

**UPPER MOUNT BETHEL TOWNSHIP, NORTHAMPTON COUNTY, PA
MAJOR SUBDIVISION - LAND DEVELOPMENT PLAN
PRELIMINARY PLAN CHECKLIST***

YES NO**

GENERAL SUBMISSION ITEMS - Does the submission include:

- | | | | |
|-----|-----|----|---|
| ___ | ___ | 1. | Seven (7) copies of completed Application Form? |
| ___ | ___ | 2. | Seven (7) copies of Final Plan Checklist? |
| ___ | ___ | 3. | Eighteen (18) copies of the Preliminary Plan (Prints)? |
| ___ | ___ | 4. | Five (5) sets of Supportive Documents? |
| ___ | ___ | 5. | Review letter from Northampton County Soil Conservation District? |
| ___ | ___ | 6. | Review letter from Penn DOT (if applicable)? |
| ___ | ___ | 7. | Review letter from PA DEP and appropriate Utility \ Companies? |
| ___ | ___ | 8. | The required fee (in accordance with Township Fee Schedule)? |

PLANS REQUIRED

- | | | | |
|-----|-----|-----|----------------------------------|
| ___ | ___ | 9. | Layout Plan? |
| ___ | ___ | 10. | Grading and Storm Drainage Plan? |
| ___ | ___ | 11. | Utility Plan? |
| ___ | ___ | 12. | Erosion and Sedimentation Plan? |
| ___ | ___ | 13. | Road Plans .Profiles? |
| ___ | ___ | 14. | Sanitary Sewer Plan .Profiles? |
| ___ | ___ | 15. | Storm Sewer Plan .Profiles? |
| ___ | ___ | 16. | Construction Details? |
| ___ | ___ | 17. | Landscaping and Lighting Plan? |
| ___ | ___ | 18, | Natural Features/Resource Plan? |

SPECIFIC PLAN REQUIREMENTS

Drafting Standards: Does the Plan have:

- | | | | |
|-----|-----|-----|--|
| ___ | ___ | 19. | Plan drawing at a size of 18" x 24" , 24" x 36" or 36" x 48"? |
| ___ | ___ | 20. | A scale of 1" = 50' or 1" = 100'? |
| ___ | ___ | 21. | Profiles drawn at a vertical scale of
Five feet (5') per inch or ten feet (10') per inch (for horizontal
scale of 1" = 50') or |

~ Ten feet (10') per inch (for horizontal scale of 1" = 100')?

NOTE: -This checklist is prepared to assist the applicant and/or the engineer in preparing the submission. It is not intended to be an exhaustive list. The applicant and/or the engineer is directed to thoroughly review the Township SALDO to be certain all submission requirements have been met.

Insert N/A" if not applicable.

22. Dimensions set in feet and decimal part thereof and bearings in degrees, minutes and seconds? Curve data to include radius, arc, length, tangent length and chord bearing and distance.

___ 23. Sheets numbered and show relationship to the total number of sheets? ___

___ 24. An adequate legend indicating clearly which features are existing and which are proposed?

___ 25. Revisions noted and dated?

26. A boundary line shown as a solid heavy line?

GENERAL INFORMATION: Does the Plan have:

___ 27. A title "Preliminary Plan"?

___ 28. Sheet title (e.g. "Layout Plan")?

___ 29. Name and location of subdivision or land development?

___ 30. Graphic and/or written scales?

___ 31. Date of plan and all subsequent revision dates? (Day, Month and Year)

32. Name, address, signature and seal to Engineer's Statement of the licensed engineer, surveyor, architect or landscape architect responsible for preparation of the Plan? (See Appendix A of SALDO, Sec. 800.1)

32A. Engineer's Statement for revisions, corrections and re-submissions? (See Appendix A of SALDO, Sec. 800.4)

INFORMATION REQUIRED ON ALL LAYOUT PLANS, GRADING AND STORM DRAINAGE PLANS, UTILITY PLANS AND EROSION AND SEDIMENTATION PLANS.

GENERAL INFORMATION: Do the Plans have:

___ 33. North arrow?

___ 34. Site boundaries with survey precisions of 1 in 10,000 or better; and, closed and balanced?

___ 35. Boundaries of all adjoining properties with names of

landowners?

- ___ 36. Location and type of existing monuments?
___ 37. Information for remaining parcels containing less than ten (10) acres?

