

ARTICLE 3

SKETCH PLAN SUBMISSION PROCEDURES AND REQUIREMENTS

300 SKETCH PLAN SUBMISSIONS

- 301 Applicants may submit a sketch plan for the review of the Township Planning Commission. The sketch plan may be used to familiarize the Township Planning Commission with the concept of the development. The Township Planning Commission may make informal recommendations with regard to the plans. These recommendations shall not be considered to be binding upon the Township.

While a Sketch Plan is not required, it is strongly recommended as an initial submission for all subdivisions and land developments. It allows the Applicant to consult early and informally with the Planning Commission and Supervisors before preparing a Preliminary Plan and formal application for approval. The Sketch Plan can also be used to classify the submission as a Minor or Major Subdivision, Lot Line Adjustment or Land Development.

- 302 Applicants submitting sketch plans shall provide thirteen (13) copies of all maps and other material, plus the appropriate Application Fees as established by the Township, to the Township.
- 303 The Township shall provide five (5) sets of plans and material to the Township Planning Commission, one (1) set of plans and material to the Township Engineer, one (1) set of plans and material to Manager, and five (5) sets of plans and material to the Township Supervisors. The Township shall retain one (1) set of the plans and one (1) set of the supplemental material. The Township will determine if additional sets are required for the following: (1) set of plans and material to the Township Park and Recreation Commission, one (1) set of plans and material to the Environmental Advisory Board.
- 304 The Applicant shall also submit two (2) reduced copies (8-1/2" x 14" size) of the Sketch Plan to the Township. The Township shall provide one (1) copy of the reduced plan to the Township Solicitor and retain one (1) copy for the Township records.
- 305 Applicants submitting Sketch Plan shall submit one (1) set of plans, material and fees to the following agencies:

305.1 The Lehigh Valley Planning Commission

305.2 PennDOT (where applicable)

305.3 Easton Suburban Water Authority (where applicable)

310 SKETCH PLAN REVIEW

- 311 The Township Planning Commission will consider a sketch plan submission at its next regular meeting, or at another meeting held within sixty (60) days of the next scheduled meeting, provided that the submission is received by the Planning Commission at least twenty-one (21) days prior to said meeting.
- 312 The Township Planning Commission shall review the sketch plan data to determine the development potential of the site, as indicated by the natural features analyses presented. The general development concepts of the sketch plan will be reviewed to determine their compatibility with the development potential of the site and the Lower Nazareth Township Comprehensive Plan. Also, the sketch plan stage is designed to offer the developer an opportunity to informally discuss his plans for the proposed subdivision or land development with the Township Planning Commission.
- 313 In its review of the Sketch Plan, the Township Planning Commission shall consider the reports of the Lehigh Valley Planning Commission, Township Engineer and Township Solicitor, where required.
- 314 The review comments shall be presented at the meeting to the applicant and/or his representatives. In the event that an applicant and/or his representatives are not in attendance at the meeting, the sketch plan review shall be conducted at the next scheduled Township Planning Commission meeting.
- 315 Upon review by the Planning Commission, the Sketch Plan may be presented to the Township Board of Supervisors, if requested by the Applicant or recommended by the Planning Commission.
- 316 No official action shall be taken on a Sketch Plan. Neither the Township nor the applicant shall be bound by comments made or not made as part of a Sketch Plan review.

320 SKETCH PLAN REQUIREMENTS

The sketch plan submission should include the following data and be drawn to the following standards.

- 321 Application Review Fee of a sketch plan submission
- 322 Property boundaries (may be obtained from County Tax Map or similar sources).
- 323 General topographic contours from available data (may be obtained from United States Geological Surveys).
- 324 A letter of intent and a deed plot of the proposed subdivision or land development tract, including proposed recreation areas, proposed open space areas, and proposed detention basin sites, explaining and illustrating the developer's general development concepts for the tract. Sketch plans shall be at a minimum scale of 1"=100'.

- 325 Site data including:
- 325.1 Acres of entire tract.
 - 325.2 Number of lots.
 - 325.3 Zoning District of area.
 - 325.4 Name of subdivision (name can be the same as the recorded owner).
 - 325.5 Approximate acreage of proposed recreation areas and open space areas.
 - 325.6 Proposed water source and method of sanitary sewer disposal.
- 326 Magnetic north point.
- 327 Appropriate scale.
- 328 A location map, with a minimum scale of 1"=1000', showing the general location of the subdivision in relation to adjacent properties, roads and streams.
- 329 A map illustrating an analysis of natural drainage patterns and water resources within the proposed subdivision tract, including delineation of all streams, natural drainage swales, ponds and lakes, wetlands, flood plains subject to a one hundred (100) year flood frequency, and permanent and seasonal high water table areas. The map may use USGS quad sheets, County Soil Survey Maps, Wetland Inventory Maps, the flood boundary and floodway map from the municipal Flood Insurance Study, the Township Comprehensive Plan, other sources known to the applicant, as well as field inspection as the basis of the information.
- 330 A map illustrating an analysis of types of soils present within the proposed subdivision tract. The map should include delineation of prime agricultural soil areas, soils with shallow depth to bedrock, soils most susceptible to erosion, hydric soils, soils most suitable for urban development, and soils generally suitable for on-lot sewage disposal. The map may be based on the County Soil Survey among other sources. Sinkholes and closed depressions should be identified on the map.