LOWER NAZARETH
TOWNSHIP

NORTHAMPTON COUNTY
PENNSYLVANIA

SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE

FINAL DRAFT

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Acknowledgements

Lower Nazareth Township Board of Supervisors

Lower Nazareth Township Planning Commission

Planning Consultant Team

environmental planning & design

TOWNSHIP OF LOWER NAZARETH
NORTHAMPTON COUNTY, PENNSYLVANIA

ORDINANCE NO.

AN ORDINANCE

ADOPTING A SUBDIVISION AND LAND DEVELOPMENT ORDINANCE PURSUANT TO THE PROVISIONS OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE CONTAINING GENERAL PROVISIONS, DEFINITIONS, SKETCH PLAN SUBMISSION PROCEDURES AND REQUIREMENTS, PRELIMINARY PLAN SUBMISSION PROCEDURES AND REQUIREMENTS, FINAL PLAN SUBMISSION PROCEDURES AND REQUIREMENTS, MINOR SUBDIVISION AND BOUNDARY LINE ADJUSTMENT SUBMISSION PROCEDURES AND REQUIREMENTS, DESIGN STANDARDS, MOBILE HOME PARK REQUIREMENTS, IMPROVEMENTS SPECIFICATIONS AND ASSURANCE, ADMINISTRATION, SEVERABILITY AND REPEALER.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Lower Nazareth, Northampton County, Pennsylvania, and it is hereby enacted and ordained by authority of the same, pursuant to the provisions of Act 247 of 1968, P.L. 805, Article V, Section 501, et seq., as amended (53 P.S. 10501, et seq.), as follows:

SECTION 1. The Lower Nazareth Subdivision and Land Development Ordinance is hereby amended to incorporate the following revisions, attached hereto and made a part hereof:

ARTICLE 1	GENERAL PROVISIONS
ARTICLE 2	DEFINITIONS
ARTICLE 3	SKETCH PLAN SUBMISSION PROCEDURES AND REQUIREMENTS
ARTICLE 4	PRELIMINARY PLAN SUBMISSION PROCEDURES AND REQUIREMENTS
ARTICLE 5	FINAL PLAN SUBMISSION PROCEDURES AND REQUIREMENTS
ARTICLE 6	MINOR SUBDIVISION AND BOUNDARY LINE ADJUSTMENT SUBMISSION PROCEDURES AND REQUIREMENTS
ARTICLE 7	DESIGN STANDARDS
ARTICLE 8	MOBILE HOME PARK REQUIREMENTS
ARTICLE 9	IMPROVEMENTS SPECIFICATIONS AND ASSURANCE
ARTICLE 10	ADMINISTRATION
APPENDICES	

SECTION 2. SEVERABILITY

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

SECTION 3. REPEALER

All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 4. ENACTMENT

This Ordinance shall become effective five (5) days after enactment by the Board of Supervisors of Lower Nazareth Township.

ENACTED AND ORDAINED this _____ day of December, 2026, at a regular public meeting.

LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS

ATTEST:

By:_____
AMY TEMPLETON, Chairperson

_____

Contents

ARTICLE 1 ..... **1**
GENERAL PROVISIONS 1
100 Title and Purpose 1
110 Short Title 2
120 Applicability 2
130 Interpretation 2
140 Alternate or Multiple Plans; Plan Re-subdivisions; Plan Revisions. 2
150 Effective Date of Ordinance 5
160 Repealer 5
ARTICLE 2 ..... **7**
DEFINITIONS 7
ARTICLE 3 ..... **25**
SKETCH PLAN SUBMISSION PROCEDURES AND REQUIREMENTS 25
300 Sketch Plan Submissions 25
310 Sketch Plan Review 26
320 Sketch Plan Requirements 26
ARTICLE 4 ..... **28**
PRELIMINARY PLAN SUBMISSION PROCEDURES AND REQUIREMENTS 28
400 Preliminary Plan Submission 28
410 Review of Preliminary Plan 33
420 Preliminary Plan Requirements 35
ARTICLE 5 ..... **44**
FINAL PLAN SUBMISSION PROCEDURES AND REQUIREMENTS 44
500 Final Plan Submission 44
510 Review of Final Plan 46
520 Final Plan Submission 49
530 Final Plan Requirements 50
ARTICLE 6 ..... **55**
MINOR SUBDIVISION AND BOUNDARY LINE ADJUSTMENT 55
SUBMISSION PROCEDURES AND REQUIREMENTS 55
600 55
ARTICLE 7 ..... **56**
DESIGN STANDARDS 56
700 Applicability 56
710 General Standards 56

720 Block Design Standards 60
730 Lot Design Standards 61
740 Street Design Standards 64
750 Sanitary Sewer Disposal Standards 81
760 Water Supply Systems 83
770 Storm Drainage Systems 86
780 Utilities and Lighting 97
790 Environmental Protection and Landscaping 103
ARTICLE 8 114
MOBILE HOME PARK REQUIREMENTS 114
800 Permits 114
810 Design Standards 114
820 Water Supply 115
830 Sewage Disposal 115
840 Additional Requirements 116
ARTICLE 9 117
IMPROVEMENTS SPECIFICATIONS AND ASSURANCE 117
900 General Requirements 117
910 Specification References 118
920 Agreement 120
930 Financial Guarantee Procedure 122
940 Approval of Improvements and Release of Performance Guarantee by the Township Board of Supervisors 124
950 Maintenance Agreement 125
960 Maintenance Guarantee. 126
ARTICLE 10 127
ADMINISTRATION 127
1000 Amendments 127
1010 Appeals 127
1020 Remedies 127
1030 Severability and Conflicts 127
1040 Fees 127
1050 Modifications 128
APPENDIX A - STORM DRAINAGE RUNOFF CALCULATION
APPENDIX B - STANDARD PLAN NOTATIONS
APPENDIX C - PROPOSED SUBMISSION MATRIX
APPENDIX D - NOTICE TO LANDOWNERS WITHIN 300 FEET

ARTICLE 1
GENERAL PROVISIONS

100 Title and Purpose

101 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; minimum improvements and construction standards on all streets and required dedications; the administration of this Ordinance and penalties for the violation of this Ordinance.

102 Purpose. This Chapter is adopted for the following purposes:

102.1 To assist in orderly, efficient, integrated and harmonious development of the Township.

102.2 To assure the development of sites suitable for building purposes and human habitation.

102.3 To coordinate proposed streets with existing streets or other proposed streets, or other features of the Township.

102.4 To provide adequate open spaces for recreation, light and air, and for proper distribution of population.

102.5 To ensure conformance of subdivision and land development plans with the development of public improvements in the Township.

102.6 To ensure that the layout and arrangement of the subdivision or land development plan is in conformance with the Nazareth Area Multi-Municipal Comprehensive Plan and with any regulations or maps adopted in furtherance thereof.

102.7 To ensure that new development, infill and redevelopment activities respect and conform to the existing historic and pedestrian-oriented built form of the Township.

102.8 To protect and promote safety, health and morals of the community.

102.9 To provide for general welfare by guiding and protecting amenities, convenience, future governmental, economic, practical, social and cultural facilities, development and growth, as well as the improvement of governmental processes and functions.

102.10 To guide uses of land and structures, type and location of streets, public grounds and other facilities.

110 Short Title

This Ordinance shall be known and may be cited as The Lower Nazareth Township Subdivision and Land Development Ordinance of 2026 and may be referred to as the "SALDO".

120 Applicability

121 No subdivision or land development of any lot, tract or parcel of land shall be made, and no street, sanitary sewer, water main, gas, or electric transmission line, or other improvements in connection therewith shall be laid out, constructed, opened or dedicated for public use or travel or for the common use of occupants of buildings abutting thereon, except in accordance with this Ordinance.

122 No lot in a proposed subdivision or land development may be sold, and no final permit to erect any building upon land in a subdivision or land development may be issued unless and until a final plan has been approved and recorded, and either the Township has been assured by means of an Improvements Agreement acceptable to the Board of Supervisors that the improvements will subsequently be installed or the required improvements in connection therewith have been constructed.

123 This Ordinance shall apply to all subdivisions and land developments except subdivisions which have received preliminary plan approval from the Board of Supervisors between the effective date of this Ordinance and a date five years prior to the effective date of this Ordinance. Notwithstanding the provisions of Sections 121 and 122, the excepted subdivisions shall comply with the requirements of the Subdivision and Land Development Ordinance in effect at the date of the preliminary plan approval for a five-year period commencing at the date of the preliminary plan approval. After the expiration of the five-year period, the provisions of this Ordinance shall be applicable to said subdivision or land development.

130 Interpretation

The provisions of this Chapter shall be held to be minimum requirements to meet the above-stated purposes. Where the provisions of this Chapter impose greater restriction than those of any other statute, ordinance or regulations, then the provisions of this Chapter shall prevail. Where the provisions of any other statute, ordinance or regulations impose greater restrictions than those of this Chapter, the provisions of such statute, ordinance or regulations shall take precedent.

140 Alternate or Multiple Plans; Plan Re-subdivisions; Plan Revisions.

141 Alternative or multiple plans. Only one plan concerning any area of land shall be actively before the Township for review at any one moment in time.

142 Re-subdivisions. A proposed re-subdivision of a final plan approved by the Board of Supervisors shall be considered as a new subdivision and shall come under the jurisdiction of this chapter as such.

143 Plan revisions. A proposed revision to a final plan approved by the Board of Supervisors, other than a re-subdivision, shall be submitted to the Township, at the option of the Applicant, for either review by the Planning Commission and decision by the Board of Supervisors, or administrative review and decision pursuant to Subsection 144. Any request for approval of such revision shall be submitted in writing and shall be accompanied by a revised plan, plan note, detailed view or other graphic or textual material which illustrates or describes the revision. The Applicant shall also pay any plan revision application and review fees charged by the Township. The Township shall have the right to specify and require changes in the format of the revision. The decision whether a revision shall be eligible for administrative review and decision shall be made by and require the unanimous concurrence of the Township Manager and the Township Engineer who shall submit a written report applying the criteria set forth in Subsection 145. In the absence of such concurrence, the Township shall notify the Applicant that the revision has been determined to be ineligible for administrative review and decision, whereupon the Applicant may resubmit the revision to the Township for review by the Planning Commission and decision by the Board of Supervisors pursuant to Subsection 144. In the event an Applicant elects to submit a revision for administrative review and decision, such Applicant shall thereby waive the requirements of Article V of the Pennsylvania Municipalities. Planning Code relating to review by the Planning Commission and decision by the Board of Supervisors and the requirements of Section 508 of the Pennsylvania Municipalities Planning Code relating to time limitations upon the rendering of a decision and communication thereof by the Board of Supervisors. Such waiver shall remain in effect until and unless the Township receives, in writing, a request by the Applicant to withdraw such revision from the administrative review and decision process and to resubmit the revision to the Planning Commission for review and decision process and to the Board of Supervisors for decision pursuant to Subsection 144. The requirements of Article V of the Pennsylvania Municipalities Planning Code for review by the Planning Commission and decision by the Board of Supervisors and the requirements of Section 508 of the Pennsylvania Municipalities Planning Code relating to time limitations upon the rendering of a decision and communication thereof by the Board of Supervisors shall become applicable upon receipt by the Township of such written withdrawal and resubmission request.

143.1 Any other revision not approved by the Township as eligible for administrative review and decision pursuant to the criteria of Subsection 145.

143.2 Multiple Applications for the Same Property.
If the Township receives multiple applications for the same lot(s) and/or tract(s), the Applicant shall formally withdraw all but one (1) application by providing written notice to the Township identifying the applications to be withdrawn. The written notice shall also include a request for the return of any remaining escrow associated with the withdrawn application(s).

143.3 Voluntary Withdrawal of an Application.
If the Applicant voluntarily withdraws an active application, the Applicant shall provide written notice of the withdrawal to the Township and formally request the return of any remaining escrow associated with the withdrawn application.

144 Final plan revision review by Planning Commission and decision by the Board of Supervisors. Any request for review and approval of a revision to a final plan approved by the Board of Supervisors shall be submitted by the Applicant, in writing, to the Planning Commission for review and to the Board of Supervisors for decision, unless such request has been approved by the Township as eligible for administrative review and decision. Any provision of Subsection 145, to the contrary notwithstanding, no request for revision shall be submitted by an Applicant for administrative review and decision or be eligible for or receive administrative approval but shall be submitted by the Applicant to and require review by the Planning Commission and decision by the Board of Supervisors, if such revision involves any one or more of the following:

144.1 Any waiver, variance, or any other modification to any of the requirements of any governing ordinance including, but not limited to, this Chapter, Subdivision and Land Development, Zoning, Stormwater Management, as applicable, or if such revision does not otherwise fully comply with the requirements of such governing ordinances.

144.2 Any revision to any plan sheet recorded in the Office of the Recorder of Deeds of Northampton County, Pennsylvania.

144.3 Any revision to any lot line.

144.4 Any revision to the horizontal geometry of any street.

144.5 The deletion or elimination of any public or common improvement.

144.6 The location or relocation of any public utility, stormwater management facility, or other public improvement, outside the limits of any grant, right-of-way or easement set forth in the final plan as proposed for grant or dedication to the Township.

144.7 The diversion of stormwater from one drainage area to another.

144.8 Any revision requiring the consent and/or approval of any person or entity other than the Applicant or the Township, unless such person or entity joins in or otherwise consents to and/or approves, in writing, the application for such revision.

144.9 Any substantial increase in the cost and expense to the Township relating to the acquisition, ownership, and/or maintenance of any proposed or existing public improvement.

144.10 Any other revision not approved by the Township as eligible for administrative review and decision pursuant to the criteria of Subsection 145.

145 Final plan revision administrative review and decision. A proposed revision submitted by an Applicant for administrative review and decision shall be reviewed by the Planning and Zoning Administrator and the Township Engineer by applying the criteria and standards of all applicable governing ordinances. Approval of such revision shall

require the unanimous concurrence of the Planning and Zoning Administrator and the Township Engineer, and, in the absence of such concurrence, the revision shall be disapproved. The administrative decision to approve or disapprove the revision shall be made in writing and promptly communicated to the Applicant. If at any time such revision is disapproved, or while an administrative decision to approve or disapprove is pending, the Applicant may, in writing, withdraw such revision from the administrative review process and resubmit the revision to the Planning Commission for review and the Board of Supervisors for decision pursuant to Subsection 144. Any of the following revisions may be submitted by an Applicant for administrative review and decision and may be administratively approved by the Township, subject to the provisions of Subsections 143 and 144.

145.1 Any revision in the length, size, shape or material of any public utility or stormwater management facility.

145.2 Any revision of the proposed location of any public utility, stormwater management facility, or any required plant material of 50 feet or less.

145.3 Any extension of stormwater management facilities of 50 feet or less (including pipe, associated headwalls, inlets, or other structures).

145.4 Any addition to the stormwater management system of yard drains or subsurface road drains including, but not limited to, those necessary or desirable to correct or improve identified stormwater management problems.

145.5 Any revision to any street or utility vertical geometry or profile.

145.6 Any factual correction to any existing conditions or natural conditions plan sheet or sheets.

145.7 Any revision to grading that does not change the overall drainage patterns of the final plan.

145.8 Any changes to any parking lots involving fewer than five parking spaces.

145.9 Any substitution or addition of trees or plants from a list of Township-approved species.

150 Effective Date of Ordinance

This Ordinance shall become effective upon the date of its adoption.

160 Repealer

The Lower Nazareth Township Subdivision and Land Development Ordinance 180, adopted – April 27, 2005, and all amendments thereto are hereby repealed. This Ordinance does not repeal provisions of other laws or ordinances except those specifically repealed by this Ordinance.

Duly ordained and adopted this _____ day of _____, 2026.

Township of Lower Nazareth

By:

Amy Templeton
Chairperson, Board of Supervisors

Attest:

Tammi M. Dravecz
Township Secretary

ARTICLE 2
DEFINITIONS

200 Unless otherwise expressly stated, the following terms shall, for the purpose of these regulations, have the meanings indicated.

201 Words in the singular include the plural and those in the plural include the singular.

202 Words in the present tense include the future tense.

203 The words "person", "developer", "subdivide", and "owner" include a corporation, unincorporated association, a partnership, or other legal entity, as well as an individual.

