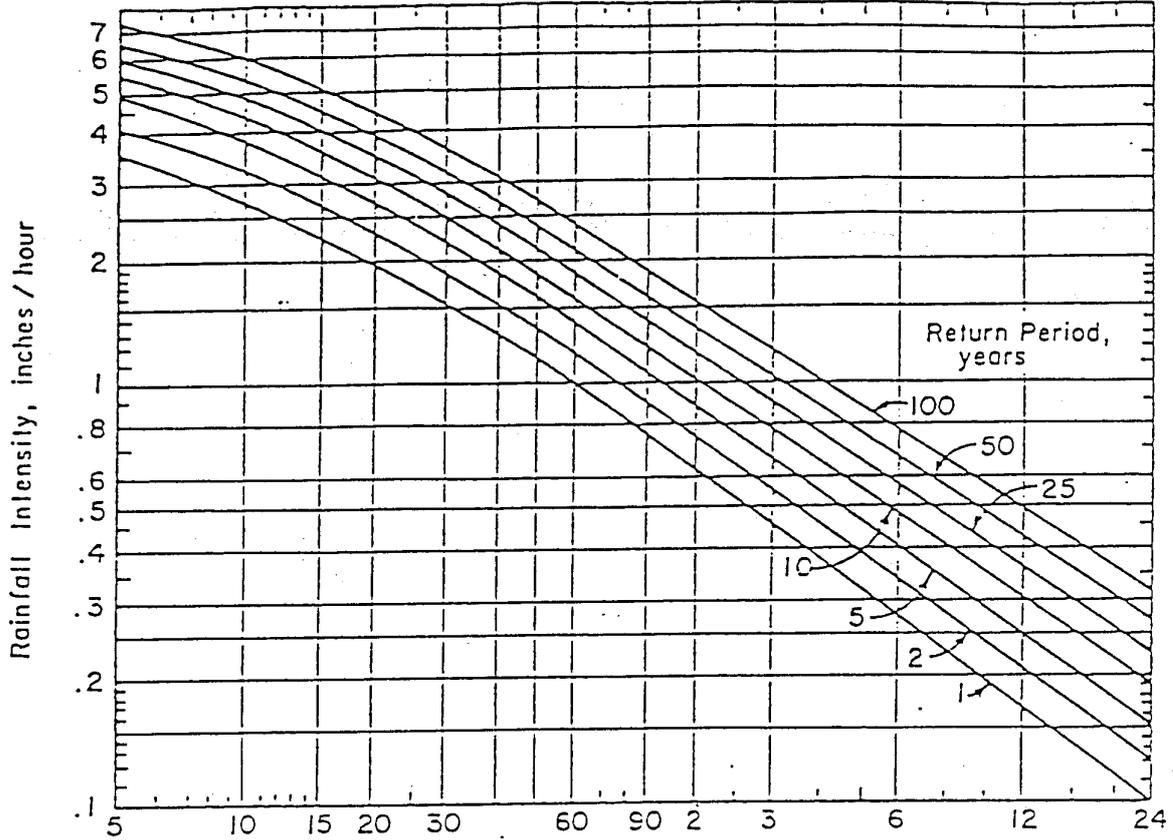
c—Represents average of cultivated land with and without conservation treatment from TR-55, January 1975. These values are consistent with several categories of cultivated lands from TR-55, June 1986.

^aRepresents grasslands in fair condition with 50% to 75% grass cover.

^cRepresents grasslands in good condition with greater than 75% grass cover.

