

GRADING PLAN REQUIREMENTS

Excerpted from the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance, *Article 5, FINAL PLAN SUBMISSION PROCEDURES AND REQUIREMENTS, Section 533, Final Plan Requirements*

533 The following additional data shall be illustrated on the Final Plan.

- 533.1 The latest source of title to the land, as shown by the deed, page number, and book of the Northampton County Recorder of Deeds.
- 533.2 The total tract boundary lines of the area being subdivided, with accurate distances to hundredth of a foot and bearings to the nearest second. These boundaries shall be determined by accurate survey in the field, to an error of closure not to exceed one (1) foot in ten thousand (10,000) feet. The tract boundary shall be subsequently closed and balanced. However, the boundary or boundaries adjoining additional unplotted land of the subdivider (for example, between separately-submitted Final Plan sections) are not required to be based upon field survey and may be calculated. The location of all boundary line (perimeter) monuments shall be indicated, along with a statement of the total area of the property being subdivided. In addition, the surveyor shall certify to the accuracy of the survey, the drawn plan, and the placement of the perimeter monuments.
- 533.3 The following data for all proposed and existing streets:
 - a. the name, proposed name, or number of the street;
 - b. the cartway width of the street;
 - c. the right-of-way width and right-of-way lines of the street;
 - d. locations of all required street and traffic signs.
- 533.4 Block and lot numbers, and a statement of the total number of lots; all lot lines shall be completely dimensioned in feet if straight, and if curved by designating length of arc and radius (in feet) and chord bearing and distance. All internal angles within the lots shall be designated to within the nearest second. The proposed front, side and rear building setback lines, and the proposed placement of each building and driveway shall be shown. The area of each lot shall be noted in both square feet and acres.
- 533.5 Officially established house/building numbers for street addresses as assigned by the Township Engineer.
- 533.6 All easements or rights-of-way and any limitations on such easements or rights-of-way. Rights-of-way shall be shown and accurately identified on the plan, and easements shall either be shown or specifically described on the Plan, including geometric location on the Plan. Easements should be located in cooperation with the appropriate public utilities; the exact location of all utility line installations also shall be shown. The terms of all easements or rights-of-way shall be stated in notes on the Plan.

- 533.7 Such covenants, conditions and deed restrictions as may be imposed upon the grantees, their heirs, executors and assigns, together with a statement of any restrictions previously imposed which may affect the title to the land being subdivided or developed. All such covenants and restrictions shall be summarized in notes on the record plan and shall include, as a minimum, the following:
- a. After their construction, grantees shall repair and be responsible for maintaining all swales and detention ponds. Once established and approved, the extent and grades of all swales and detention ponds shall be maintained in perpetuity. Maintenance shall include, but not be limited to, regular lawn mowing, removal of trash/debris, plus repair of all sinkholes.
 - b. All drainage swales within street rights-of-way and drainage/utility easements shall be maintained in a grassed or otherwise improved condition in accordance with the grades and designs shown on the approved plans. All these easements and roadside drainage swales shall be kept free of all obstructions including but not limited to such obstructions such as fill, temporary or permanent structures, and landscaping materials (other than grass).
 - c. All electric, telephone, and cable TV utility distribution lines shall be installed underground.
- 533.8 A statement of the intended use of all non-residential lots or parcels, with reference to restrictions of any type which exist or will exist as covenants in the deed for the lots or parcels contained in the subdivision, and if covenants are recorded, including the book and page number of the Northampton County Recorder of Deeds.
- 533.9 If the subdivision fronts on a State Route, a note reading as follows shall be placed on the plan. "A highway occupancy permit is required pursuant to Section 420 of the act of June 1, 1945 (P.L. 1242, No 428), known as the "State Highway Law," before driveway or roadway access to a State highway is permitted.
- 533.10 The location of all existing and proposed street monuments, as required by Section 915; a certification of ownership, acknowledgment of plan, and offer of dedication and an acceptance clause for the Board of Supervisors shall be lettered on the plan, duly acknowledged and signed by the owner of the property, and notarized; a certificate for approval of the Plan by the Township Board of Supervisors shall be provided; a certificate for the recommendation for approval by the Township Planning Commission shall be provided; a certificate indicating review of the Plan by the Lehigh Valley Planning Commission shall be provided; space shall be left along the lower edge of the sheet, in order that the Northampton County Recorder of Deeds may acknowledge receipt and recording of the Plan when it is presented; if the Final Plan requires more than one sheet, a key diagram showing the relative location of the several sections shall be drawn on each sheet.

533.11 The final subdivision or land development plan shall contain the following legend:

Prior to the issuance of a building permit or commencement of construction for any individual lot or parcel shown hereon, the applicant shall submit to the Township Engineer for review and approval, three copies of a final grading plan drawn at a scale of 1"=20'. The grading plan shall be sealed by the Professional Engineer or Land Surveyor responsible for the preparation of the plan. The plan shall contain the following information:

- a. Lot lines with bearings and distances, lot area, locations of all existing and proposed lot corner monumentation, and tax parcel identification number for the subject property.
- b. Existing and proposed contour elevations at intervals of 2 feet, including the subject lot, adjoining street(s) and fifty (50) feet beyond the subject property, as approved on the final grading plan. If the average slope of the property is less than 3%, contour elevations at intervals of 1 foot shall be provided.
- c. Spot elevations for the first floor level of any structure, primary on-lot sewage disposal systems (where applicable), finished road elevations at point of entry, and any other area as deemed necessary by the Township Engineer.
- d. North reference, building restriction lines, easements and rights-of-way within or adjacent to the subject property.
- e. Location, size and elevations of all existing or proposed storm drainage structures within or adjacent to the subject property.
- f. All property adjoiners and names of adjoining street(s).
- g. Locations of all percolation test holes and soil probes and the locations and dimensions of primary and secondary on-lot sewage disposal systems, where applicable.
- h. The exact location and dimensions of any proposed structure, appurtenant structure, road or driveway, with tie-in dimensions to property line.
- i. Individual lot soil erosion and sedimentation controls in accordance with the approved subdivision plan or current conservation district standards.
- j. All covenants and conditions from the plan of record, if the subject property is part of an approved and recorded subdivision plan. The easement maintenance covenant from Section 784 shall be incorporated into the grading plan submission.