204 The word "building" includes structure and shall be construed as if followed by the phrase "or part thereof".

205 The words "should" and "may" are permissive; the words "shall" and "will" are mandatory and directive.

206 The word "Township" means Lower Nazareth Township, Northampton County, Pennsylvania.

207 The term "Board of Supervisors" means the Board of Supervisors of Lower Nazareth Township.

208 The term "Planning Commission" means the Planning Commission of Lower Nazareth Township.

209 The term "Board" means the Zoning Hearing Board of Lower Nazareth Township.

210 The words “he” or “she” or “they” are to be used interchangeably with the word person.

211 The word “street” includes road, highway, avenue, boulevard, or expressway.

212 The word “stream” includes watercourse, creek, or river, and, where referenced, a seasonal or intermittent stream.

213 The names of organizations including government agencies shall be construed to include their successors.

214 If a word is not defined in this Ordinance, but is defined in the Township Zoning Ordinance, as amended, the definition in that ordinance shall apply. If a word is defined in both this ordinance and another Township ordinance, each definition shall apply to the provisions of each applicable Ordinance.

215 If a word is not defined in this Ordinance but is defined in the Lower Nazareth Township Floodplain Management Ordinance, as amended, the definition in that ordinance shall apply. If a

word is defined in both this Ordinance and another Township ordinance, each definition shall apply to the provisions of each applicable ordinance.

216 Any word or term not defined in this Ordinance or in the Township Zoning Ordinance, as amended, shall have its plain and ordinary meaning within the context of the Section. A standard reference dictionary of the Merriman-Webster (latest edition) should be consulted.

217 The words "such as", "includes", "including" and "specifically" shall provide examples. These examples shall not, by themselves, limit a provision to the examples specifically mentioned but are intended to extend the meaning to other instances of like kind and character if such examples would otherwise comply with the provision.

All undefined terms used in this ordinance which are defined in the Pennsylvania Storm Water Management Act of 1978 (otherwise known as Act 167), the Monocacy Creek Watershed Stormwater Management Ordinance of Lower Nazareth Township (Ordinance No. 243-11-22) as adopted in 2022, or the Bushkill Creek Watershed Stormwater Management Ordinance of Lower Nazareth Township (Ordinance No. 242-11-22) as adopted in 2022 shall have the meaning defined in said Act or ordinances. In the event that terms are defined both in this ordinance, and in the Act or stormwater ordinances, the definitions contained in this Ordinance shall prevail.

218 Words and terms used in this Ordinance shall have the meanings given in this Article and shall be interpreted or defined as follows:

ACCESS DRIVE. A private vehicular travel way that provides access between a street and one or more parking areas, buildings, lots, or uses.

ACCESSORY STRUCTURE. A structure, such as a private garage or private swimming pool, serving a purpose that is customarily incidental to the use of the principal building and located on the same lot as the principal building.

ACCESSORY USE. A use separated from, subordinate to and customarily incidental to the use of the principal building and situate on the same lot.

ADMINISTRATOR. The person, or his authorized representative, qualified and officially appointed by the Board of Supervisors to manage this Part.

ALLEY. A public or private thoroughfare, which affords only secondary means of access to abutting property and is not intended for general traffic circulation.

APPLICANT. A landowner or developer, as hereinafter defined, has filed an application for development including his heirs, successors and assigns.

AS-BUILT PLAN. A plan prepared and certified by a licensed professional engineer, professional land surveyor, or other qualified professional, as applicable, depicting the actual location, dimensions, elevations, grades, and configuration of improvements and site conditions as constructed in the field. As-built plans shall identify all changes from the approved construction or subdivision and land development plans and shall be submitted to the Township

prior to final acceptance of improvements, release of financial security, issuance of occupancy permits, or as otherwise required by this Chapter.

AUTHORITY. A body of politic and corporate created pursuant to the act of May 2, 1945 (P.L. 382, No. 164), known as the "Municipalities Authorities Act Of 1945."

BERM. A landscaped earthen mound, wall, or raised linear landform designed to provide screening, buffering, noise attenuation, stormwater management, or visual separation between land uses, roadways, or site features.

BLOCK. Property bounded on one side by a street, and other three sides, by a street, railroad right-of-way, waterway, unsubdivided area, or other definite barrier.

BOARD OF SUPERVISORS. Board of Supervisors of Lower Nazareth Township, Northampton County, Pennsylvania.

BOUNDARY LINE ADJUSTMENT. A subdivision that is limited to the relocation or elimination of a lot line between two existing legal lots, and in which no new lots, streets or easements of access are created, and no new utilities are proposed.

BUILDING. Any structure that has a permanent roof and intended for the shelter, work area, housing or enclosure of persons, animals, equipment or materials and that a total area under roof of greater than 16 square feet. "Building" is interpreted as including "or part thereof." See the separate definition of "structure". Any structure involving a permanent roof (such as a covered porch or a carport) that is attached to a principal building shall be considered part of that principal building. Any portion of a principal building used for accessory use shall not be considered to be an accessory structure.

BUILDING PERMIT. A document issued by the Township attesting that a proposal for construction of a structure meets all requirements of these regulations and other applicable development ordinances in force and allowing such proposed construction to commence.

BUILDING SETBACK LINE. A line, which designates the minimum distance between any building and the adjacent street right-of-way or property line, whichever is closer. This line shall be measured from a point or points formed by the intersection of a vertical building wall with the ground (or in the case of a cantilevered building, at the vertical plane which coincides with the most projected surface), to the street right-of-way or property line, whichever is closer.

(a) **FRONT YARD BUILDING SETBACK LINE.** The line parallel to the public or private street right-of-way line at a distance equal to the minimum depth of the front yard designated for each district in the Lower Nazareth Township Zoning Ordinance. All yards adjacent to a public or private street right-of-way shall be considered front yards, except in double frontage lots.

(b) **SIDE YARD BUILDING SETBACK LINE.** The line parallel to the side lot line and equal to the minimum depth of the side yard designated for each district in the Lower Nazareth Township Zoning Ordinance.

(c) **REAR YARD BUILDING SETBACK LINE.** The line parallel to the rear lot line and equal to the minimum depth of the rear yard designated for each district in the Lower Nazareth Township Zoning ordinance.

CARTWAY. The paved portion of a street that is designed for vehicular traffic and on-street parking but not including the shoulder of the street.

CLEAR SIGHT TRIANGLE. An area of unobstructed vision at street intersections defined by the center lines of the streets and by a line of sight between points on their center lines at a predetermined distance from the intersection of the center lines, measured at two (2) feet in height.

CLOSED DEPRESSION. A part of the land surface of a lot, parcel or tract which drains internally, and which generally has sunk to a variable depth and is generally characterized by a downward movement of soil into bedrock voids without breaking the ground surface.

CODE ENFORCEMENT OFFICER. The individual appointed or otherwise authorized by the Township to administer and enforce the provisions of this Chapter and other applicable Township codes and ordinances, and to perform such related duties as may be assigned by the Township.

COMMON DRIVEWAY. A private driveway utilized by two or more separate lots or dwelling units for access to a public or private street.

COMMON OPEN SPACE. A parcel or parcels of land or an area of water, or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of the development not including stormwater management facilities, streets, off-street parking areas, and other areas set aside for the public.

COMPREHENSIVE PLAN. The document entitled the "Nazareth Area Multi-Municipal Comprehensive Plan," or any part thereof, adopted by the Board of Supervisors, as amended.

CONTOUR. An imaginary line connecting all points with the same elevation above or below a fixed base point whose elevation is known.

COVENANT. An agreement, convention, or promise of two or more parties by deed in writing, signed and delivered by which either of the parties pledges themselves to the other that something is either done or shall be done, or stipulates for the truth of certain facts.

CURB. The raised edge of a pavement to confine surface water to the pavement and to protect the abutting land from vehicular traffic; all curbs shall be constructed in accordance with the specifications in this Chapter or any other ordinance enacted by the Board of Supervisors setting requirements for the construction of roads, curbs and sidewalks or Pennsylvania Department of Transportation publications and specifications (if applicable).

CUT. An excavation. The difference between a point on the original ground and a designated point of lower elevation on the final grade. Also, means the material removed in excavation.

DEDICATION. The designation of property, formerly privately owned, for public purposes, such designation stipulated in writing by the private owner and offered for acceptance by the Township.

DEED. A legal instrument in writing, duly executed, sealed, and delivered, that conveys title to or an interest in real property from one party (the grantor) to another (the grantee). The deed includes a description of the property and may contain covenants or restrictions that affect land use, including those relevant to zoning compliance.

DEFERRAL. The postponement or temporary suspension of the review, consideration, approval, or required action related to a subdivision or land development application, plan, submission, or proceeding to a future date as determined by the municipality, governing body, Planning Commission, applicant, or other authorized entity in accordance with this Chapter and the applicable provisions of the Pennsylvania Municipalities Planning Code (MPC). A deferral may occur at the request of the applicant or the municipality to allow for additional review, revisions, coordination, submission of required materials, or resolution of outstanding issues.

DENSITY. A measure of the intensity of the use of the land, usually measured by the number of dwelling units per gross acre of land.

DESIGN STORM. The magnitude of precipitation from a storm event measured in probability of occurrence (e.g. 50-year storm) and duration (e.g. 24 hour) and used in computing storm water management control systems.

DETENTION BASIN. A basin designed, intended or used to retard storm water runoff by temporarily storing the runoff and releasing it at a predetermined rate.

DEVELOPER. Any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development.

DEVELOPMENT. See ‘Land Development’.

DEVELOPMENT PLAN. The provisions for development including, a planned residential development, a land development, a plot of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space, and public facilities. The phrase "provisions of the development plan" shall mean written and graphic materials referred to in this definition.

DWELLING UNIT. A room or group of rooms located within a residential building and forming a single habitable unit with facilities, which are used or intended to be used for living, sleeping, cooking and eating by one family.

DRAINAGE. Surface water runoff. The removal of surface water or groundwater from land by drains, grading or other means which include runoff controls to minimize erosion and sedimentation during and after construction of development, the means for preserving the water supply, and the prevention of alleviation of flooding.

DRAINAGE FACILITY. Any ditch, gutter, culvert, storm sewer, or other structure designated, intended, or constructed for the purpose of diverting surface waters from or carrying surface waters off streets, public rights-of-way, parks, recreational areas, or any part of any subdivision or contiguous land areas.

DRAINAGE SYSTEM. Pipes, structures, swales, natural features, and man-made improvements designated to carry drainage.

EASEMENTS. A liberty, privilege or advantage which one has in the lands of another for a precise and definite purpose, subordinate to, but not inconsistent with, the owner's general property rights.

ENGINEER. A Professional Engineer licensed by the Commonwealth of Pennsylvania.

EROSION. The removal of surface materials by the action of natural elements.

EXCAVATION. Any act by which earth, sand, gravel, rock, or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated, or bulldozed. It shall include the conditions resulting from.

FEE. The required charge established by this Chapter to defray the cost of processing an application, reviewing an application, or inspecting improvements during installation which shall be payable to the Township in accordance with the requirements of this Chapter.

FILL. Any act by which earth, sand, gravel, rock or any other material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface and shall include the conditions resulting therefrom. The difference in elevation between a point on the original ground and a designated point of higher elevation on the final grade. All fill needs to be certified clean as per the requirements of the PADEP Management of Fill Policy.

FLOOD PLAIN. A relatively flat or low-lying area adjoining a river, stream or watercourse which is subject to partial or complete inundation during a 100-year design frequency storm or an area subject to the accumulation or runoff of surface waters from any source, as more fully defined by the current edition of the Lower Nazareth Township Flood Insurance Rate Map and associated Flood Plain Study.

FLOODWAY. The channel of the watercourse and those portions of the adjoining floodplains which are reasonably required to carry and discharge the Base Flood. The boundary of the Base Flood floodway is as indicated on the Federal Emergency Management Agency Flood Insurance Rate Maps. In areas where no Federal Emergency Management Agency maps nor studies have defined the boundary of the floodway, it is assumed, absent evidence to the contrary, that the floodway extends from the stream to 50 feet landward from the top of the bank of the stream.

FRONTAGE. The length of a property line that is bordering a street right-of-way which is open to vehicular traffic.

GRADE. The slope expressed in a percent which indicates the rate of change of elevation in feet per 100 feet.

(a) **EXISTING GRADE.** The vertical location and elevation of the ground surface prior to any grading, filling, excavation, or construction activity.

(b) **FINISHED GRADE.** The final elevation and contour of the ground surface after completion of grading, filling, excavation, or construction activity.

GRADING. Changing existing topography through cutting or filling by two (2) feet or more in elevation over an area exceeding 1,000 square feet, except in special flood hazard areas as defined on the Lower Nazareth Township Flood Insurance Rate Map, where the provisions of the Lower Nazareth Township Floodplain Management Ordinance control.

GUTTER. That portion of a right-of-way carrying surface drainage.

HIGHWAY OCCUPANCY PERMIT. Authorization issued by the Pennsylvania Department of Transportation allowing a property owner specific access to a state-maintained highway. This permit is required before a subdivision and land development is approved by the Township, or a note must be contained in the subdivision and land development plan acknowledging that a Highway Occupancy Permit is required.

HYDRIC SOILS. Poorly drained soils that can support hydrophytic plants but may not necessarily do so.

IMPERVIOUS SURFACE. Any surface which significantly prevents or retards the infiltration of water into the ground, including but not limited to buildings, roofs, paved areas, sidewalks, driveways, parking areas, and compacted stone surfaces.

IMPROVEMENTS. Defined as those physical additions and changes to the land, including but not limited to all roads, streets, walkways, gutters, stormwater management facilities, curbs, sewers, streetlights, and other facilities that may be necessary to produce usable and desirable lots and otherwise regulated by this Ordinance.

(a) **PRIVATE IMPROVEMENTS.** Improvements to be owned, maintained, or operated by a private entity such as an individual, corporation, or homeowner's association for which construction plans and specifications must comply with the provisions of this Chapter, the Township Construction Standard Details, and all other Township ordinances.

(b) **PUBLIC IMPROVEMENTS.** Improvements to be dedicated and accepted by or maintained by the Township for which construction plans and specifications must comply with the provisions of this Chapter, the Township Construction Standard Details, and all other Township ordinances.

KARST. A type of topography that is formed over limestone, dolomite, or gypsum by bedrock solution, and that is characterized by closed depressions or sinkholes, caves and underground drainage.

LAND DEVELOPMENT/ DEVELOPMENT. Any man-made change to improved or unimproved real estate, including but not limited to the construction, reconstruction, renovation, repair, expansion, or alteration of buildings or other structures; the placement of manufactured homes; streets, and other paving; utilities; filling, grading and excavation; mining; dredging; drilling operations; storage of equipment or materials; and the subdivision of land. See also Floodplain Ordinance.

Land Development can include any of the following activities:

(a) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving the following:

(i) a group of two 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

(ii) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.

(b) A subdivision of land.

(c) Development in accordance with Section 503.1.1 of the Municipalities Planning Code, as amended.

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 leasee (if authorized under the 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.

LEHIGH VALLEY PLANNING COMMISSION (LVPC). The Planning Commission of Lehigh and Northampton Counties.

LOT. A separate parcel of land that is recorded or that will be recorded after Township approval in the office of the County Recorder of Deeds. A parcel under common ownership that is completely separated into two parts by a public street shall be considered to be one tract but two lots.

LOT AREA. The horizontal land area contained within the lot lines of a lot (measured in acres or square feet). Lot area shall not include the following:

(a) Areas within future or existing street rights-of-way.

(b) Areas that are currently or will be dedicated as common open space or,

(c) For residential lots only, areas within rights-of-way intended for overhead electrical lines of 35 kilovolts or higher capacity.

MAINTENANCE GUARANTEE. Any security which may be accepted by the Board of supervisors to insure the structural integrity of accepted improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plan, for a period of twelve (12) months.

MARKER. A metal pipe or pin of at least three-quarters (3/4) inches outside diameter and at least thirty (30) inches in length.

MOBILE HOME. A transportable single-family dwelling intended for permanent occupancy, contained in one unit, or in two units designed to be joined into one integral unit capable of again being separated for repeated towing, that arrives at a site complete and ready for occupancy except for minor or incidental unpacking and assembly of operations, and constructed so that it may be used without a permanent foundation.

MOBILE HOME LOT. A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.

MOBILE/MANUFACTURED HOME PARK. A parcel of land under single ownership which has been planned and improved for the placement of 2 or more mobile/manufactured homes for non-transient residential use. The individual manufactured homes may be individually owned. A development of mobile/manufactured homes that is subdivided into individual lots shall be regulated in the same manner as a subdivision of site-built homes and shall not be considered to be a "mobile home park."