NATURAL FEATURES: Do the Plans show:

- ___ 38. Location of natural features on the site and within one hundred (100') feet from the site being subdivided or developed.
___ 39. Slope areas (15 to 25%, over 25%)?
40. Location and extent of various soil types with SCS classifications and DEP definitions for each and 100-year floodplain, floodway, and flood prone (if mapped)?
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41. Forested areas?
42. Watercourses, lakes and wetlands (with names, if any)?

MAN-MADE FEATURES: Do the Plans include the location of the following man-made features on the site being subdivided or developed and within 100 feet of the site:

43. Streets and rights-of-way (including name and right-of-way widths) on the site and on immediately adjacent tracts?
___ 44. Existing lot layout on the site and on immediate adjacent tracts?
___ 45. Historic sites or structures (including name and description)?
___ 46. Sewer lines, storm drains and culverts?
___ 47. Bridges?
48. Utility easements, restrictive covenants and easements for purposes which might affect development?
49. Rock outcrops, stone fields and stone rows?

PROPOSED FEATURES: Do the Plans show:

50. Layout of streets with centerlines, cartways and right-of-ways, and proposed names?
___ Layout of lots (closed and balanced) with identification numbers?
___ Building setback lines from all lots lines?

The arrangement and use of buildings and parking areas in non-residential developments and planned residential developments along with all necessary dimensions and number of parking spaces (elevations and perspective sketches of proposed buildings are encouraged)?

54. Rights-of-way, restrictive covenants, and easements for all drainage, utilities or other purposes which might affect development?

___ Sidewalks and pedestrian paths? ___ Open space areas?
___ Recreation facilities?

Proposed monuments with reference to proposed improvements and proposed final contours?

___ 59. Well location?

60. Driveway location for each lot must be built to meet the

Highway

Occupancy Permit Ordinance?

___ 61. Available and adequate sight distance for each proposed driveway?

___ 62. Primary leach field?

___ 63. Secondary leach field?

___ 64. Soil probe location?

___ 65. Percolation test location?

___ 51. ___ 52.

53.

___ 55.

___ 56.

___ 57.

58.

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LAYOUT PLAN: Does the Layout Plan have:

___ 66. Name and addresses of all landowners (as recited in existing deed)?

___ 67. Names and addresses of developers?

___ 68. Name and addresses of corporate officers and major shareholders?

- ___
- 69: Name and addresses of adjoining property owners?
70. Owners Statement of Acknowledgement? (See Appendix A of SALDO),
- ___ Owner acknowledgement and statement contained in Section 800.2 before an officer authorized to take acknowledgments?
- ___ Seal of a notary public or other qualified officer?
- ___ Statement describing the intended use of the properties?
71. Approval/review signature blocks?
- ___ Township Supervisors (Chairman, Secretary)?
- ___ Township Planning Commission (Chairman, Secretary)?
- ___ Township Engineer?
- ___ Lehigh Valley Planning Commission?
- ___ 3" x 5" Approval or Review Block? (See Appendix A of SALDO, Sec. 800.3)
72. Location map at a scale of 1" = 800' showing the relation of the site to adjoining properties, streets, zoning district boundaries, and municipal boundaries within 1000 feet?
73. Project Summary List?
- Total acreage of site?
- ___ Applicable zoning district(s)?
- ___ Total number of lots in development?
- ___ Density of dwelling units per acre?
- Required lot size?
- Proposed lot size?
- ___ Open space required?
- ___ Open space proposed?
- Type of water system?
- Type of sanitary sewage disposal system?
- ___ Lineal feet of new road?
- ___ Present Deed Reference - Volume and Page(s)?
- Northampton County Uniform Parcel Identifier Number
- (tax map, block and lot)?
- ___ Required building setbacks?
74. Approximate dimensions, and areas of lots expressed in both square feet and acres?

Streets (Nos. 75-79)

75. Cartway and right-of-way width?
76. Centerline with bearings, distances, horizontal curve data and stations corresponding to the profile?
- ___ 77. Right-of-way and curb lines with horizontal curve radii at intersections? ___
- ___ 78. Beginning and end of proposed construction?
79. Tie-ins by courses and distances to intersection of all public roads, with their names and widths of cartway and right-of-way.