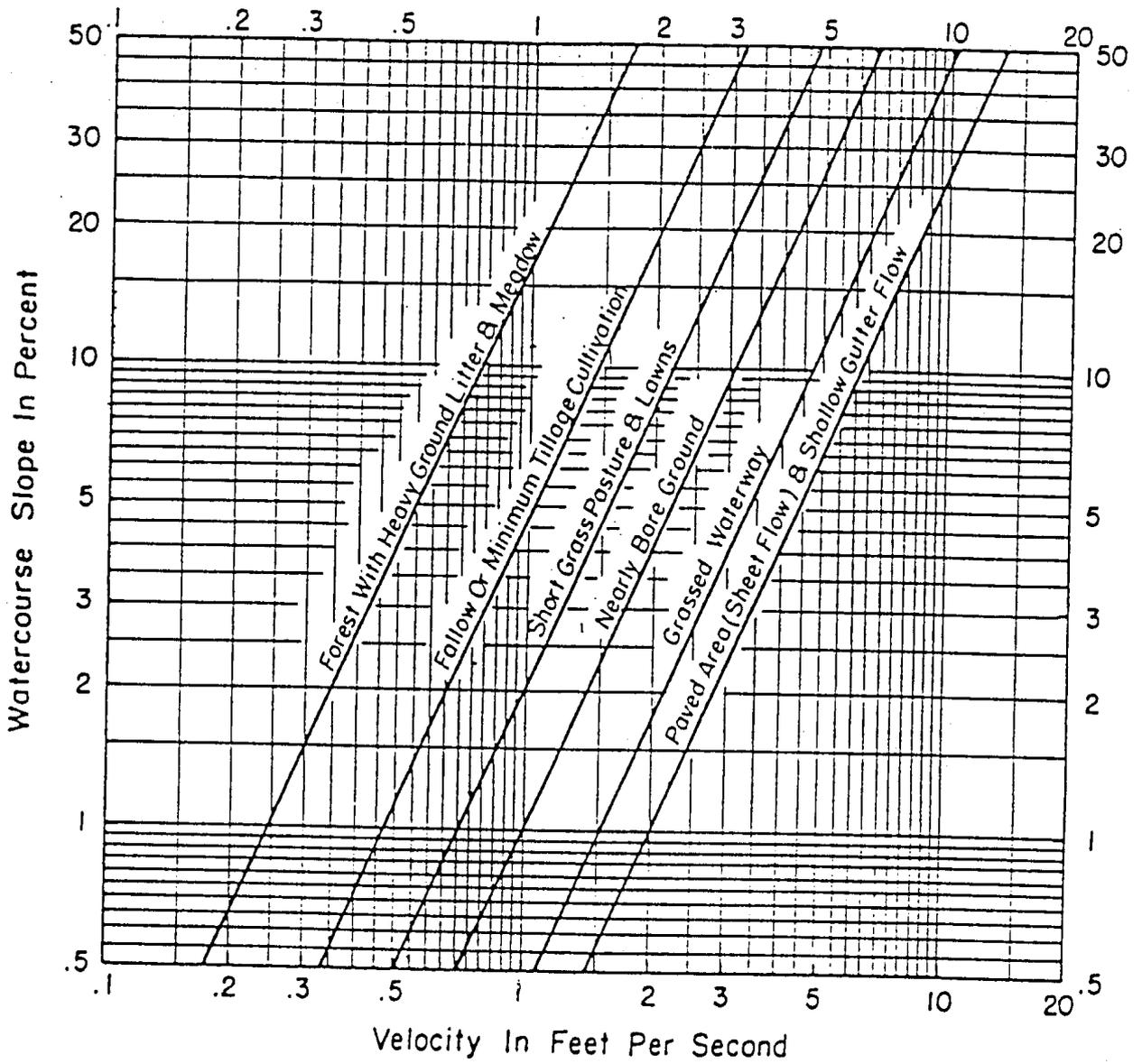
Chart D.3(a)