MODIFICATION. A deviation from the regulations of this Chapter granted by the Board of Supervisors upon recommendation by the Planning Commission in accordance with the criteria established by this Chapter.

MONUMENT. A stone or concrete monument with a flat top at least four (4) inches in diameter or square. The bottom sides or radius shall be at least two (2) inches greater than the top to minimize movements caused by frost. The monument shall contain a steel dowel and be at least thirty (30) inches in length.

MULTI-MUNICIPAL COMPREHENSIVE PLAN. A comprehensive plan prepared and adopted by two or more municipalities in accordance with the Pennsylvania Municipalities Planning Code (MPC), intended to coordinate land use, housing, transportation, community facilities, infrastructure, natural resource protection, economic development, and other planning objectives across municipal boundaries. A multi-municipal comprehensive plan may establish regional growth areas, future land use patterns, shared planning policies, and intergovernmental implementation strategies applicable to the participating municipalities.

OCCUPANCY PERMIT. A statement, based on an inspection, signed by the Zoning Officer, setting forth whether a building or structure complies with all ordinances of the Township, or that a building, structure, or parcel of land may lawfully be employed for specified use or both.

OPEN SPACE. That part of a lot, parcel or tract which is unoccupied and unobstructed by any structure or impervious cover, except recreational and utility structures, which are permitted. The term "open space" shall not include any area designed, maintained or used for streets, roads, highways, driveways or parking areas.

OPEN SPACE, COMMON. A parcel or parcels of land, within a tract which meets all of the following standards:

(a) is designed, intended and suitable for active or passive recreation by residents of a development or the general public,

(b) is covered by a system that ensures perpetual maintenance, if not intended to be publicly owned,

(c) will be deeded to the Township and/or deed restricted to permanently prevent uses of land other than “common open space” and non-commercial recreation, and

(d) does not use any of the following areas to meet minimum open space requirements:

(i) existing or established future street rights-of-way,

(ii) vehicle streets or driveways providing access to other lots,

(iii) land beneath building(s) or land within 20 feet of a building (other than accessory buildings and pools clearly intended for noncommercial recreation and other than agricultural buildings and a farmstead which are permitted within land approved by the Township for agricultural preservation),

(iv) off-street parking (other than that clearly intended for non-commercial recreation),

(v) area(s) needed to meet a requirement for an individual lot,

(vi) area(s) deeded over to an individual property owner for his/her own exclusive use, except for land approved by the Township for agricultural preservation,

(vii) land beneath or within 50 feet of each side of each of the following: a) overhead electrical transmission lines of 35 kilovolts or greater capacity, b) the towers/poles supporting such lines,

(viii) for land intended to be open to the public, that does not have provisions for entry with a 20 feet minimum width by pedestrians from a street open to the public or from an adjacent common open space area that has access to such a street,

(ix) land that includes a stormwater detention basin, except for a basin or portions of a basin that the applicant proves to the satisfaction of the Board of Supervisors would be reasonably safe and useful for active or passive recreation during the vast majority of weather conditions,

(x) portions of land that have a width of less than 20 feet,

(xi) land that includes commercial recreation uses, except as may specifically be permitted to be counted towards a common open space requirement by a specific provision of this Ordinance, and

(xii) land that includes a central sewage treatment plant or a stormwater facility, except as provided for above.

ORDINANCE. All references to "ordinance" or "this ordinance" refer to the Township of Lower Nazareth Subdivision and Land Development Ordinance and regulations identified herein.

OWNER OF RECORD. An individual or corporation whose name appears on the records of the Northampton County Recorder of Deeds as the current owner of the property.

PA DEP. The Pennsylvania Department of Environmental Protection, or its successors, and its subparts.

PARCEL. A tract of land described in a deed recorded in the office of Northampton County Recorder of Deeds.

PENNDOT. The Pennsylvania Department of Transportation, or its successor, and its subparts.

PERFORMANCE GUARANTEE. Any security which may be accepted by the Board of Supervisors to guarantee that the proper construction of improvements be made by the developer as a condition for the approval of the Plan.

PHASING. The sequential development, construction, recording, or installation of improvements within a subdivision or land development project in separate stages or sections over a period of time pursuant to an approved development plan. Each phase shall be capable of functioning independently and shall provide adequate access, utilities, stormwater management, and other required improvements necessary to serve the phase being developed.

PLANNING COMMISSION. The Lower Nazareth Township Planning Commission as duly appointed by the Board of Supervisors.

PLAN, FINAL. A complete and exact plan, with professional engineer's seal and/or professional land surveyor's seal affixed and prepared for official recording as required by this Ordinance to define property rights, streets and other proposed improvements.

PLAN, PRELIMINARY. A tentative plan, in lesser detail than a Final Plan, showing proposed streets and lot layout and such other information as required by this Ordinance.

PLAN, RECORD. The copy of the Final Plan which contains the original endorsements of the Lehigh Valley Planning Commission and the Township Planning Commission, and which is intended to be recorded with the County Recorder of Deeds.

PLAN, SKETCH. An informal plan, indicating salient existing features of a tract and its surroundings and the general layout of the proposed subdivision. A sketch plan is not mandatory and is not a preliminary plan.

PLAT. A map or drawing, either preliminary or final, presented to the Township for approval, indicating the subdivision, consolidation, redivision of land or land development.

PRINCIPAL BUILDING. The building on a lot in which the principal use is conducted.

PRINCIPAL USE. The primary or predominant use of any lot or structure.

PROPERTY. An area or tract of land, all portions of which are in the same ownership and the boundary of which closes on itself, also a parcel.

PUBLIC HEARING. A formal meeting held pursuant to public notice by the Board of Supervisors or Planning Commission, intended to inform and obtain public comment, prior to taking action in accordance with this Chapter.

PUBLIC NOTICE. Notice as required by the Municipalities Planning Code.

PUBLIC UTILITY. Within the terms of this Chapter, public utility is defined to include gas, electric, telephone, sewerage, water, and communication cable and internet services that are not privately held and maintained or for public distribution, use, or supply.

RECREATION LAND. Land dedicated to the Township or other entity approved by the Township for the use of the Township's residents, which is suitable for active uses such as playing fields. Recreation lands shall not include areas within the 100-year flood plain, power line or pipeline rights-of-way, quarries, road rights-of-way, buffer zones, or stormwater management facilities. Recreation lands shall not include areas characterized by wetlands, hydric soils, slopes in excess of five (5%) percent, or woodlands.

RETENTION BASIN. A stormwater management facility designed to permanently retain a specified volume of stormwater runoff and release runoff by infiltration, evaporation, or controlled discharge.

REVERSE FRONTAGE LOT/ DOUBLE FRONTAGE LOT. A parcel designed such that individual residential uses abut a street on both the front and the rear, with vehicular access from only one street. A lot will only be deemed a reverse frontage lot if access is from a local street.

RETAINING WALL. A structure designed and constructed to restrain or support soil, rock, or other earthen material at different elevations.

RIGHT-OF-WAY. Land reserved for the public or others for use as a street or other purpose. Unless otherwise stated, "right-of-way" shall mean the future street right-of-way line.

RIPARIAN BUFFER. A vegetated area adjacent to a stream, watercourse, wetland, or other body of water intended to provide protection of water quality, stabilize stream banks, reduce erosion, and provide habitat.

RUNOFF. That part of precipitation which flows over the land.

SALDO. The Lower Nazareth Township Subdivision and Land Development Ordinance of 2026.

SANITARY SEWAGE DISPOSAL, ON-LOT. An "on-lot" septic tank disposal system generally providing for disposal of effluent for only one building or a group of buildings on a single lot and provided in compliance with Pennsylvania Department of Environmental Protection's regulations or regulations of the Township, whichever may be more stringent.

SANITARY SEWAGE DISPOSAL SYSTEM, PUBLIC. A public or private utility system that is designed to collect, centrally treat and dispose of sewage from more than one customer, in compliance with Pennsylvania Department of Environmental Protection's regulations or regulations of the Township, whichever may be more stringent.

SEDIMENTATION. The process by which mineral or organic matter is accumulated or deposited by moving wind, water or gravity. Once this matter is deposited (or remains suspended in water), it is usually referred to as "sediment".

SEPTIC SYSTEM. An underground sewage disposal system with a septic tank used for the decomposition of domestic wastes. Also referred to as an on-lot system.

SEPTIC TANK. A watertight tank designed to retain sewage long enough to provide satisfactory anaerobic decomposition of the sewage solids to take place prior to its discharge to an absorption area

SIGHT DISTANCE. An area required to be kept free of visual obstruction.

SIGHT DISTANCE TRIANGLE. A triangular shaped portion of land established at street intersections in which nothing is erected, placed, planted or allowed to grow in such a manner as to limit or obstruct the sight of motorists entering or leaving the intersection at any point between 2 feet above the centerline of the road and 10 feet above the centerline of the road.

SINKHOLE. A localized sinking of land surface to a variable depth generally characterized by a roughly circular outline and a downward movement of soil into bedrock voids.

SKETCH PLAN. An informal plan, submitted for preliminary discussion with the Township and its designated representatives indicating the existing features of a tract and its surroundings, with the general layout of a proposed subdivision or land development prepared in accordance with this Chapter. A sketch plan should include sufficient information to identify the overall intent of the proposed subdivision or land development so that concerns and requirements may be identified prior to the formal submission of a Preliminary Plan for approval.

SLOPE. The vertical change of an area of land divided by the horizontal change, measured in percent.

SOIL STABILIZATION. Chemical or structural treatment of a mass of soil to increase or maintain its stability or otherwise improve its engineering properties.

STORM SEWER. A system of pipes or other conduits which carry intercepted surface runoff, street water and other wash waters, or drainage, but excludes domestic sewage and industrial wastes.

STORMWATER DETENTION. Stormwater management procedure intended to reduce the overall runoff rate of stormwater from a facility, temporarily restricting the release of runoff and releasing it over a defined period of time.

STORM WATER MANAGEMENT PLAN. The plan for managing storm water runoff adopted by Northampton County and implemented by Lower Nazareth Township, for the Monocacy Creek Watershed and the Bushkill Creek Watershed as required by the Act of October 4, 1978, P.L. 864, (Act 167), also known as the "Pennsylvania Storm Water Management Act".

STREAM. A water course that has a source and terminus, banks and channel through which water flows at least periodically.

STREET. A strip of land intended for use as a means of vehicular traffic or pedestrian traffic, whether public or private.

(a) **ARTERIAL STREET.** A major regional highway designed to carry high volumes of vehicular through-traffic onto, out of, or through the regional area; subject to necessary control of entrances, exits and curb use.

(b) **COLLECTOR STREET.** A street designed to carry a moderate volume of traffic to intercept local streets, to provide routes to arterial roads and to community facilities and to provide access to the abutting properties.

(c) **CUL-DE-SAC.** A local street intersecting another street at one end and terminating in a vehicular turn-around at the other.

(d) **DEAD END STREET.** A street with a single connection with the surrounding road network, which fails to meet the definition of "stub street."

(e) **EXPRESSWAY.**A major highway designed for large volumes and high-speed traffic with access limited to grade separated intersections.

(f) **LOCAL STREET.** A street whose function is to provide for local traffic movement with relatively low volumes and direct access to abutting properties.

(g) **LOOP STREET.** A street which intersects only with itself, except for a single connection with the surrounding road network.

(h) **MARGINAL ACCESS STREET.** A local street which is parallel to and adjacent to an expressway, or an arterial road, and which provides access to abutting properties and protection from through traffic.

(i) **PUBLIC STREET.** A street which has been accepted for dedication by Lower Nazareth Township for public use.

(j) **STUB STREET.** A street or road within a subdivision, terminating at the subdivision boundary with no permanent vehicular turnaround. Stub streets are provided to permit adjacent undeveloped parcels of land to be developed later with an adequate connecting street system.

STREET RIGHT-OF-WAY LINE. The dividing line between the street and the lot. The street right-of-way line shall be the same as the legal right-of-way line provided that:

1.
   (a) for any right-of-way proposed/established following the adoption date of this Ordinance, said street right-of-way conforms to the width requirements of this Ordinance

   (b) for any previously Township-approved street right-of-way line, it shall be not less than 16-1/2 feet from the centerline of any existing road or street, and

2. where a future right-of-way width for a road or street has been officially established, then the street right-of-way shall be the sideline of the future right-of-way so established.

STRUCTURE. Any man-made object having an ascertainable stationary location on, below or in land or water, whether or not affixed to the land, subject to the following specific standards:

(a) The following specifically shall be considered to be structures: buildings; signs; stadiums; platforms; communications towers; walkways, porches or decks that are structurally raised above the underlying ground level or that are covered by a permanent structure; swimming pools (whether above or below ground); storage sheds; gas or liquid storage tanks; carports; and garages; post or pier mounted lights; brick or masonry piers; walls; non-portable basketball backboards; fences and gates.

(b) Any structure shall be subject to the principal or accessory setbacks of the Lower Nazareth Township Zoning ordinance, as applicable, unless specifically exempted or unless a specific setback is established for that particular type of structure by the Lower Nazareth Township Zoning ordinance.

SUBDIVISION. The division or redivision of a lot, tract, or parcel of land by any means into two 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; provided that the division of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access, shall be exempted.

SUBDIVISION, MINOR. A subdivision which does not by itself or in combination with previous subdivision plans, involve more than a total of three (3) lots, and does not involve the provision of any new street or easement for access (i.e. one in which all proposed lots will have frontage on an existing public street), or a boundary line adjustment between property owners where no new lots are created.

SUBDIVISION, SINGLE LOT. A subdivision which involves creation of one additional lot and does not involve the provision of any new street or easement for access. Both the new and residual lots shall meet all width, access and size requirements contained in this ordinance and the zoning ordinance.

SURVEYOR. A licensed surveyor registered by the Commonwealth of Pennsylvania.

SWALE. A low-lying stretch of land which gathers or carries surface water runoff.

TRACT. One or more contiguous lots within the Township, assembled for the purpose of development, including but not limited to a planned residential development, multi-family development, planned shopping center, planned office park, industrial park, cluster development or lot averaging development, or a mobile home park.

(a) **PARENT TRACT.** A parent tract (often called a parent parcel) is the original piece of land, or a combination of contiguous parcels under single ownership, as it existed on the specific date Lower Nazareth Township adopted this subdivision ordinance.

(b) **RESIDUAL TRACT.** A residual tract is the remaining portion of the parent tract after one or more smaller lots or parcels have been subdivided or carved out of it.

TOPSOIL. Surface soils and subsurface soils which presumably are fertile soils and soil material, ordinarily rich in organic matter or humus debris. Topsoil is usually found in the uppermost soil layer called the A Horizon.

TOWNSHIP. The Township of Lower Nazareth, a Township in Northampton County, Pennsylvania and any duly appointed representative acting on behalf of the Township and with the Board of Supervisor's knowledge and proper authorization.

TOWNSHIP ENGINEER. A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the Township Engineer.

TOWNSHIP SOLICITOR. A Township Solicitor is an attorney licensed to practice law in Pennsylvania, appointed by the Board of Commissioners (or Supervisors, depending on the township class) to serve as the chief legal officer of the township. The Solicitor may be an individual lawyer or a law firm and serves at the pleasure of the governing body. Unless special counsel is engaged for particular matters, the Township Solicitor has exclusive responsibility for all township legal affairs, including preparing and reviewing contracts, ordinances, resolutions, leases, conveyances, bonds, and other legal instruments; representing the township in court by prosecuting and defending actions; and providing formal legal opinions to the Board and its committees when requested. In addition, the Solicitor performs any other professional legal duties authorized by the Board or township ordinance, ensuring that the township's actions comply with state law and protecting its legal interests.

USE. The purpose or activity for which the land or building is designed, arranged, or intended; or for which it is occupied or maintained.

UTILITY EASEMENT. A right granted over, under, or through a parcel of land for the installation, construction, operation, maintenance, repair, replacement, or access of public or private utility facilities and related infrastructure, including but not limited to water lines, sanitary sewers, storm sewers, electric lines, gas lines, communication facilities, fiber optic lines, and drainage facilities. Structures or obstructions within a utility easement may be prohibited or restricted as determined by the Township or utility provider.

WAIVER. The granting of an exception or modification to these regulations which in the opinion of the Board of Supervisors will not be detrimental to the general welfare, impair the intent of those regulations, or conflict with the Nazareth Area Multi-Municipal Comprehensive Plan, or the intentional relinquishment of a right, claim, or privilege.