GRADING AND STORM DRAINAGE PLAN: Does the Plan indicate:

80. Existing and proposed contour lines at intervals of either two feet (2') (if slope is 15d/100 or less) or five feet (5') (if slope is over 15%)?
81. Contour intervals based on a field survey or photogrametric profile? a scale of 1" = 100' or larger?
82. Permanent Benchmark?
83. Street centerline data and stations corresponding to the profile?

Storm Drainage

- ___ 84. Location and size of facilities with stations corresponding to the profile?
- ___ 85. Location of inlets with invert elevation of flow line and grade at the top of each inlet?
- ___ 86. Watershed areas for each drainage structure, swale or point of concentration?
- ___ 87. Property lines and ownership with details of easements where required?
- ___ 88. Beginning and end of proposed construction?
- ___ 89. Location of all other drainage facilities and public utilities in the vicinity of storm drain lines?
- ___ 90. Hydraulic design standards for culverts, bridge structures and/or other storm facilities?
- ___ 91. Location and size of proposed drainage swales?

UTILITY PLAN: Does the Utility Plan show:

(If on-lot sanitary sewage disposal systems are proposed?)

- feet (2') (if
system?
field?
- 92. Existing and proposed contour lines at intervals of either two slope is 15% or less) or five feet (5') (if slope is over 15%)?
 - 93. Proposed location of well including distance from sewage
 - 94. Proposed or typical location of dwelling?
 - 95. Proposed location of subsurface disposal field and alternate

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- 96. Location of percolation test holes with average perk rate and soil probe pit?
- 97. Permanent and seasonal high water table areas?

(If centralized sanitary sewers are proposed?)

- profile?
grate at the
where required?
the vicinity of
- ___ 98. Location and size of line with stations corresponding to the
 - ___ 99. Location of manholes with invert elevation of flow line and top of each manhole?
 - ___ 100. Property lines and ownership, with details of easements
 - ___ 101. Beginning and end of proposed construction?
 - ___ 102. Location of laterals?
 - ___ 103. Location of all other drainage facilities and public utilities in sanitary sewer lines?

(If centralized water system is being proposed?)

- ___ 104. Location and size of waterline?
- ___ 105. Location of fire hydrants?
- 106. Plans pertaining to water source?

(If on-lot water system is being proposed?)

- 107. Location of all wells (existing and proposed)?
- 108. Street lighting and any lighting affiliated with the plan including lighting

and related

for landscaping, parking lots, buildings, walkways, security

lighting?

___ Type of lighting poles or fixtures?

___ Size of lighting poles or fixtures?

___ Height of lighting poles or fixtures?

___ Amount of lumens generated?

EROSION AND SEDIMENTATION PLAN (If Required'): Does the Plan:

109. Comply with regulations of the Northampton County Conservation District?
110. Use storm water runoff calculations governed by the parameters set forth in this Ordinance.
111. Comply with all requirements for NPDES permit (if applicable to project)?

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ROAD PROFILES: Do the road profiles include:

112. Plans and profiles on the same sheet?
113. Profile of existing ground surfaces along centerline of street?
114. Proposed centerline grade with percent on tangents and elevations at fifty foot (50') intervals?
115. All vertical curve data including length, elevations and minimum sight distance as required?

SANITARY SEWER AND STORM DRAIN PRQFILES: Do the profiles include:

116. Profile of existing ground surface with elevations at top of manholes or inlets?
117. Profile or storm drain or sewer showing type and size of pipe, grade, cradle, manhole and inlet locations and invert elevations along flow line?

- 118. All lines crossing of other utilities?
- 119. Invert elevations along flow line at manholes, inlets, and at line crossing of other utilities?
- ___ 120. Stationing of proposed features correspond to street centerline?

CONSTRUCTION DETAILS: Are the following construction details included:

(these details must be in compliance with the PENNDOT Form 408 or any amendments thereto unless otherwise provided herein.)

- 121. Typical cross-section and specifications for street construction as required by SALDO Sec. 400.2 and all subsections?
- ___ 122. Drainage swale cross-section and construction materials?
- ___ 123. Pipe bedding details?
- 124. Storm drainage structures?
- 125. Sanitary sewer structures?
- 126. Curb and sidewalk details?
- 127. Detailed plan and cross section drawings for detention or retention basins?
- 408 (unless 128. All improvements met the requirements of PennDOT Form otherwise provided in SALDO)?

HOUSE NUMBERING PLAN

- 129. Preliminary Plan describing the proposed house numbering system?