INTENSITY-DURATION-FREQUENCY CURVES*



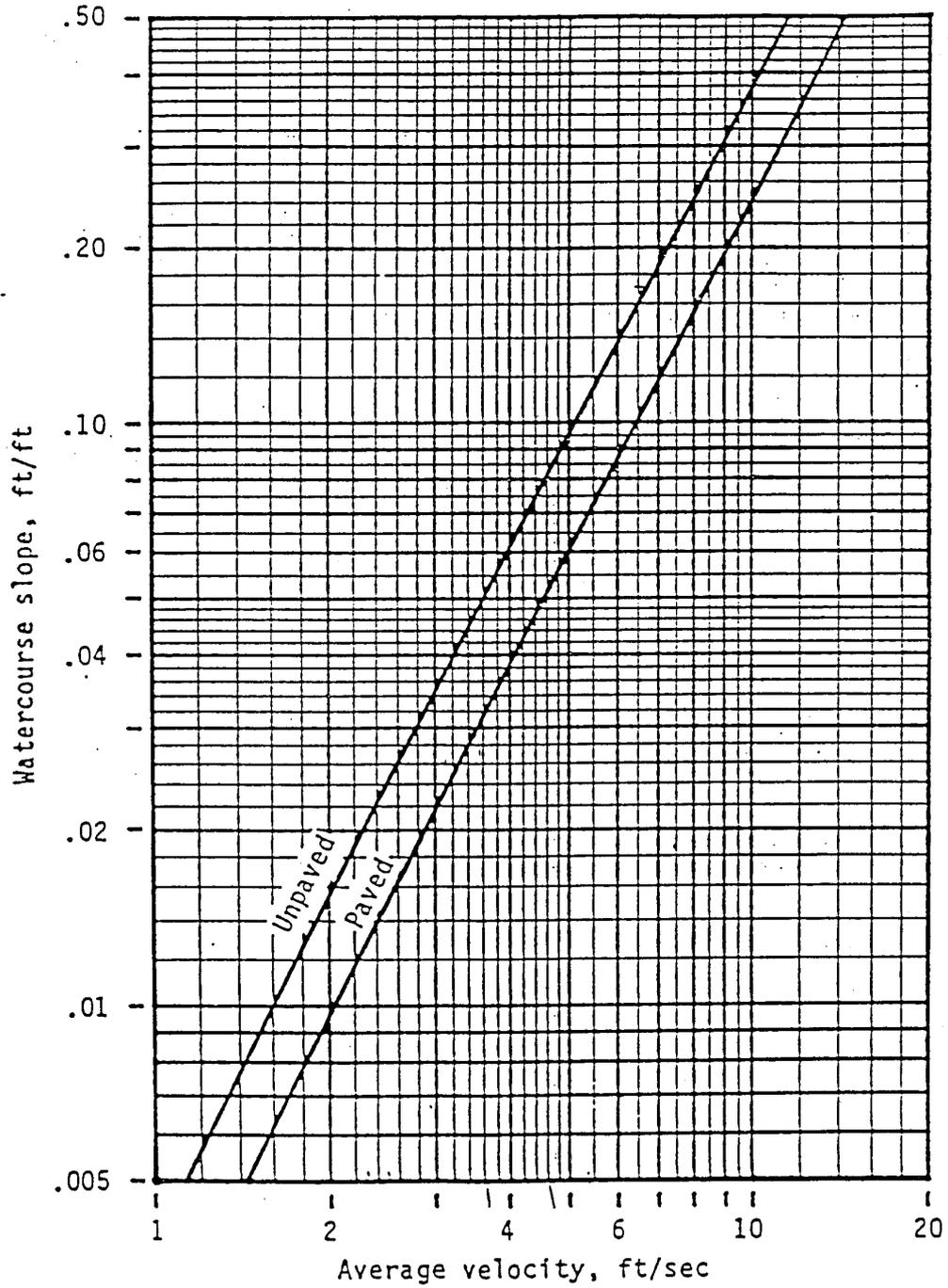
*Source: Pennsylvania Dept. of Transp. Design Rainfall Curves (1986).

Chart D.4(a)



Average velocities for estimating travel time for overland flow. [After SCS TR-55, 1975].

Chart D.4(b)



Average velocities for estimating travel time for shallow concentrated flow.

D-7

3-2 + 0

Am. ...

(210-VI-TR-55, Second Ed., June 1956)

D-7

Chart D.6(a)

PERMISSIBLE VELOCITIES FOR SELECTED CHANNELS

CHANNEL LINING	PERMISSIBLE CHANNEL VELOCITY (FEET PER SECOND)
Vegetation ¹	
Grass Mixture	4.0 - 5.0
Kentucky Bluegrass	5.0 - 7.0
Kentucky 31 Tall Fescue	3.0 - 6.0
Red Clover or Red Fescue	2.5 - 3.5
Red Top	2.5 - 3.5
Red Canarygrass	3.0 - 4.0
Sericea Lespedeza	2.5 - 3.5
Sudan Grass	2.5 - 3.5
Weeping Lovegrass	2.5 - 3.5
Bare Earth, Easily Eroded ²	
Fine Sand	1.5
Sand Loam	1.75
Silt Loam or Alluvial Silts, Loose	2.0
Firm Loam	2.50
Bare Earth, Erosion Resistant ²	
Fine Gravel	2.5
Stiff Clay or Alluvial Silts, Firm	3.75
Loam to Cobbles (Graded)	3.75
Silt to Cobbles (Graded or Course Gravel)	4.0
Cobbles and Stones or Shales and Hardpans	6.0
Rock Lined	
6" Rip Rap	9.0
9" Rip Rap	11.5
12" Rip Rap	13.0

¹ Maximum permissible velocities dependent on soil erodibility and slope.

² Maximum permissible velocities in bare earth channels - for straight channels where slopes <0.02 ft./ft.

Source: Department of Environmental Protection, *Erosion and Sediment Pollution Control Program Manual*, April 1990.

RUNOFF CURVE NUMBERS AND PERCENT IMPERVIOUSNESS VALUES*

Chart D.8(a)