WATERCOURSE. Any channel of conveyance of surface water having defined bed and banks, whether natural or artificial, with perennial or intermittent flow.

WATER SUPPLY AND DISTRIBUTION SYSTEM, ON-LOT. An "on-lot" water supply system generally provides for an adequate supply of water for one building or a group of buildings on a single lot, and in compliance with the Pennsylvania Department of Environmental Protection, regulations or Township regulations, whichever may be more stringent.

WATER SUPPLY AND DISTRIBUTION SYSTEM, PUBLIC. A public or private utility system designed to transmit water from a common source to customers in compliance with the Pennsylvania Department of Environmental Protection's Regulations or the Township Regulations, whichever may be more stringent.

WETLANDS. Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, or as specifically described under the official Federal definition of wetland.

WOODLAND. Areas composed of a grove of trees forming one canopy where ten (10) or more trees measure at least six (6) inches in diameter, measured at four and one-half (4-1/2) feet from the ground.

YARD. A space on the same lot with a principal structure, open, unoccupied, and unobstructed by structure, except as may be otherwise provided in the zoning ordinance.

(a) **YARD – FRONT.** A yard extending across the full width of the lot, unoccupied other than by steps, walks, terraces, driveways, lamp posts and similar improvements, the depth of which is the least distance between the front lot line and the building line.

(b) **YARD – REAR.** A yard extending across the full width of the lot between the rear of the principal building and the rear lot line, unoccupied other than by steps, walks, terraces, driveways, lamp posts, and similar improvements.

(c) **YARD – SIDE.** A yard between the principal structure and the side lot line, extending from the front yard or from the front lot line where no front yard is required, to the rear yard. The width of the required side yard is measured horizontally, at ninety degrees with the side lot line, from the nearest part of the principal building.

ZONING OFFICER. The duly appointed representative or entity identified by the Lower Nazareth Township Board of Supervisors. This term is interchangeable with "Code Enforcement Officer."

ZONING ORDINANCE. Document adopted by the Township establishing zone districts throughout the Township, specifying uses permitted as well as other regulations in each district, and the means to administer and enforce the regulations.

ARTICLE 3
SKETCH PLAN SUBMISSION PROCEDURES AND REQUIREMENTS

Prior to the submission of a preliminary plan, developers are encouraged to submit a Sketch Plan to the Planning Commission to receive the advice and assistance of the Planning Commission and staff and to determine general conformance with this Ordinance.

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.

302 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.

303 Applicants submitting Sketch Plans shall provide 2 Full Size Plans, 5 reduced size copies and 1 digital copy of all maps and other material, plus the appropriate Application Fees as established by the Township, to the Township.

304 The Township shall provide five (5) sets of plans and materials to the Township Planning Commission, one (1) set of plans and materials to the Township Engineer, and one (1) set of plans and materials to the Township Planning and Zoning Administrator. The Township shall retain one (1) set of the plans and one (1) set of the supplemental material.

305 The Applicant shall also submit one (1) reduced copies (11*"* x 17*"* size) of the Sketch Plan to the Township. The Township shall provide one (1) copy of the reduced plan to the Township Solicitor.

Required Submission	Recipient
Five (5) sets of plans	Township Planning Commission
One (1) set of plans, supplemental materials digital copy of all material	Township Engineer
One (1) set of plans, supplemental materials digital copy of all material	Township Planning and Zoning Administrato
One (1) reduced copy (11" x 17")	Township Solicitor

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-eight (28) 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 Nazareth Area Multi- Municipal 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 where the representatives will be present.

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, whether verbal or written, made or not made, by either the applicant or Township, as part of a Sketch Plan review.

320 Sketch Plan Requirements

The Sketch Plan submission should include the following items, data and be drawn to the following standards.

321 Application Review Fee for 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 project (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 that illustrates 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 Insurance Rate Map from the municipal Flood Insurance Study, the 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, Natural Resources Conservation Service Web Soil Survey or other sources. Sinkholes and closed depressions should be identified on the map.

ARTICLE 4
PRELIMINARY PLAN SUBMISSION PROCEDURES AND REQUIREMENTS

A Plan application shall not be placed on the Planning Commission agenda unless the Zoning Officer or designated staff certifies that it is administratively complete. Plans that are missing required checklists, documents, or fees will be deemed incomplete.

No application shall be accepted for filing if another subdivision or land development application affecting the same parcel(s), tract(s), or lot(s) remains pending before the Township until final action has been taken on the pending application by the Board of Supervisors. Nothing herein shall prohibit the submission of revised plans, amended plans, or resubmissions associated with an existing application in accordance with this Ordinance and the Pennsylvania Municipalities Planning Code.

400 Preliminary Plan Submission

At any given time, only one application concerning the same parcel(s) of land shall be pending before the Township. An applicant must withdraw or obtain final action on any prior application before submitting a new application for the same parcel(s). Nothing herein shall preclude an applicant from submitting revised plans in accordance with this Ordinance and the Pennsylvania Municipalities Planning Code.

401 Preliminary Plans and all required supplementary documentation for all proposed subdivisions and land developments shall be submitted to the Township in accordance with the procedures outlined in this Ordinance.

402 Official submission of a Preliminary Plan to the Township Planning Commission shall comprise the following:

402.1 Submission of one (1) copy of a completed Preliminary Subdivision or Land Development Application with cover letter outlining intent and the intended Planning Commission meeting date.

402.2 Submission of Three (3) Full Size sets and Five (5) reduced size sets (18”x24” in size), of paper prints of the Preliminary Plan. These submissions shall fully comply with the provisions of this Ordinance as set forth in Section 420.

402.3 Submission of two (2) copies of all required supplemental information as set forth in Section 426.

402.4 The Applicant shall also submit one (1) reduced copies (11” x 17” size) of the Preliminary Layout Plan to the Township.

402.5 The Applicant, upon filing his plan, shall prepare a list of all property owners located within three hundred (300) feet of the subdivision/land development. Applicant shall mail the notification contained in Appendix “D” of this SALDO to all property owners within (300) feet of any new lots created by the subdivision or within (300) feet of subject parcels of any improvements

proposed on the land development plan. Property owners within 300 feet of a residual tract shown on the subdivision plan, larger than two acres in size, need not be notified.

402.6 Notifications to such property owners must be sent by certified mail, return receipt requested, no later than twenty-eight (28) days prior to the Planning Commission meeting at which the subdivision or land development will be first considered. If the Applicant fails to notify the property owners, they will not be placed on the agenda of the meeting.
The Applicant shall:

402.61 At the time of Preliminary Plan submission (or prior):
Submit a list of all property owners located within 300 feet of the subdivision or land development to the Township.

402.62 At the time of mailing notifications (at least 28 days before the meeting):
Mail Appendix "D" notifications by certified mail, return receipt requested to each property owner on the list.

402.63 Provide the Township with:

(a) A copy of the complete mailing list.

(b) Copies of the postmarked certified mail receipts as proof of notification.

402.64 Notification shall not be required for a residual tract greater than two (2) acres in area that remains under the same ownership as the principal tract resulting from the subdivision.

402.7 All plans submitted to the Township must be folded, where possible, unless the plan is of such size that makes folding impractical, i.e. extra-large sheets or sets over 10 pages.

402.8 One (1) digital copy containing the copies of the Preliminary Subdivision and Land Development drawings and supporting documentation, in a format suitable to Lower Nazareth Township.

403 The Township shall distribute the plans and other material as follows:

403.1 Five (5) sets of the plans to the Township Planning Commission, one (1) digital copy, one (1) set of the plans and one (1) sets of supplemental information to the Township Engineer, and one (1) set of plans to Hecktown Volunteer Fire Department (HVFD). The Township shall provide one (1) copy of the reduced plan to the Township Solicitor.

403.2 The Township shall retain one (1) set of the plans, one (1) set of the supplemental material, and the digital copy.

Required Submission	Recipient
Five (5) reduced sets of plans and copy of application	Township Planning Commission
One (1) full size set of plans, application, supplemental documents, and digital copy of all material	Township Engineer
One (1) full size set of plans, application, supplemental documents, and digital copy of all material	Township Planning and Zoning Administrator
One (1) full size set of plans and application	Hecktown Volunteer Fire Company
One (1) reduced copy (11" x 17"), application and supplemental documents	Township Solicitor

403.3 Additional prints of the preliminary plan shall be submitted by the developer to the Township for distribution to the respective agencies in each of the following circumstances:

403.31 Whenever a proposed subdivision or land development is located within 1,000 feet to another municipality, one (1) print of the Preliminary Plan shall be submitted for each additional or adjacent municipality to the respective municipalities.

404 The applicant shall submit applicable plan material to the Following agencies:

404.1 The applicant shall submit one (1) full set of plans, all supplemental materials and required fees to the following agencies in the format required by the agency:

(i) Lehigh Valley Planning Commission. If a review of conformity to an Act 167 stormwater management plan is required, the appropriate format of plans and materials should be submitted.

(ii) Northampton County Conservation District.

404.2 The Applicant shall submit to the following agencies the plans, supplemental materials, and required fees applicable to each agency's respective jurisdiction, department, or scope of review, in the format required by the receiving agency:

(i) Easton Suburban Water Authority (where applicable).

(ii) The governing Sanitary Sewer Authority (where public sanitary sewer service is proposed).

(iii) PennDOT (whenever the property being subdivided abuts a state road).

(iv) U.S. Army Corps of Engineers (whenever the site analysis maps required by Section 426.1 indicate the presence of hydric soils or wetlands on the property).

(v) Pennsylvania Department of Environmental Protection (whenever the site analysis maps required by Section 426.1 indicate the presence of hydric soils or wetlands on the property).

404.3 The Applicant shall submit to the following agencies a letter providing a brief description and summary of the proposed development, including the total number of proposed dwelling units for residential developments and the total project area for non-residential developments:

(i) Nazareth Area Council of Government (NACOG).

(ii) Nazareth Area School District.

405 Official submission of a Preliminary Plan to the Township Board of Supervisors shall comprise the following:

405.1 Submission of a cover letter stating request and date the applicant wishes to be heard along with one (1) digital copy of all submitted materials.

405.2 Submission of two (2) Full Size sets of prints of the Preliminary Plan, which shall fully comply with provisions of this Ordinance as set forth in Section 420. Plans shall be amended to reflect any changes recommended at the Planning Commission level.

405.3 Submission of two (2) copies of all required supplemental information as set forth in Section 426.

405.4 The Applicant shall also submit one (1) reduced copies 11” x 17” size of the Preliminary Layout Plan to the Township.

405.5 All plans submitted to the Township must be folded, where possible, unless the plan is of the size that makes folding impractical, i.e. extra-large sheets or sets over 10 pages.

406. The Township shall distribute the plans and other material as follows:

406.1 One (1) set of digital copy of the plans to the Board of Supervisors, one (1) set of digital copy of plans and supplemental information to the Township Manager; one (1) 11x17 set of plans and one (1) set of supplemental information to the Township Solicitor; one (1) set of the plans, one (1) set of supplemental information, and digital copy of the submission to the Township Engineer. The Township shall provide one (1) copy of the reduced plan to the Township Solicitor.

406.2 The Township shall retain one (1) set of the plans, one (1) set of the supplemental material, and digital copy of the submission.

Required Submission	Recipient
One (1) Digital Copy of Plans and Cover Letter	Board of Supervisors
One (1) Digital Copy of Plans and Cover Letter	Township Manager
One (1) full size set of plans, Cover Letter, supplemental documents, and digital copy of all material	Township Engineer
One (1) full size set of plans, Cover Letter, supplemental documents, and digital copy of all material	Township Planning and Zoning Administrator
One (1) reduced copy (11" x 17") and Cover Letter	Township Solicitor

407. All applications for major subdivisions and all land development proposals, regardless of zoning district, shall include an Environmental Impact Assessment (EIA). The EIA shall provide the following as applies:

407.1 An inventory of existing on-site environmental conditions, including, where applicable, topography, hydrology, geology, soils, groundwater, vegetation, wildlife habitat, floodplains, wetlands, woodlands, steep slopes, existing land cover, and known or potential environmental constraints. The inventory shall also identify current and historic site uses and any known or suspected areas of environmental contamination, including potential impacts to soil and groundwater resulting from previous commercial, industrial, agricultural, or other activities involving hazardous substances, petroleum products, pesticides, herbicides, fertilizers, or other regulated materials.

407.2 An assessment of the probable impacts of the proposed development upon these environmental resources.

407.3 A description of measures proposed to mitigate any anticipated adverse impacts.

407.4 A paper-based study of Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process – ASTM E128-22 (as amended)

407.5 A paper-based study of Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process – ASTM E1507-21 (as amended).

407.6 In-field Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process – ASTM E1903-19, if the Phase I ESA identifies Recognized Environmental Conditions (RECs) or otherwise recommends additional investigation.

407.7 PADEP – Chapter 250. Administration Of Land Recycling Program (as amended). The regulations by which contamination is addressed in PA. Soil concentration standards for comparison found in 407.8 and 407.9.

407.8 From 25 Pa. Code Chapter 250, APPENDIX A Table 4 - Medium-Specific Concentrations (MSCs) for Inorganic Regulated Substances in Soil (as amended)

407.9 From 25 Pa. Code Chapter 250, APPENDIX A TABLE 3 - Medium-Specific Concentrations (MSCs) for Organic Regulated Substances in Soil (as amended)

407.10 PADEP – Management of Fill Policy (as amended)

The Board of Supervisors may waive or modify specific Environmental Impact Assessment requirements, upon recommendation of the Planning Commission and Township Engineer, where it determines that the scale, nature, or location of the proposed development does not warrant the full level of analysis.

410 Review of Preliminary Plan

411 By the Township Planning Commission.

411.1 Meeting Scheduling and Submission Deadline
A Preliminary Plan will be placed on the Planning Commission's agenda for review within sixty (60) days of its formal submission to the Township only if the submission meets the following criteria:

411.11 The deadline for submission is at least twenty-eight (28) calendar days before the Planning Commission meeting (not counting the meeting day).

411.12 If the 28th day falls on a Township holiday, the deadline is extended to the next business day.

411.13 No exceptions will be made for late submissions.

411.14 All submissions must be received by 11:00 a.m. on the cutoff date and must include all required supplemental documents and fees.

411.15 Incomplete submissions will not be scheduled for review until all materials are received.

411.16 Submission does not guarantee placement on the next Planning Commission agenda; scheduling is subject to Township review for completeness and available meeting space.

411.17 The Planning Commission may hold a Public Hearing on the Preliminary Plan at its discretion.

411.2 Plan Review
The Planning Commission shall review the Preliminary Plan for conformance with the Township's Subdivision and Land Development Ordinance (SALDO) and all other applicable municipal regulations. Recommendations for any necessary changes or modifications may be issued.

411.3 County Planning Commission Review
The Township Planning Commission shall not act on a Preliminary Plan until it has received the written review from the Lehigh Valley Planning Commission.

411.31 If no review is received within thirty (30) days of the County's receipt of the plan, the Township Planning Commission may proceed without it.

411.4 Recommendation to Board of Supervisors
Within sixty (60) days following the first Planning Commission meeting after submission (meeting the 28-day prior submission requirement), the Planning Commission shall issue a written recommendation to the Board of Supervisors to approve or disapprove the Preliminary Plan, including findings supporting its recommendation.

412 By the Board of Supervisors.

412.1 Timeline for Board Action

411.18 The Board of Supervisors must act (approve or disapprove the Preliminary Plan) within 90 days of a fixed "start date," defined as follows:

411.19 The start date is either.

(a) The date of the next regular Planning Commission meeting following submission, or

(b) If that Planning Commission meeting occurs more than 30 days after submission, then the 90-day clock starts on the 30th day after submission.

411.20 This 90-day deadline may be extended only if the applicant submits a written time extension request, and it is accepted by the Board.

411.21 The Board must base its decision on applicable ordinances and the recommendations of the Planning Commission.

411.22 Within 15 days after making its decision, the Board must communicate the decision and supporting findings in writing to the following:

(a) The applicant

(b) The Township Planning Commission

(c) The Township Solicitor

(d) The Township Engineer

Note: All communication must still occur within the original 90-day decision window, unless a time extension has been granted.