SUPPORTIVE DOCUMENTS AND INFORMATION

- be 130. Private deed restrictions or covenants already imposed or to imposed as a condition of sale?
- within 131. Map of all property holdings of the property owner applicant 1,000 feet of the proposed subdivision indicating the site of proposed subdivision?
- ___ 132. A sketch plan of a proposed road system with any property holdings

- contiguous to the proposed subdivision?
- ___ 133. Certification of Centralized or Public Water Supply System?
134. Certification of Centralized or Public Sewage Disposal System?
135. Centralized Water and/or Centralized Sewer System Statement as per SALDO Sec. 304.3.13.4?
- ___ 136. Certification of On-Lot Sewage System?
- ___ 137. Storm Drainage Calculations?
- ___ 138. Environmental Impact Assessment?
- ___ 139. Traffic Study?
- ___ 140. Development Statement and Schedule?
- ___ 141. Highway Occupancy Permit (Township or State permit)?
- 306.4.5.9 142. Protective Covenants as per SALD9 Sec. 306.4.5.1 through and Appendix A, Sec. 800.5?

Applicant (or Authorized Agent)

Name: _____

Address: _____

Phone#: _____

Signature: _____ Date: _____

NOTE: The Township may require submission of additional copies of the Plan or other information.

**UPPER MOUNT BETHEL TOWNSHIP, NORTHAMPTON COUNTY, PA
MINOR SUBDIVISION
FINAL PLAN CHECKLIST***

YES NO**

GENERAL SUBMISSION ITEMS - Does the submission include:

- ___ 1. Seven (7) copies of completed Application Form?

- ___ 2. Seven (7) copies of Final Plan Checklist?
- ___ 3. Eighteen (18) copies of the Final Plan (Prints)?
- ___ 4. Five (5) sets of Supportive Documents?
- ___ 5. Review letter from Penn DOT (if applicable)?
- ___ 6. The required fee (in accordance with Township Fee Schedule)?

SPECIFIC PLAN REQUIREMENTS

Drafting Standards - Does the Plan have:

- ___ 7. Plan drawings at a size of 18" x 24", 24" x 36" x 48"?
- ___ 8. Ascaleof"= 50' oil" = 100'?
- ___ 9. Dimensions set in feet and decimal part thereof and bearings in degrees, minutes and seconds?
- ___ 10. Sheets numbered and show relationship to the total number of sheets?
- ___ 11. An adequate legend indicating clearly which features are existing and which are proposed?
- ___ 12. Revisions noted, if Plan is a revision of previously approved Plan?
- ___ 13. A boundary line shown as a solid heavy line?

General Information - Does the Plan have:

- ___ 14. Name and location of subdivision?
- ___ 15. Names and addresses of:
 - Landowner (All owners as recited in present deed must be noted)?
 - Developer?
 - Corporate officers and major shareholders?
 - Adjoining property owners?
- ___ 16. Owners' Statement of Intent (see Appendix A of SALDO)?
- ___ 17. Name, address, signature and seal of the licensed engineer or surveyor (see Appendix A of SALDO)?
- ___ 18. Approval/review signature blocks for: (see Appendix A of SALDO)?
 - Township Supervisors?
 - Township Planning Commission?
 - Township Engineer?
 - 3" x 5" space for Township's approval seal?

NOTE: This checklist is prepared to assist the applicant and/or the engineer in preparing the submission, It is not intended to be an exhaustive list. The applicant and/or the engineer is directed to thoroughly review the Township SALDO to be certain all submission requirements have been met.
 -- Insert N/A" if not applicable.

Minor Subdivision Checklist –
 Page 2

- ___ -Lehigh Valley Planning Commission?
- ___ 19. Location Map at 1" = 800' showing the relationship of the site to adjoining properties and streets within 1000', and all zoning district and municipal boundaries within 1000'?
- ___ 20. Graphic and/or written scale?
- ___ 21. North arrow?
- ___ 22. Date of plan and all subsequent revisions dates?
- ___ 23. Boundaries of all adjoining properties with names of landowners?
- ___ 24. The Deed Book Volume and Page number, as entered by the County Recorder, referencing the latest source of title to the land being subdivided?
- ___ 25. Tax Map sheet, block and lot number for the tract being subdivided?
- ___ 26. A Letter of Intent Describing, in detail, the intended use of each parcel?