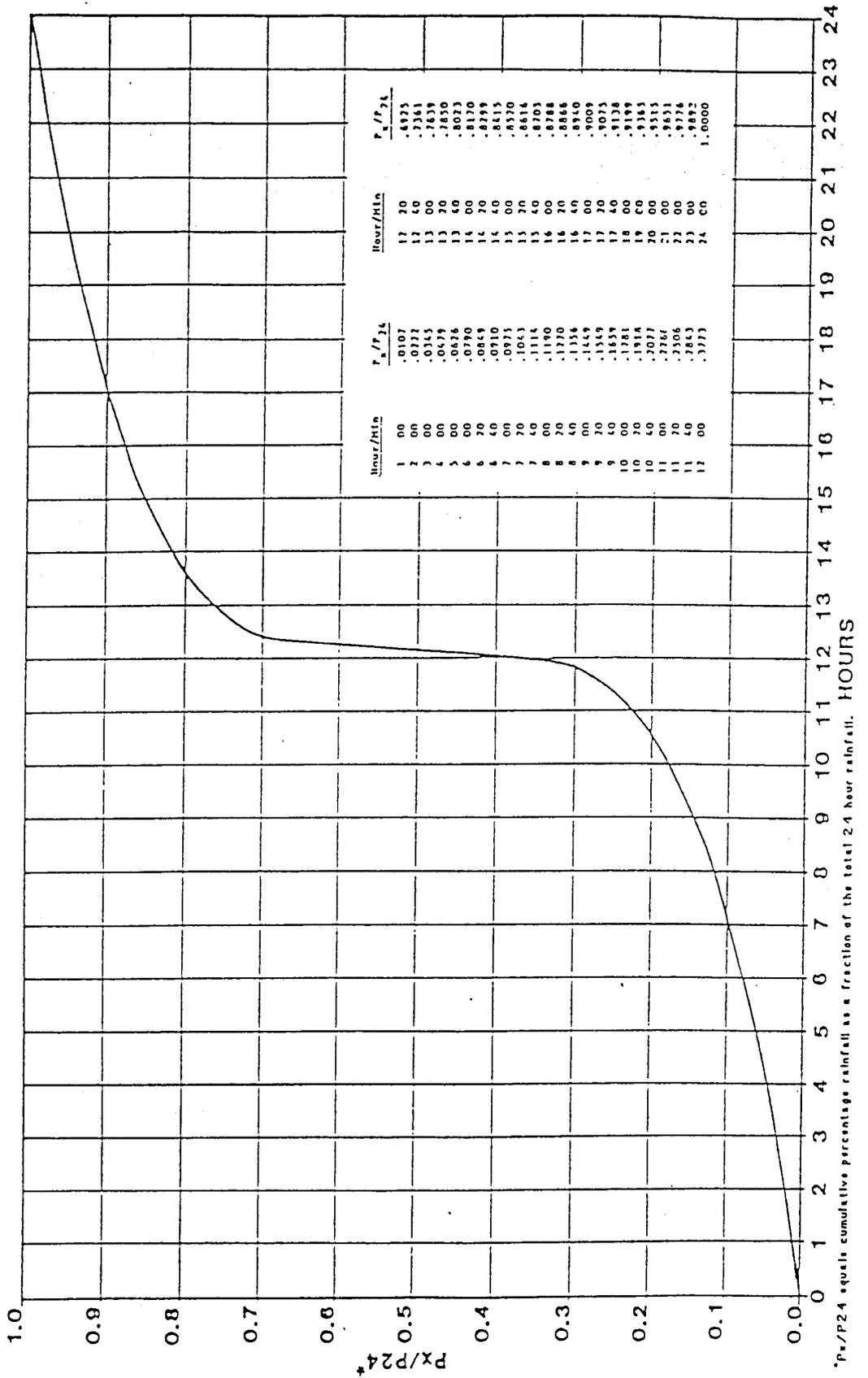
CoverDescription		Curve numbers for hydrologic soil group**			
Land Use/Cover Type	Average percent impervious area	A	B	C	D
Open Space(lawns, parks, golf courses, cemeteries, etc.):					
Good condition (grass cover greater than 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches including right-of way)		83	89	92	93
Gravel (including right-of way).		76	85	89	91
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (townhouses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Woods		30	55	70	77
Agriculture		Refer to Table 2-2b in source document TR55) by crop type and treatment.			

*Source: Natural Resources Conservation Service Technical Release No. 55, Second Edition, June 1986.

**Hydrologic Soil Group based on the Northampton County Soil Survey latest edition.

Chart D.8(b)

SCS TYPE II RAINFALL DISTRIBUTION



APPENDIX H

CENTRAL WATER SYSTEM PERFORMANCE STANDARDS

Refer to the Township's free standing ordinance in effect.

APPENDIX I

WELL SYSTEMS PERMITTING AND PERFORMANCE STANDARDS

Refer to the Township's free standing ordinance in effect.

APPENDIX J

ON-LOT SEWAGE DISPOSAL SYSTEMS
PERMITTING AND PERFORMANCE STANDARDS

Refer to the Township's free standing ordinance in effect.

APPENDIX K

CENTRAL SEWAGE SYSTEM
PERFORMANCE STANDARDS

Refer to the Township's free standing ordinance in effect.

APPENDIX L

FLOOD PLAIN ORDINANCE

Refer to the Township's free standing ordinance in effect.

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