412.2 Submission Deadline for Agenda Placement

412.21 To be considered for a Board of Supervisors meeting, a complete Preliminary Plan package must be submitted:

(a) At least 21 calendar days before the meeting (not counting the meeting day)

(b) By 11:00 a.m. on the cutoff date

412.22 Submissions must include all supplemental materials.

412.23 Incomplete submissions will not be scheduled for review.

412.24 Submission does not guarantee agenda placement.

420 Preliminary Plan Requirements

421 The Preliminary Plan shall be clearly and legibly drawn to a minimum of 1 inch = 50 feet. A larger scale may be used if appropriate to clearly illustrate site features and plan elements.

421.1 A Karst Report shall be required for all Preliminary Plan submissions, prepared in accordance with the standards of Section 794.3 of this Ordinance. The report shall inventory site-specific karst features and evaluate potential hazards and mitigation measures to ensure safe and sustainable development.

421.2 All subdivision and land development applications shall comply with the provisions of the Township's adopted Act 167 Stormwater Management Ordinances, specifically Ordinance No. 243-11-22 (Monocacy Creek Stormwater Management), Ordinance No. 242-11-22 (Bushkill Creek Stormwater Management, and Ordinance No. 229-10-18 (Monocacy Creek Watershed Act 167 Stormwater Management). These ordinances, as amended, are hereby incorporated by reference, and their provisions apply to all subdivisions and land developments under this Chapter.

422 The plan of record must have room for Northampton County to apply new parcel numbers OR provide a cover sheet for recording. It is preferred that signature blocks be placed to the right side of the plan sheet. Left side placement should be avoided.

423 The original drawing and all submitted prints shall be made on sheets having one of the following sets of dimensions:

423.1 Twenty-four (24) inches by thirty-six (36) inches.

423.2 Thirty (30) inches by forty-two (42) inches.

424 If the subdivision layout requires more than one (1) sheet or if the subdivision involves more than one (1) section or phase, a title sheet shall be provided. The title sheet shall include the road and lot layout plan at a minimum scale of one inch equals two hundred (200) feet. The plan shall illustrate the boundaries of the areas covered on the different sheets, sections and phases. If the subdivision is for a section or phase of a subdivision, the relevant section or phase shall be differentiated in pattern from the remaining sections. The plan shall also indicate roads within two hundred (200) feet of the site and shall include an index of the plans.

425 The Preliminary Plan shall illustrate the following data:

425.1 Name and address of record owner; name of developer if different from owner; names of all adjoining subdivisions, if any, and the names of owners of all adjacent unplatted land, with the deed book reference, tax map, block and lot numbers where recorded.

425.2 Name of the proposed subdivision; name of the municipality or municipalities within which subdivision is proposed; total tract boundaries of the property being subdivided, showing bearings and distances, a statement of total acreage of the property, and certified by a registered Professional Land Surveyor.

425.3 Name, address, license number, and seal of registered engineer or land surveyor responsible for the subdivision plan; magnetic north point, graphic scale, and date including the month, day and year that the original drawing was completed, and the month, day and year that the original drawing was revised, for each revision.

425.4 A key map along with statement of intent, for the purpose of locating the property being subdivided, drawn at a scale not smaller than one (1) inch equals one thousand (1,000) feet and showing the relation of the property, differentiated by tone or pattern, to adjoining property and to all streets, streams, municipal boundaries, and recorded subdivision plans existing within two thousand (2,000) feet of any part of the property.

425.5 Tax map, block, and lot numbers within the proposed subdivision tract; all existing streets, including streets of record (recorded, but not constructed), on or adjoining the tract, including names, right-of-way widths, cartway (pavement) widths, and approximate grades.

425.6 All existing buildings or other structures within the proposed subdivision tract; all existing streets, and streets proposed in the Official Map and/or Comprehensive Plan, including streets of record (recorded, but not constructed), on or adjoining the tract, including names; existing and future right-of-way widths, cartway (pavement) widths, and approximate grades.

425.7 The Preliminary Plan shall illustrate the following existing utility features within the proposed tract and within two hundred (200) feet of its boundaries:

425.71 All existing sanitary sewer lines, water lines, storm sewer facilities, on-lot septic systems, wells, and stormwater management structures.

425.72 Fire hydrants, culverts, bridges, utility transmission lines (including overhead and underground electric, telephone, cable, or fiber lines), railroads, and sidewalks.

425.73 The location, width, and stated purpose of all existing easements and utility rights-of-way.

425.74 Where applicable, infrastructure should be labeled with size, material, and ownership or maintenance responsibility.

425.8 Contour lines at vertical intervals of not more than two (2) feet. Location and elevation of the data to which contour elevations refer shall be the closest United States Coast and Geodetic Survey established benchmark, where available; spot elevations for all low and high points, plus elevation for all closed contour lines.

425.9 The full plan of proposed development, including the following:

425.91 Location and width of all streets and rights-of way, with a statement of any conditions governing their use; suggested street names and utility easement locations; all applicable design criteria under Article 7.

425.92 Front, side, and rear building setback lines for each lot.

425.93 Lot lines, with computed dimensions and lot sizes (in both acres and square feet).

425.94 A statement of the intended use of all nonresidential lots and parcels.

425.95 Lot numbers and a statement of the total number of lots, parcels, dwelling units and density.

425.96 Water, sanitary sewer and storm sewer plan and profile drawings (and other drainage facilities) with the size and material of each indicated and any proposed connections with existing facilities.

425.97 Parks, playgrounds and other areas dedicated or reserved for public or common use, with any conditions governing such use and any proposed improvements.

425.98 Signed certificate of ownership or equitable ownership, plus a copy of the current deed of record for the property being subdivided or developed.

425.99 Copies of the proposed deed restrictions, protective and restrictive covenants, referenced to the preliminary plan map.

425.100 The applicant shall provide building elevation drawings depicting the proposed structure from an eye-level perspective as viewed from all adjacent public rights-of-way. The drawings shall illustrate the relationship of the proposed building to final site grading, adjacent streets, and surrounding topography, and shall include a human-scale reference figure.

426 The preliminary plan shall be accompanied by the following supplementary data:

426.1 Site Analysis Maps.
The Preliminary Plan submission shall include a series of site analysis maps that illustrate the natural constraints and physical conditions of the tract. Where feasible, the analyses described below may be shown on a composite base map, provided the combined impacts of the natural features on development suitability are clearly distinguishable.

426.11 Natural Drainage and Water Resources Map Delineates all water features and drainage elements, including:

(a) Streams, lakes, ponds, and natural swales;
(b) Floodplains;
(c) Closed depressions;
(d) Areas of seasonal or permanent high water table;
(e) Metes and bounds of wetlands, with delineation completed by a qualified professional.

426.12 Soils Analysis Map
Based on the Northampton County Soil Survey, Nazareth Area Multi-Municipal Comprehensive Plan, the Natural Resources Conservation Service Web Soil Survey and other applicable data, the map shall identify:

(a) Prime agricultural soils;
(b) Hydric soils;
(c) Aquifer recharge areas;
(d) Unstable and highly erodible soils;
(e) Soils most suitable for urban development;
(f) Soils suitable for on-lot sewage disposal.

426.13 Bedrock and Geology Map
Includes the general geologic structure of the tract, highlighting:

(a) Aquifers, particularly those vulnerable to contamination;
(b) Shallow bedrock zones.

426.14 Environmental and Physical Features Map
Delineates the location of:

(a) Woodland areas, major tree masses, or specimen trees;
(b) Rock outcrops and sinkholes;
(c) Historic or cultural features;
(d) Scenic views or ridgelines of significance.
(e) Karst formations

426.2 A landscape plan. The plan shall locate and provide specifications for all landscaping proposed by the developer and show the plant cover which exists, and on the same or separate sheet, that which will exist when the landscaping is completed. All existing trees six (6) inches or more in diameter (measured at a height of four (4) feet above grade) shall be located and identified on the plan. The Township may waive this requirement in densely wooded areas and tree rows.

426.3 A contour grading plan and a plan for minimizing erosion and sedimentation, in accordance with erosion and sediment control standards as set forth in Article 7. A letter shall be provided from the Northampton County Conservation District which indicates that the Soil Erosion and Sedimentation Control Plan conforms to the Pennsylvania Department of Environmental Protection rules and regulations.

426.4 Typical cross-sections for proposed streets, sanitary sewer, storm drainage and water system improvements. Preliminary street and utility plan and profile drawings and street lighting plans where required.

426.5 Stormwater Management Plan
The Preliminary Plan shall include a stormwater management plan that meets the following requirements:

426.51 Complies with Section 770 of this Ordinance regarding stormwater design and construction standards.

426.52 Includes all calculations and plans necessary to demonstrate the design of storm drainage systems, including storm sewers, basins, swales, and other conveyance or storage facilities.

426.53 If the subdivision or land development lies within a watershed for which a stormwater management plan has been adopted pursuant to Act 167 of

PA Code, all stormwater facilities shall be designed in conformance with the provisions of that plan.

426.54 The plan must include:

(a) Hydrologic and hydraulic calculations;
(b) Plan view and profiles of proposed stormwater infrastructure;
(c) Outfall locations and discharge information;
(d) Summary of peak discharge rates and volumes before and after development;
(e) Description of permanent Best Management Practices (BMPs) and provisions for operation and maintenance.

426.6 In the case of subdivision or land development plans to be developed in stages or sections over a period of time, a map delineating each stage or section of the proposed subdivision or land development consecutively numbered so as to illustrate phasing of development, and a schedule indicating the approximate time for which applications for final approval of each stage or section is intended to be filed. Each phase will have to go through the approval process.

426.7 Preliminary designs of any bridges or culverts which may be required. Such designs shall meet all applicable requirements of the Pennsylvania Department of Environmental Protection, the Pennsylvania Department of Transportation and Act 167 Stormwater Management Plan, if implemented.

426.8 Copies of the Subdivision Sewage Disposal Report, when required according to standards as set forth in Section 750.

426.9 Certification of water supply systems.

426.91 When water service to the proposed subdivision is to be provided by an existing public system, the developer shall submit two (2) copies of a letter from the agency, authority, or utility which agrees to extend water service, subject to the execution of a service agreement.

426.92 When water service to the proposed subdivision is to be provided by an on lot well, the developer shall submit two (2) copies of a letter from the applicable Water Authority that service to the site is not feasible.

426.10 Certification of sewage disposal systems.

426.101 When sewage disposal service is to be provided by an existing public system or extension thereof, the developer shall submit a formal request for allocation to the Township Board of Supervisors. Upon receipt of a commitment for allocation from the Township, the developer shall contact the controlling Sewer Authority regarding connections into their sewer system. All negotiations, designs, reviews, approvals and construction will be handled by the

controlling Sewer Authority in accordance with their current regulations.

426.102 When sewage disposal service for the proposed subdivision or land development is to be by individual sewage disposal systems, the following requirements must be followed:

(a) Prior to submission of a Preliminary Subdivision or Land Development Plan, the applicant or developer shall submit to the Pennsylvania Department of Environmental Protection (Department), Form ER-BWQ-359, "Application for Planning Module for Land Development," commonly known as the "postcard" submission, whereby the Department will indicate to the developer which module components to complete and make other guiding recommendations, as well as establishing a Department of Environmental Protections' code number for the project.

(b) The developer shall then meet with a representative from the Department and the Township Sewage Enforcement Officer (SEO) to discuss the subdivision or land development with relationship to the Sewage Facilities Act "Official Plan".

(c) The developer shall provide all information as required by the Planning Module for Land Development (PMLD). The developer shall submit the completed PMLD to the Township as part of the supporting data of the Preliminary Plan submission.

(d) The Township shall review the PMLD and take municipal action within thirty (30) days of receipt of the completed module.

(e) Preliminary Plan shall not be approved by the municipality until written approval of the PMLD is received from the Department of Environmental Protection. Modules will be reviewed for completeness and conformance to the requirements of the Sewage Facilities Act and Regulations promulgated thereunder, Chapters 71, 72, and 73 of PA Code Title 25. Incomplete module submissions will be returned to the applicant and will not be considered for review until complete.

(f) The number and spacing of soil profile studies and percolation tests required for module preparation shall be sufficient to justify adequate sewage facility planning for the proposed subdivision or land development and shall contain general site suitability and soil mapping designations.

(g) All soil testing information shall be indicated and clearly represented on plans and supporting documents, for evaluation.

(h) The developer shall retain a soil scientist, hydrogeologist, or other competent professional to perform soil evaluations, percolation tests, and additional studies if required by the Department or Township SEO. The Township SEO will function only to observe the soil tests and review submitted material in accordance with this Ordinance.

(i) Prior to plan approval, the developer shall test and locate, on each lot, a suitable primary and secondary absorption area. These areas shall be staked in the field and protected until such time as the system(s) are constructed and final grading completed on the lot. No Permit will be issued until the site is adequately marked. Any disturbance to the site by grading, equipment traffic, or material storage may be cause for Permit denial.

426.11 Whenever a proposed public improvement or on-lot septic system or detention pond encroaches upon a utility line or easement, the applicant shall provide a letter from the utility verifying that the development will comply with all reasonable design criteria set by the utility.

426.12 Whenever a modification is requested pursuant to the provisions of Section 1050, the applicant shall provide a written request conforming to the requirements of Section 1052.

426.13 The applicant shall provide a copy of the opinion of title as issued by a title insurance company or an attorney, which shall set forth the names of all owners of property included in the plat and shall include a list of mortgages, judgments, liens, easements, contracts and agreements of record in the Recorder of Deeds office in Northampton County, Pennsylvania, which shall affect the property covered by such plats.

426.14 If the subdivision/land development involves a proposed drainage structure located on or which is proposed to drain into or onto State highway rights-of-way, the applicant shall submit plans and calculations to the Pennsylvania Department of Transportation (PennDOT) for their review and approval. In the event PennDOT requires the Township to act as the permit holder, the applicant shall first enter into an agreement with the Township, indemnifying the Township for any impacts to the PennDOT right-of-way, agreeing to pay any fees and to operate the drainage structure in compliance on behalf of the Township as permit holder and in accordance with all permit requirements.

426.15 Traffic Impact Analysis and Report as required by the Lower Nazareth Township Traffic Impact Fee ordinance.

426.16 A written project narrative summarizing the proposed development, including the type and purpose of the project; number and type of proposed units, structures, or lots; general site layout; and any significant features or

improvements such as open space, access points, stormwater management, or requests for waivers. This narrative shall be no more than one page and shall aid reviewers in understanding the overall scope and intent of the proposal.

ARTICLE 5
FINAL PLAN SUBMISSION PROCEDURES AND REQUIREMENTS

A Plan application shall not be placed on the Planning Commission agenda unless the Zoning Officer or designated staff certifies that it is administratively complete. Plans that are missing required checklists, documents, or fees will be deemed incomplete.

500 Final Plan Submission

501 The Final Plan submission shall be made within five (5) years of the date of the Preliminary Plan's approval unless the Board of Supervisors grant an extension, in response to a written request which is submitted within that five-year period. Otherwise, the Preliminary Plan approval shall be considered void. A new preliminary plan submission will be required if the previous approval is void. The new plans shall conform to current regulations.

502 The Final Plan shall conform in all significant respects to the Preliminary Plan as previously approved but shall incorporate all modifications required by the Board of Supervisors. The Township Planning Commission may, however, accept a Final Plan modified so as to reflect any substantial changes, which have occurred on the site of the proposed subdivision, or in its surroundings, since the time of the Preliminary Plan approval.

503 Official submission of a Final Plan to the Township Planning Commission shall comprise the following:

503.1 Submission of one (1) copy of a completed Final Subdivision and Land Development Application and Cover letter with intent and planning Commission meeting date. See Section 507.1

503.2 Submission of Three (3) Full Sized sets and Five (5) reduced size sets, a minimum of 18"x24" in size, paper prints of the Final Plan, which shall fully comply with provisions of this ordinance as set forth in Section 530. One (1) 11" x 17" paper print.

503.3 Submission of two (2) copies of all required supplemental information as set forth in Sections 507.3.

503.4 All plans submitted to the Township must be folded, where possible, unless the plan is of the size that makes folding impractical, i.e. extra-large sheets or sets over 10 pages.

503.5 One (1) digital copy containing the copies of the Final Subdivision and Land Development drawings, in a format suitable to Lower Nazareth Township.

504 The Township shall distribute the plans and other material as follows:

504.1 Five (5) sets of the reduced plans to the Township Planning Commission. One (1) full-size set of plans and one (1) set of supplemental information to the Township Engineer, one (1) 11x17 set of plans to the Township Solicitor, and one (1) set of full-size plans to the HVFC.

