

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

NAME OF PLAN: _____

The Site Address: _____

Name of Watershed: _____

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 PennDOT (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" or 36" x 48"?
- _____ 8. A scale of 1" = 50' or 1" = 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.

** All numbers must be answered either "YES", "N/A" (meaning not applicable) or "SW" (meaning a SALDO waiver will be requested). If a SALDO waiver is requested, your initial submission must comply with all SALDO waiver provisions i.e. Section 700.2 and subsections thereunder. Failure to answer any number on this checklist will cause the application and/or submital to

- 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 man-made 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 and easements widths of all lots, streets, 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?

- 40. Bridges?
- 41. Rock Outcrops, Stone Fields and Stone Rows?
- 42. Wells and Sewage Disposal Facilities?

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

- 43. Applicable zoning district?
- 44. Lot size and yard requirements?
- 45. Required open space?
- 46. Building setback line?

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

- 47. Total acreage of the site?
- 48. Proposed lot layout with identification number and total number of lots?
- 49. Lot width, depth and area?
- 50. Rights-of-way, restrictive covenants and easements for all drainage, utilities and other purposes which might affect development, with designations of areas to be dedicated to the Township?
- 51. Open space areas and significant natural resources?
- 52. Dwellings, buildings or structures?
- 53. Well location?
- 54. Primary leach field?
- 55. Secondary leach field?
- 56. Soil probe location?
- 57. Percolation test location?
- 58. Storm drainage facilities or structures?
- 59. Private deed restrictions already imposed or to be imposed as a condition to sale?
- 60. Legal description of all roadways and easements to be dedicated to the Township?
- 61. Concrete monuments to be noted on plan (at least 2)?
- 62. Driveway Locations?
- 63. House Numbers?

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

- 64. Residual lands sketch?
- 65. Planning module?
- 66. Plot and Grading Plan with all attachments?
- 67. Natural Resource Inventory with all attachments?
- 68. Protective Covenants as per SALDO Sec. 306.4.5.1 through 306.4.5.9 and Appendix A, Section 800.5?
- 69. Unification and Merger Deeds?

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

- | <u>YES</u> | <u>NO</u> | |
|------------|-----------|---|
| _____ | _____ | 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 or sewage treatment facility. |

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