Natural Features – Does the Plan include the location of the following:

- natural features on the site and within 100 feet of the site?
- significant natural resources on the site or within one half (1/2) mile of site?
- ___ 27. Contour lines at an interval of not more than two (2') feet if slopes are 15% or less. Five (5') feet if slopes are greater than 15%?
- ___ 28. Permanent and seasonal high water table areas?
- ___ 29. Watercourses, lakes and wetlands with names, if any?
- ___ 30. Location and extent of various soil types with SCS definitions and DEP classifications for each?
- ___ 31. Location of 100 year flood plain, flood prone and alluvial soil areas?
- ___ 32. Rock outcrops and stone fields?

Boundary Lines of Tract - Does the Plan show the:

- 33. Boundary lines of the area being subdivided?
- 34. Location and type of all existing monuments?

Man-Made Features Does the Plan include the location of the following manmade features on the site and within 100 feet of the site:

- 35. Sufficient bearings, length of lines, radii, arc lengths, street widths, right-of-way, easements and community or public areas to accurately and completely reproduce each and every course on the ground?
- 36. Existing lot layout on the site?
- 37. Historic sites or structures, including name and description?
- 38. Sewer lines, storm water drains and culverts?
- 39. Utility easements and restrictive covenants and easements for purposes which might affect development?

Minor Subdivision Checklist -
Page 3

Zoning Requirements - Does the Plan include the following zoning information:

- ___ 40. Applicable zoning district? ___ 41. Lot size and yard requirements? ___ 42. Required open space?
- 43. Building setback line?

Proposed Layout - Does the plan include the following items and information regarding the proposed layout?

- ___ 44. Total acreage of the site?
- ___ 45. Proposed lot layout with identification number and total number of lots?
- ___ 46. Lot width, depth and area?
- ___ 47. Rights-of-way, restrictive covenants and easements for all drainage, utilites and other purposes which might affect development, with designations of areas to be dedicated to the Township?
- ___ 48. Open space areas and significant natural resources?

- __49. Dwellings, buildings or structures?
- __50. Well location?
- __51. Primary leach field?
- 52. Secondary leach field?
- 53. Soil probe location?
- 54. Percolation test location?
- __55. Storm drainage facilities or structures?
- 56. Private deed restrictions already imposed or to be imposed as a condition to sale?
- 57. Legal description of all roadways and easements to be dedicated to the Township?
- __58. Concrete monuments to be noted on plan (at least 2)?

Supportive Documents and Information - Are the following items included in the submission?

- __59. Residual lands sketch?
- __60. Planning module?
- __61. Plot and Grading Plan with all attachments?
- __62. Natural Resource Inventory with all attachments?
- 63. Protective Covenants as per SALDO Sec. 306.4.5.1 through 306.4.5.9 and Appendix A, Section 800.5?

Applicant (or Authorized Agent)

Name: _____

Address: _____

Phone#: _____

Signature: _____ Date: _____

NOTE: The Township may require submission of additional copies of the Plan or other information.

ADDENDUM TO UPPER MOUNT BETHEL TOWNSHIP'S

SUBDIVISION AND LAND DEVELOPMENT CHECKLISTS

On July 9, 2001, the Township of Upper Mount Bethel officially adopted a Comprehensive Plan for the years 2000 to 2020. Pursuant to the PA Municipalities Planning Code (53 P.S. Sections 10303 and 10305), the Township must be notified, in advance, of various intended actions. Notification must be submitted to the

Township

Planning Commission for its recommendation to the Township Board of Supervisors.

Accordingly, please note if your plan involves any of the following.

YES NO

The location, opening, vacation, extension, widening, narrowing or enlargement of any street, public ground, pierhead or watercourse;

The location, erection, demolition, removal or sale of any public structure located within the municipality;

The adoption, amendment or repeal of an official map, subdivision and land development ordinance, zoning ordinance or provisions for planned residential development, or capital improvements program;
or

___ The construction, extension or abandonment of any water line, sewer line or sewage treatment facility.

The location, demolition, removal, sale or lease of any school district structure or land.

The recommendations of the Township Planning Commission – including a specific statement as to whether or not the proposed action is in accordance with the objectives of the comprehensive plan – shall be made in writing to the Township Board of Supervisors within forty-five (45) days from the date the plan is filed or the proposed action is requested.