504.2 The Township shall retain one (1) set of the plans and one (1) set of the Supplemental information.

Required Submission	Recipient
Five (5) reduced sets of plans and copy of application	Township Planning Commission
One (1) full size set of plans, application, supplemental documents, and digital copy of all material	Township Engineer
One (1) full size set of plans, application, supplemental documents, and digital copy of all material	Township Planning and Zoning Administrator
One (1) full size set of plans and application	Hecktown Volunteer Fire Company
One (1) reduced copy (11" x 17"), application and supplemental documents	Township Solicitor

505 Additional prints of the Final Plan shall be provided by the developer to the Township for distribution to the respective agencies in each of the following circumstances:

505.1 Whenever a proposed subdivision or land development is located within 1000 feet of another municipality, one (1) print of the Final Plan shall be submitted for each additional or adjacent municipality to the respective municipalities.

506 The applicant shall submit one (1) set of plans, all supplemental material relevant to agencies (as specified in Section 404), along with required fees to the agencies set forth in Section 404 if revisions were required by said agencies in the format required by the agency.

507 Official submission of the Final Plan to the Township Board of Supervisors shall comprise the following:

507.1 Submission of a cover letter stating request and date the applicant wishes to be heard;

507.2 Submission of two (2) sets of paper prints and one (1) digital copy of the Final Plan, which shall fully comply with provisions of this ordinance as set forth in Section 530.

507.3 Submission of two (2 copies and one (1) digital copy of all required supplemental information as set forth in Section 530.

507.4 All plans submitted to the Township must be folded, where possible, unless the plan is of such a size that makes folding impractical, i.e. extra-large sheets or sets over 10 pages.

508 The Township shall distribute the plans and other material as follows:

508.1 One (1) digital sets of the plans and one (1) digital set of the supplemental information to the Township Board of Supervisors and Township Manager. One (1) set of plans and one (1) set of supplemental information to the Township Engineer, and one (1) digital set of plans to the Township Solicitor.

504.2 The Township shall retain one (1) set of the plans and one (1) set of the Supplemental information.

Required Submission	Recipient
One (1) Digital Copy of Plans and Cover Letter	Board of Supervisors
One (1) Digital Copy of Plans and Cover Letter	Township Manager
One (1) full size set of plans, Cover Letter, supplemental documents, and digital copy of all material	Township Engineer
One (1) full size set of plans, Cover Letter, supplemental documents, and digital copy of all material	Township Planning and Zoning Administrator
One (1) reduced copy (11” x 17”) and Cover Letter	Township Solicitor

510 Review of Final Plan

510 By the Township Planning Commission.

511.1 When a Final Plan has been submitted to the Township, the following procedures apply:

511.11 The Planning Commission shall schedule the plan for review within sixty (60) days of official submission, provided that all submission requirements and deadlines outlined below are met.

511.12 Submission must occur no less than twenty-one (28) days before the intended Planning Commission meeting; if the 28th day falls on a holiday, the next business day shall apply.

511.13 All required materials must be received by 11:00 a.m. on the cutoff date with no exceptions.

511.14 A complete submission must include a complete Final Plan application, all required plan sets and supplemental information, and all required fees.

511.15 Applications missing any required items will be considered incomplete and will not be placed on the agenda until the missing information is received.

511.16 Submission does not guarantee placement on the next Planning Commission and/or Board of Supervisors agenda; scheduling is subject to Township review for completeness and available meeting space.

511.17 The Planning Commission and/or Board of Supervisors may hold a public hearing on the Final Plan at its discretion.

511.2 The Planning Commission shall review the Final Plan to determine its conformance with the standards contained in this Ordinance and other applicable municipal ordinances and shall recommend such changes and modifications as it deems necessary.

511.3 No action shall be taken by the Township Planning Commission on a Final Plan until the written review report from the Lehigh Valley Planning Commission (LVPC) has been received and considered unless received at the preliminary plan review phase. However, if the LVPC does not provide its review within thirty (30) days of receiving the Final Plan, the Township Planning Commission may proceed with official action without waiting for the LVPC report.

511.4 Within sixty (60) days after the first regular Planning Commission meeting following the date of Final Plan submission provided the plan was submitted at least twenty-one (28) days before that meeting the Planning Commission shall issue a written recommendation to the Board of Supervisors to either approve or disapprove the Final Plan. This recommendation shall include documented findings supporting the decision.

511 By the Township Board of Supervisors.

512.1 Timeframe for Action

512.11 The Board of Supervisors shall take formal action (approval or disapproval) on the Final Plan within ninety (90) days of a fixed “start date,” defined as follows:

(a) Starting from the date of the first regular Planning Commission meeting, following the date of the application, provided that meeting occurs within thirty (30) days of the application submission.

(b) If the Planning Commission's next regular meeting is more than thirty (30) days after the application, then the 90-day period begins on the 30th day following the application submission.

512.12 Submission Requirements and Deadlines
The Final Plan package must be complete and include:

(a) All required plan sets, supplemental documentation, and fees.

(b) All materials must be submitted by 11:00 a.m., at least twenty-one (21) days before the scheduled meeting date (not including the meeting day).

(c) No exceptions will be made for late submissions.

(d) Incomplete submissions will not be scheduled for Board consideration until all missing items are received.

(e) Submission does not guarantee placement on a specific meeting agenda; scheduling is based on completeness and availability.

512.13 Extension of Review Period
The 90-day review period may be extended if the applicant submits a written request for an extension of time, and it is approved by The Board of Supervisors.

512.14 Board Action and Notification
The Board's decision to approve or disapprove the Final Plan Application must be accompanied by written findings supporting the decision and communicated within fifteen (15) days of the decision date to:

(a) The Applicant

(b) The Township Planning Commission

(c) The Township Engineer

512.15 Approval of the Final Plan shall be made by resolution passed by the Board of Supervisors. This resolution shall include any stipulations, conditions of approval and reference and include the improvements agreement, if required.

512.16 The applicant must sign the resolution agreeing to its conditions no later than five (5) days before the end of the 90-day statutory review period. Failure to sign the resolution by that deadline will result in the automatic voiding of the resolution, and the Board shall act to disapprove the application.

512.17 No Final Plan shall be recorded unless:

(a) All required fees (review, recreation, etc.) have been paid in full.

(b) The required improvements agreement, if applicable, has been executed.

512.2 Action by the Board of Supervisors to approve or disapprove the Final Plan shall be made via resolution, which is duly passed by the Board of Supervisors.

512.3 If approved, the resolution passed by the Board of Supervisors shall include stipulations as to the terms of approval, including the improvements agreement if one is called for and outline all conditions the applicant must complete prior to plan recording. The conditions for approval shall be made in writing and conveyed to the applicant.

512.4 If disapproved, the motion passed by the Board of Supervisors shall include the reason(s) for disapproval and shall be conveyed, in writing, to the Applicant.

512.5 No Final Plan shall be signed and processed for recording unless the review fees, and other fees required under the terms of this ordinance have been paid in full, and unless the improvements agreement, if one is called for, has been executed.

520 Final Plan Submission

521 Within thirty (30) days of the execution of the resolution approving the Plan, the applicant shall supply to the Township two (2) mylar reproducible prints of record plan sheets, two (2) paper prints of record plan sheets and four (4) full sets of final plans. A digital copy shall also be provided in a format required by the Township.

522 The Township shall distribute the plans for signature by the Board of Supervisors, the Township Planning Commission, and the Lehigh Valley Planning Commission.

523 Upon the placement of the signatures on the plan as required by Section 522 and within ninety (90) days of the approval of the subdivision or land development, the Township shall file the plan at the Northampton County Recorder of Deeds office in the form prescribed by the Recorder of Deeds. Proof of recording shall be furnished to the Township.

524 The Township shall retain the mylar set of plans and shall distribute one (1) paper set of the approved plans each to Applicant and the Township Engineer.

525 A completed and executed copy of the Subdivision and/or Land Development Improvements Agreement shall be supplied prior to plan recording.

530 Final Plan Requirements

531. The Final Plans shall conform to standards and data requirements as set forth for Preliminary Plans in Section 420 of this Ordinance.

532. Provided there has been no change to supporting maps and data submitted with the Preliminary Plan, it shall not be necessary to resubmit these items with the Final Plan.

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 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:

533.31 The name, proposed name, or number of the street;

533.32 The cartway width of the street;

533.33 The right-of-way width and right-of-way lines of the street;

533.34 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. For corner lots, the house/building shall front on the street of the assigned address.

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:

533.71 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 and repair of all sinkholes.

533.72 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), trees and shrubs.

533.73 All electric, telephone, internet, fiberoptic 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 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, digital 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 jot, 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 adjoining 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 714.2 shall be incorporated into the grading plan submission.

533.12 If the proposed development includes single-family dwellings with in-ground swimming pools, the Plan shall identify the proposed pool location, associated fencing, setbacks, and utility connections. All in-ground pools shall be designed in accordance with regulations of this Ordinance, applicable Township zoning regulations, building codes, and safety standards, and shall be subject to review for grading, stormwater impacts, and impervious coverage compliance.

534. The Final Plan submission requirements:

534.1 A Plan showing the following information:

534.11 Location, size and invert elevation of storm drainage systems, and the location of all manholes, inlets and culverts, and where applicable, all sanitary sewer and water distribution systems.

534.12 Final plan and profile drawings, typical sections and specifications for proposed streets, storm drainage systems, and where applicable, sanitary sewers and water distribution systems each shown on one or more separate sheets. The submission shall include a design of the pavement system according to current PennDOT Superpave standards and Township specifications.

534.13 A fire protection and access plan identifying the location of all proposed fire lanes, emergency vehicle access routes, and fire hydrants. This plan shall include hydrant spacing and distances to all principal structures in accordance with applicable fire code, NFPA standards, and Township fire safety policies. The applicant shall coordinate with the Township Fire Marshal or their designee as part of this submission.

534.14 A contour grading plan and a plan for minimizing erosion and sedimentation, in accordance with erosion and sediment control standards set forth in Section 791. A letter shall be provided from the Northampton County Conservation District which indicates that the Soil Erosion and Sedimentation Control Plan conforms to the Pennsylvania Department of Environmental Protection rules and regulations.

534.15 A landscape plan. The plan shall locate and provide specifications for all landscaping proposed by the developer and show the plant cover which exists, and on the same or separate sheet, that which will exist when the landscaping is completed. See Section 792.2.

534.2 A completed and executed copy of the Subdivision and/or Land Development Improvements Agreement shall be in place before recording of the plan.

534.3 Financial security to cover the costs set forth in the improvement's agreement. Financial security shall conform in all respects to the requirements of Section 930.

534.4 A copy of the highway occupancy permit for any road or driveway requiring access to a State Route, which is appropriate for the type of access required.

534.5 The original deed for any areas proposed for dedication in relation to the subdivision or land development.

534.6 An analysis establishing traffic signing and speed limits for any roads created by the subdivision. All traffic and street signage shall be shown on the final plan.

534.7 A written project narrative summarizing the proposed development, including the type and purpose of the project; number and type of proposed units, structures, or lots; general site layout; and any significant features or improvements such as open space, access points, stormwater management, or requests for waivers. This narrative shall be no more than one page and shall aid reviewers in understanding the overall scope and intent of the proposal.

535. In the case of a subdivision or land development proposed to be built in stages or sections over a period of years, Final Plan requirements as listed in Sections 534.1 through 534.4 shall apply only to the stage or section for which final approval is being sought. However, the Final Plan presented for the stage or section must be considered as it relates to information presented for the entire subdivision or land development in the application for preliminary approval.

536. Prior to the commencement of construction, there shall be a pre-construction conference. Lower Nazareth Township will host the pre-construction conference which will include all necessary agencies, including but not limited to, Lower Nazareth Township, Northampton County Conservation District, Utilities, Applicable Sewer and Water Authority, Contractors, Subcontractors, PADOT, PADEP, and Engineers to discuss the construction process/schedule. The Township reserves the right to add or delete attendees and to waive this requirement.

ARTICLE 6
MINOR SUBDIVISION AND BOUNDARY LINE ADJUSTMENT SUBMISSION PROCEDURES AND REQUIREMENTS

A Plan application shall not be placed on the Planning Commission agenda unless the Zoning Officer or designated staff certifies that it is administratively complete. Plans that are missing required checklists, documents, or fees will be deemed incomplete.

600

In the case of any proposed residential subdivision which does not, by itself, or in combination with previous subdivision plans, involve more than a total of three (3) lots, and does not involve the provision of any new street or easement for access (i.e. one in which all proposed lots will have frontage on an existing public street), or in the case of boundary line adjustments between property owners where no new lots are created, the following procedures will apply.

601. The plan submission procedures of Section 500 will apply.

602. The plan review procedures of Section 510 shall apply.

603. The plan recording procedures of Section 520 shall apply.

604. The submission shall comply with the drawing requirements and the applicable submission requirements of Sections 420 and 530 and Article 7, except as is noted in Section 604.1.

604.1 The boundaries of any residual tract which is greater than ten (10) acres may be determined by deed. The boundaries of any residual tract which is ten (10) acres or less shall be determined by accurate field survey.

ARTICLE 7
DESIGN STANDARDS

700 Applicability

701 The design standards and requirements outlined in this section will be utilized in determining the adequacy of all plans for proposed subdivisions and land developments.

702 Development shall be planned, reviewed and carried out in conformance with all Township, County, State, Federal and other applicable laws and regulations.

703 Whenever other Ordinances and regulations impose more restrictive standards and requirements than those contained herein, the more restrictive standards and regulations shall apply. Whenever the standards and requirements contained herein are more restrictive than those imposed in other Ordinances and regulations, the more restrictive standards and regulations herein shall apply.

704 All improvements, facilities, and infrastructure necessary to serve or support a proposed subdivision or land development shall be located entirely within the subject lot that is the subject of the subdivision or land development application. Such improvements shall include, but not be limited to, required access and means of ingress and egress, driveways and access drives, parking facilities, stormwater management facilities, sanitary sewer facilities, water supply facilities, utilities, and other improvements required by this Ordinance necessary to serve the proposed development.

704.1 Required improvements shall not be located on any other lot that is not included within the subdivision or land development plan, regardless of whether such other lot is under common ownership with the subject lot for which the application is being made.

710 General Standards

711 Land shall be suited for the purpose for which it is to be subdivided. Land with unsafe, environmentally sensitive, or hazardous conditions such as may have been identified in the Nazareth Area Multi-Municipal Comprehensive Plan, though not limited to those features or mapping therein shall not be subdivided unless adequate mitigation measures eliminate or protect against these conditions.

712 Consideration shall be given to applicable provisions of the Nazareth Area Multi-Municipal and County Comprehensive Plans, emphasizing future school sites, recreation sites, water supply and sewage treatment systems, highway alignments, and other public facilities. However, consideration must be given to the need for the facilities and utilities mentioned above whether or not they are proposed as part of a comprehensive plan.

713 Where a conflict exists between the requirements of these standards and the requirements of another jurisdiction, it shall be the responsibility of the developer to resolve the conflict prior to proceeding with construction. The developer shall inform the Township in writing of any conflicts and his methods of resolving same.

714 Easements

714.1 Utility Easements

714.11 Utility easements shall be provided for wire, conduits, sanitary and storm sewers, gas and water mains and/or other utility lines intended to service the abutting lots. No structures shall be placed within such easements, except structures associated with the utilities.

714.12 Utility easements shall be located at all of the following:

(a) Abutting the street right-of-way. In this case, a minimum easement width of ten (10) feet shall be required.

(b) Along rear or side lot lines. In this case, a minimum easement width of twenty (20) feet, ten (10) feet on each side of the lot line, shall be provided. Where the lot line coincides with the subdivision or land development boundary, a minimum easement width of ten (10) feet is required.

714.2 Easement Maintenance
All surface and subsurface easements required by this Ordinance or shown on the record plan shall be kept clear of any and all structures and obstructions including, but not limited to, buildings, trees, shrubs, driveways and berms. On surface drainage swale easements, fences shall not be constructed within the limits of the 100-year stormwater surface elevation. Grades, once established on the approved plan, shall not be altered without approval by the Board of Supervisors. A covenant containing the above maintenance requirements and restrictions shall be included in the Record Plan. Also refer to Section 533.11 for additional requirements related to individual lot grading plans.

715 Monuments

715.1 Permanent concrete monuments shall be accurately placed, at the intersection of all lines forming angles and at changes in directions of lines in the boundary of the property subdivided, and along all interior streets at changes in direction, at beginning and end of curves and at intermediate points where topographical considerations make it impossible to sight between two (2) adjacent monuments.

715.2 Monuments shall be reinforced concrete construction, a minimum of four (4) inches in diameter and a minimum of twenty-four (24) inches long.

715.3 Monuments shall be set flush with adjacent grade.

715.4 All monuments shall be set by a Professional Land Surveyor in the Commonwealth of Pennsylvania.

716 Markers

716.1 Markers consisting of a minimum three-quarter (¾) inch diameter pipe, bar or reinforcing rod at least thirty (30) inches long shall be set at all lot comers not occupied by a concrete or stone monument.

716.2 Markers shall be set flush with adjacent grade.

717 Accessible Parking

717.1 The latest federal standards for handicapped parking developed by the American National Standards Institute (ANSI), the U.S. Department of Justice (DOJ), and the U.S. Department of Transportation (USDOT) shall be referenced.

717.2 Any lot including at least 6 off-street parking spaces shall include a minimum of one handicapped space. A minimum of 3 percent of all off-street parking spaces required for a use shall be handicapped spaces.

717.3 Handicapped parking spaces shall be located where they would result in the shortest possible accessible distance to an accessible building entrance.

717.4 Size. 13 by 18 feet for each space.

717.5 Slope. Handicapped parking spaces shall be located in areas of less than 5 percent slope in any direction.

717.6 Markings and Signage. Each handicapped parking space and required walkways shall have pavement markings in a contrasting color (preferably blue) than the standard spaces. Also, each handicapped parking space shall be marked with a separate post-mounted sign, to Township standards with the fine for violations posted.

717.7 The applicant shall identify any known geologic hazards on the site, including but not limited to karst features, sinkholes, and limestone formations. If such conditions exist or are likely, a geotechnical report prepared by a qualified geologist or geotechnical engineer shall be submitted. The report shall include mitigation measures and construction recommendations.

718 Bus Shelters/Stops

718.1 Where determined necessary by the Township, in consultation with the Lehigh and Northampton Transportation Authority (LANTA), a subdivision or land development shall provide accommodations for public transit access, including but not limited to bus stop locations, transit shelters, pedestrian connections, passenger waiting areas, lighting, or related transit improvements.

718.2 Consultation with LANTA may be required for major subdivisions, multifamily developments, mixed-use developments, commercial developments, institutional uses, or developments located along existing or planned transit corridors.

718.3 Where an existing or planned transit stop is located adjacent to or within the development frontage, the applicant shall provide safe and accessible pedestrian connections between building entrances, sidewalks, parking areas, and transit facilities in accordance with applicable Americans with Disabilities Act (ADA), Architectural Barriers Act (ABA), and Public Right-of-Way Accessibility Guidelines (PROWAG) standards.

718.4 Bus shelters, where required, shall:

718.41 Be located in coordination with LANTA and the Township;

718.42 Be situated on a durable all-weather surface;

718.43 Include seating and weather protection features where feasible;

718.43 Maintain adequate sight distance and pedestrian accessibility;

718.44 Consider transit vehicle turning movements and roadway safety.

718.5 The Township may require easements or dedication of sufficient area for future transit stop improvements where a development is located along an existing or planned transit route.

718.6 Any transit shelters, pads, benches, lighting, or related transit improvements installed as part of a subdivision or land development shall remain under the ownership and maintenance responsibility of the applicant, property owner, homeowners' association, or other approved entity unless otherwise accepted by separate agreement.

719 Retaining Walls

719.1 All proposed retaining walls exceeding four (4) feet in exposed height, measured from the lowest adjacent finished grade to the top of wall, shall be fully designed and detailed as part of the Preliminary Plan submission. The Preliminary Plan shall include:

(i) Location and limits of all retaining walls;

(ii) Top and bottom elevations;

(iii) Wall height dimensions;

(iv) Preliminary structural details and construction type;

(v) Relationship to adjacent grading, stormwater facilities, utilities, sidewalks, streets, and property lines;

(vi) Certification that the retaining wall design has been prepared and reviewed by a Professional Engineer licensed in the Commonwealth of Pennsylvania.

(vii) Retaining wall shall comply with PA Uniform Construction Code and shall be subject to the requisite inspections to assure compliance.

(viii) Retaining walls subject to this section shall not be approved without submission of sufficient engineering documentation demonstrating structural stability and compatibility with proposed site grading.

720 Block Design Standards

721 Block Layout

721.1 The length, width and shape of blocks shall be determined with due regard to:

721.11 Provision of adequate sites for buildings of the type proposed.

721.12 Township zoning requirements.

721.13 Topography.

721.14 Requirements for safe and convenient vehicular circulation and pedestrian circulation, including the reduction of intersections with arterial streets.

722 Block Length

722.1 Residential blocks shall be no less than five hundred (500) feet in length or no more than sixteen hundred (1,600) feet in length.

722.2 Where practical, blocks along arterial and collector streets shall not be less than one thousand (1,000) feet long.

723 Block Depth

723.1 Residential blocks shall be of sufficient depth to accommodate two tiers of lots, except;

723.11 Where reverse frontage lots are required; or

723.12 Where prevented by the size, topographical conditions or other inherent conditions of the property.

724 Commercial, Industrial and Planned Industrial Commercial Development Blocks

724.1 Blocks in commercial, industrial and planned industrial commercial developments may vary from the elements of design detailed above if required by the nature of the use. In all cases, however, adequate provision shall be made for traffic circulation, off-street parking and loading area.

730 Lot Design Standards

731 General Standards

731.1 Within the requirements of the Zoning Ordinance, the size, shape and orientation of lots shall be appropriate for the type of development and use contemplated.

731.2 Side lot lines shall be at right angles to street lines or radial to curved street lines.

731.3 Lot lines shall follow municipal boundaries rather than cross them, in order to avoid jurisdictional problems.

731.31 All principal and accessory buildings and structures shall be located entirely within the boundaries of a single lot and a single municipality and shall not be constructed across municipal boundary lines.

731.4 The depth of residential lots shall be not less than one (1) nor more than three (3) times their width, except as otherwise required by the current Zoning Ordinance.

731.5 Depth and width of parcels intended for non-residential uses shall be adequate for the use proposed and sufficient to provide satisfactory space for on-site parking, loading and unloading, setbacks, landscaping, etc.

731.6 If, after subdividing, there exists remnants of land, they shall be either.

731.61 Incorporated in existing or proposed lots, or

731.62 Legally dedicated to public use, if acceptable to the Township.

732 Lot Frontage

732.1 All lots shall have direct access to a public street or to a private street which is built to the street standards of this Ordinance.

732.2 Double or reverse frontage lots may be required to provide separation of residential development from collector or arterial streets or to overcome specific disadvantages of topography or other natural features of the proposed subdivision tract.

732.3 All residential reverse frontage lots (and all corner lots with a lot line along a street where reverse frontage is required) shall have a rear yard with a minimum depth of seventy-five (75) feet, measured along the shortest distance from the proposed dwelling unit to the ultimate right-of-way and shall, with such rear yard and immediately adjacent to the right-of-way, have a planting screen easement of at least ten (10) feet in width, across which there shall be no right of access. A landscape plan, showing a double row of mixed evergreen plantings within this easement, shall be prepared and submitted for all reverse frontage lots. The landscape plantings shall be in accordance with the buffer requirements of the Township Zoning Ordinance.

733 Lot Access (Other than PennDOT Roadways)

733.1 Where direct access to an arterial or collector street cannot be avoided, adequate turnaround space shall be provided behind the right-of-way line.

733.2 Driveways or access roads shall intersect streets at right angles, where practicable, and in no case less than seventy-five (75) degrees.

733.3 Widths of private access roads or driveways as measured within the public right-of-way shall be in accordance with the following standards:

733.31 All private access roads or driveways intended for one-way use shall have a minimum width of twelve (12) feet and a maximum width of fifteen (15) feet.

733.32 Single family residential driveways intended for two-way use shall have a maximum width of twenty (20) feet.

733.33 Two-way access roads and driveways for multi-family residential and all non-residential uses shall have a minimum width of twenty-four (24) feet and a maximum width of thirty (30) feet.

733.4 To provide safe and convenient ingress and egress, access road and driveway entrances shall be constructed as follows:

733.41 Access Road entrances for multi-family residential developments, mobile home parks, and all non-residential subdivisions shall be rounded at a minimum radius of ten (10) feet.

733.42 Single family residential driveway entrances shall be rounded at a minimum radius of five (5) feet.

733.5 Access Road grades and driveway grades shall not exceed twelve (12) percent between the future street right-of-way line and any other point within the confines of the lot area being served.

733.6 The centerline of an access road or driveway, at the point of access to a street, shall not be located closer to the centerline of a street intersection than the following distances, unless the lot is entirely within the prescribed distances (in which case the driveway shall be separated from the intersection by the greatest distance possible).

733.61 For single family dwellings:

(a) One hundred fifty (150) feet if either intersection street is an arterial street.

(b) One hundred (100) feet if either street is a collector street.

(c) Seventy-five (75) feet if both streets are local streets.

733.62 For all other development:

(a) Three hundred (300) feet if either street is an arterial street.

(b) Two hundred (200) feet if either street is a collector street.

(c) One hundred fifty (150) feet if both streets are local streets.

733.7 On corner lots that have frontage on streets of different classifications, the access to such lots shall be from the street of lower classification.

734 Access on PennDOT Roadways

734.1 All driveways accessing State roadways shall be designed in accordance with Pennsylvania Department of Transportation standards.

734.2 PennDOT Highway Occupancy Permits will be required for all lot driveways accessing onto State roadways.

740 Street Design Standards

741 General Requirements

741.1 Proposed streets shall be properly related to the road and highway plans of PennDOT and the Nazareth Area Multi-Municipal Comprehensive Plan. Streets shall be designed to provide adequate vehicular access to all lots or parcels and with regard for topographic conditions, projected volumes of traffic, and further subdivision possibilities in the area.

741.2 The street system of a proposed subdivision or land development shall be designed to create a hierarchy of street functions which includes collector and local streets.

741.3 The street system of a proposed subdivision or land development shall be designed so as to minimize street intersections and pedestrian vehicular conflict points.

741.4 Proposed local streets shall be designed so as to discourage the through-traffic and excessive speeds. However, the developer shall give adequate consideration to provision for the extension and continuation of arterial and collector streets into and from adjoining properties.

741.5 Where it is desirable to provide street access to adjoining property, streets shall be extended by dedication to the boundary of such property. The streets shall meet the requirements of Section 747.2.

741.6 Where a subdivision or land development abuts an existing road with a right-of-way and/or cartway width not meeting the requirements of Section 742.1, sufficient right-of-way should be dedicated so that the distance between the edge of the right-of-way and the road centerline equals one-half of the required width, and/or the cartway will be widened as per the specifications of this Ordinance so that the distance between the edge of the cartway and road centerline equals one-half of the required width. Where a subdivision or land development abuts an existing road not meeting the requirements of Section 743 or 746, sufficient right-of-way to correct the alignment deficiency should be dedicated. A deed covering the land to be dedicated shall be provided along with an opinion of title from a title insurance company or an attorney, which indicates that clear title exists for the land being dedicated.

741.7 Where a subdivision or land development abuts or contains an arterial road, the use of marginal access streets, reverse frontage lots, or other such treatment as will provide protection for abutting properties, reduction in number of intersections with the arterial street, and separation of local and through traffic shall be required.

741.8 Private streets (streets not to be offered for dedication) shall meet the street design and improvement standards set forth in this Ordinance. In addition,

when a private street is proposed, the developer shall indicate on the plan of record the proposed deed covenants obliging the owners of all lots to be served by the street to provide, at their expense, perpetual street maintenance including timely snow removal.

741.9 Subdivisions and land developments containing more than 25 residential lots or nonresidential buildings exceeding 25,000 square feet of gross floor area, developments containing more than 100 parking spaces, buildings with an occupant load exceeding 250 persons, developments generating 250 or more average daily vehicle trips or 50 or more peak hour trips, or subdivisions containing more than 25 dwelling units may be required to provide secondary or additional access points.

741.10 Access points shall be adequate as determined by the Township Engineer, designed and located in accordance with Township standards and applicable fire code requirements. The Township may require additional access spacing, emergency-only access, or alternative configurations upon recommendation of the Township Engineer, Fire Marshal, Fire Department, or emergency service providers.

741.11 If the lots in the development are large enough for re-subdivision, or if a portion of the tract is not subdivided, suitable access and street openings for such an eventuality shall be provided. The openings shall be at intervals consistent with the Block Length Standards of Section 722.

741.12 Where a Subdivision or Land Development abuts an existing collector, arterial or expressway classified street, the applicant will be required to install curbing along the street side abutting the Subdivision or Land Development, unless otherwise waived by the Township Board of Supervisors.

741.13 Streets shall be graded to the full width of the right-of-way, surfaced and improved to the grades and dimensions shown on the plans, profiles and cross-sections submitted by the developer and approved by the Township.

742 Street Right-of-Way and Cartway Width

742.1 For any street right-of-way proposed and established following the adoption date of this Ordinance, street right-of-way shall be minimum 55 feet wide for all local roads and minimum cartway width in proposed subdivisions shall be 36 feet. To ensure safe vehicular passage in relationship to proposed on-street parking configurations, the Township may require additional minimum cartway width.

743 Curves

743.1 Horizontal Curves

743.11 Street centerlines shall not be deflected without the use of horizontal curves.

743.12 Horizontal curves shall have the following minimum centerline radii:

(a) Local streets - two hundred (200) feet.

(b) Collector streets - three hundred (300) feet.

(c) Arterial streets and expressways - as per current American Association of State Highway and Transportation officials (AASHTO) standards.

743.13 A minimum tangent of one hundred (100) feet shall be required between reverse curves on all streets. A minimum tangent of seventy-five (75) feet shall separate horizontal curves from intersections, as measured from the point of intersecting centerlines.

743.2 Vertical Curves

743.21 Vertical curves shall be used in changes of grade exceeding one (1) percent.

743.22 Vertical curves shall be designed to produce the following minimum sight distances:

(a) Local streets - two hundred (200) feet.

(b) Collector streets - four hundred (400) feet.

(c) Arterial streets and expressways - as per current AASHTO standards.

744 Street Grades

744.1 There shall be a minimum centerline grade on all streets of one (1.00) percent.

744.2 Centerline grades shall not exceed the following:

744.21 Local streets - twelve (12) percent.

744.22 Collector streets seven (7) percent.

744.23 Arterial streets as per current AASHTO standards.

744.3 Intersections shall be approached on all sides by leveling areas. Such leveling areas shall have a minimum length of seventy-five (75) feet (measured from the intersection of the center lines), within which no grade shall exceed a maximum of four (4) percent.

744.4 Cross-slopes for roadways and parking lanes shall be two (2) percent and cross-slopes for paved shoulders shall be six (6) percent.

744.5 Streets shall be graded to the full width of the right-of-way, surfaced and improved to the grades and dimensions shown on the plans, profiles and cross-sections submitted by the developer and approved by the Township.

745 Street Construction Standards

745.1 Sub-base and Pavement Specifications

Streets shall be constructed to the following specifications. A traffic analysis shall be performed and evaluated for all proposed streets, to determine the construction requirements for those streets. If the analysis reveals a heavy concentration (25 or more trips per day, on average) of commercial vehicles (26,000-pound gross weight or higher) then the proposed street design shall be based on the requirements of PennDOT Publications Nos. 13M, 70M, 72M, 242 and 408, and their most recent revisions. Final design of these streets shall be approved by the Township. This requirement shall apply regardless of the proposed street classification.

745.11 Sub-base and Underdrain

An eight (8) inch compacted subbase consisting of Type "C" or better PennDOT No. 2A stone shall be constructed on a properly prepared subgrade for all roads. Subbase shall be constructed in accordance with the requirements of Section 350 PennDOT Form 408, current edition. A geotextile membrane shall be installed above the sub-grade, below the sub-base material. The geotextile membrane shall be suitable for this application and installed to the manufacturer's specifications. Cut sheets shall be provided to the Township for approval prior to installation. The use of pavement base drain shall be required along both edges of the cartway. The pavement base drain shall be constructed in accordance with Section 610 of PennDOT Form 408, current edition Specifications, and Publication 70-Guidelines for Design of Local Roads and Streets.

745.12 Base Course

For all classifications of streets, base course shall be constructed of a minimum of five (5) inches compacted depth bituminous base course (25-millimeter size) constructed in accordance with PennDOT Superpave Standards.

745.2 Surface Course

745.21 Tack Coat – Tack Coat conforming to Section 460 of PennDOT Form 408, current edition shall be required on all bituminous pavement surfaces prior to placement of surface course(s) paving, if in the opinion of the Township Engineer, the base course has become non-adherent.

745.22 Binder Course – Within three (3) months after placement of the Bituminous Base Course, a two and half (2.5) inches of binder course (19) mm shall be applied. This course shall be in accordance with PennDOT Superpave Standards.

745.23 Wearing Course – The final wearing course shall consist of one and one-half (1 ½) inches compacted depth bituminous wearing course (9.5-millimeter size) conforming to PennDOT Superpave Standards. This course shall not be applied until the subdivision, or land development has achieved eighty (80) percent build-out, unless otherwise approved by the Township.

745.3 Requirements for Paving
It shall be the responsibility of the developer or their agent to establish reasonable current and future use assessments of the proposed streets. This is necessary for the preparation of a bituminous material job mix formula. No less than five days prior to the placement of any bituminous material, a job mix formula shall be submitted by the developer to the Township for approval. The Township may require developer to have random core samples extracted and tested (at an approved testing facility) subsequent to paving material application. Developer shall supply to the Township daily bituminous certifications on either form TR-4665 or CS-4171 within 24 hours of placement of bituminous materials for each day's placement.

745.4 Pavement Markings
All pavement markings (stop bars, arrows, hatching, etc.) shall be thermoplastic, either cold inlaid or hot applied, conforming to current PennDOT Standards. Long lines, such as street centerline striping or edge of shoulder markings, shall be thermoplastic, either cold in-laid or hot applied, conforming to current PennDOT Standards.

746 Street Intersections and Crossings

746.1 Streets shall intersect at right angles whenever practicable. However, in no instances shall the angle of intersection at the street centerlines be less than seventy-five (75) degrees.

746.2 Intersections involving the junction of more than two streets shall be prohibited.

746.3 Two streets intersecting a third street from opposite sides shall either intersect with a common centerline or their centerlines shall be offset according to the following standards.

746.31 The two streets shall be separated by a distance of one hundred fifty (150) feet between centerlines measured along the centerline of the street being intersected when all three streets involved are local streets.

746.32 The two streets shall be separated by a distance of four hundred (400) feet between centerlines measured along the centerline of the street being intersected when one or more of the streets involved is a collector street.

746.33 The two streets shall be separated by a distance of one thousand (1000) feet between centerlines measured along the centerline of the street being intersected when one or more of the streets is an arterial street.

746.4 Street intersection pavement shall be rounded by a tangential arc with a minimum radius of:

746.41 Thirty-four (34) feet for intersections involving only local streets.

746.42 Thirty-seven (37) feet for all intersections involving a collector street.

746.43 Forty (40) feet for all intersections involving an arterial street.

746.5 Street right-of-way lines, whenever possible, shall be parallel to (concentric with) pavement radii at intersections.

746.51 Street right-of-way lines at intersections shall be rounded by a tangential arc with a minimum radius of twenty-five (25) feet.

746.6 Sight distances at intersections (clear sight triangles) shall be established in accordance with the regulations within the Township Zoning Ordinance.

746.7 Wherever a portion of the line of the clear sight triangles occurs within the proposed building setback line, such portion shall be shown on the Final Plan of the subdivision and shall be considered a building setback line. Signs and landscaping which would obscure vision shall not be placed within the clear sight triangle area.

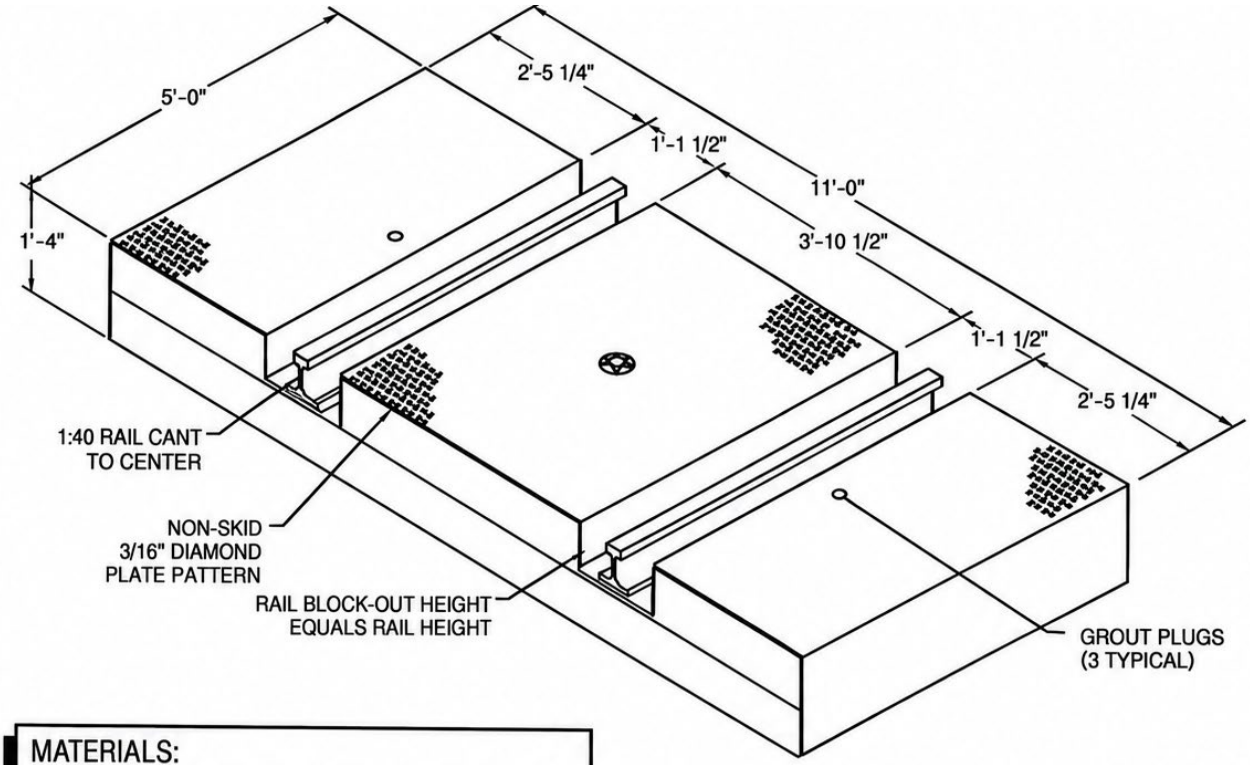
746.8 The record plan shall contain a note stating that nothing shall be erected, placed or planted within a clear sight triangle that will impede vision between a height of two (2) feet to ten (10) feet above the centerline grades of the intersecting streets.

746.9 Railroad Grade Crossings (Refer to Following Diagram)

746.91 All at-grade rail crossings shall meet the requirements of the Pennsylvania Public Utilities Commission (PUC) and Lower Nazareth Township.

746.92 All newly constructed grade crossings shall be signalized. A determination on the type of signalization shall be made by the Township and the PUC.

746.93 AU at-grade crossings shall be constructed to the following specifications and be Star Track II HD or equal.



MATERIALS:

CONCRETE: THE MINIMUM 28 DAY STRENGTH SHALL BE 6000 PSL.
Optional: Special design mix utilizing Micro-Silica.
Optional: W. R. Grace's "D.C.I." additive in lieu of epoxy reinforcing

REBAR: ASTM A615 GRADE 60.
Optional: Epoxy-coated

SHOULDERS: "PANDROL" #5274 CAST SHOULDER DUCTILE - IRON GRADE #65-45-12

RUNNING STRIPS: 3/16" UHMW POLYETHYLENE

CLIPS: "PANDROL" #E2055 CLIPS - SPRING STEEL

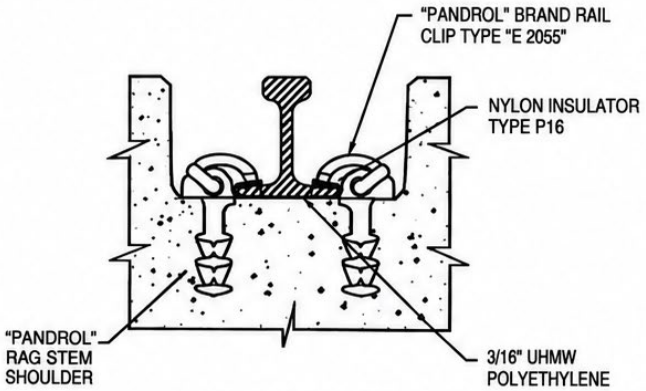
INSULATORS: "PANDROL" #4263 THERMOPLASTIC / NYLON

EXPOSED SURFACE: FORM CAST CONCRETE.
Optional: Hydrozo "Enviroseal" #40 Surface Treatment

DESIGN LOADING:

COOPER E-80 WITH 60% IMPACT

4/96



RAIL DETAIL

747 Cul-De-Sacs, Dead End Streets and Stub Streets

747.1 Dead-end streets are prohibited except those meeting the standards of Section 747.2.

747.2 Stub streets may be constructed for future access to adjoining property or a subsequent section of the development. Stub streets shall be built to the standards of Section 742.1. The length of stub streets shall not exceed the depth of one lot. No more than one lot shall front on each side of the stub street. These lots shall also have full frontage along another public street.

747.3 Cul-de-sacs (temporary and permanent), loop roads, and other street networks which have a single point of access to the surrounding road network shall not serve more than twenty-five (25) dwelling units and shall not exceed a total length of more than one thousand (1,000) feet as measured from the centerline of the intersection at the single point of access to the farthest point served.

747.4 All cul-de-sac streets, whether permanently or temporarily designed as such, shall be provided at the closed end with a fully paved turnaround. The turnaround may be concentric or offset to the left, but turnarounds offset to the right shall be prohibited.

747.41 The minimum radius to the pavement edge or curb line shall be fifty (50) feet, and the minimum radius of the right-of-way line shall be sixty (60) feet.

747.42 The radius of the right-of-way line return between the bulb and stem of cul-de-sacs shall be a minimum of one hundred fifty (150) feet. The curb line or pavement edge radius shall be a minimum of one hundred sixty (160) feet.

747.5 Islands, whether containing plantings or not, shall be prohibited within the bulb of the cul-de-sac.

747.6 The grade of the cul-de-sac bulb shall not exceed five (5) percent as measured from the center of the cul-de-sac bulb to any perimeter point of the bulb. The minimum cross-slope shall be two (2) percent.

747.7 There shall be a minimum centerline grade on all cul-de-sac streets of one (1) percent.

747.8 All cul-de-sac streets intended for dedication to the Township shall be provided with an easement at the end of the bulb and designated for snow plowing use. The easement beginning at the edge of cartway, shall have a minimum width of thirty (30) feet, (measured fifteen (15) feet on either side of the street centerline extended). The easement shall extend radially from the edge of pavement to a depth of thirty (30) feet. The record plan shall contain a note stating that no

driveways, landscaping, mailboxes or other structures shall be placed within the limits of this easement.

747.9 Temporary cul-de-sacs may be permitted to allow connection to an adjoining property or a subsequent section. Temporary cul-de-sacs shall meet the following standards.

747.91 The lots along the bulb of the cul-de-sac shall meet the lot width and lot size requirements of the Zoning Ordinance, after the bulb has been removed and the road has been extended.

747.92 The temporary cul-de-sac shall extend to the edge of the adjoining property to which future access is to be provided.

748 Street Names and Signage

748.1 Proposed streets, which are aligned with others already existing and named, shall bear the names of existing streets.

748.2 In no case shall the name of a proposed street duplicate an existing street name in the municipality and in the postal district, irrespective of the use of a suffix such as street, road, avenue, boulevard, driveway, place, court, lane, etc.

748.3 All street names shall be subject to the approval of the Township Supervisors and local Post Office. The developer shall be responsible for the submission of proposed street names to the local Post Office for their approval. A copy of the local Post Office's approval of the proposed names shall be provided to the Township prior to recording of the plan.

748.4 Street name signs shall be installed at all street intersections. Street names shall be pre-approved by the Township. The nomenclature shall be such that it can fit on a plate size not exceeding 30 inches in length. Street name sign plates shall be 9-inch extruded aluminum with a green background with white letters.

748.5 Street name signs shall be installed at all street intersections. Street names shall be preapproved by the Township. The nomenclature shall be such that it can fit on a plate size not exceeding 30 inches in length. Street name sign plates shall be 9-inch extruded aluminum with a green background with white letters. Traffic control signs shall be set at all locations shown on the approved plans. The size, type, and placement of all signs shall be subject to PennDOT standards or, in the event no standard applies, signs shall be set at the locations requested by the Township. All signs, sign supports and mounting devices shall be approved by the Township prior to placement and shall be installed meeting the requirements of PennDOT Publications 68, 236M and 108. All sign supports and hardware shall be PennDOT approved 2" x 2" square posts galvanized "Qwik-Punch" style.

749 Sidewalks and Curbs

749.1 In subdivisions or land developments, curbing and sidewalks are required, and they shall be provided on both sides of the streets. Sidewalks and curb shall be required to be adjacent to parking areas in multi-family developments. Sidewalks shall be required as follows:

749.11 Collector and arterial streets: Sidewalks shall be installed on at least one side of all collector and arterial streets, as designated by the Township Engineer.

749.12 Residential subdivisions: Sidewalks shall be required along all streets in subdivisions containing ten (10) or more lots.

749.13 Other streets: The Planning Commission may require sidewalks on local streets where pedestrian traffic, safety, or connectivity to schools, parks, and/or commercial areas warrant.

749.14 Design and construction standards: Sidewalks shall conform to the specifications in this Chapter.

749.2 Location
Sidewalks shall be located within the street right-of-way, no closer than one (1) foot from the right-of-way line and shall be a minimum of four and one half (4 ½) feet wide, except along collector and arterial streets, and adjacent to shopping centers, schools, recreation areas, and other community facilities, where they shall be a minimum of five (5) feet wide.

749.3 Planting Strip
Generally, a grass planting strip a minimum of three (3) feet in width should be provided between the curb and sidewalk.

749.4 Accessibility
At all intersections, sidewalks shall be extended through the planting strip to abut depressed curbing on the curve return, to facilitate a curb ramp to the cartway that meets Americans with Disabilities Act (ADA) Accessibility Standards as administered by the U.S. Department of Justice (DOJ) and the U.S. Department of Transportation (USDOT).

749.5 Type
Curbing where required (except for PennDOT roadways) shall be plain cement concrete, upright design having a height of twenty-two (22) inches and tapering from a top width of six (6) inches to a base width of eight (8) inches. At street intersections where curbing and sidewalks are required, the curb shall be depressed for the full sidewalk width for handicapped access. The curb reveal at these intersections shall not exceed one-half (1/2) inch.

749.6 Subgrade
The subgrade shall substantially be dry, unfrozen, firmly compacted soil. Thorough compaction shall be attained by using an approved pneumatic compactor or self-contained compactor capable of delivering 800 to 1,000 pounds at the shoe.

749.7 Base for Sidewalks
A stone bed shall be placed and thoroughly compacted to a depth of four (4) inches using the above-mentioned compactors. The stone shall be PennDOT No. 2A.

749.8 Forms
Forms shall be made of approved substantial material, preferably of steel, and shall be smooth, free of warp and sufficiently rigid and supported to resist springing out of shape. These forms shall be of a depth equal to that of the proposed sidewalk. Prior to pouring the concrete, all forms and templates shall be thoroughly cleaned and treated with an approved material to prevent the concrete from adhering thereto. Material which will adhere to or discolor the concrete shall not be used.

749.9 Concrete
Concrete shall meet the requirements of PennDOT Form 408, current edition, Section 704 for Class A cement concrete. No concrete shall be mixed or placed when the air temperature is below 40 F or above 90 F.

749.10 Construction (Refer to Diagrams following this Section)

(a) Pouring
Sidewalks shall be carefully poured monolithically without segregation of constituents to a depth of five (5) inches and cross-over six (6) inches (see details at the end of this section) and screeded true to grade and sections, eliminating all voids and bringing sufficient mortar to the surface for finishing in a smooth, neat, even manner using approved tools/wood floats. Driveway aprons shall be 8 inches thick.

(b) Slab and Joint Dimensions
Sidewalk shall slope toward the street at the rate of one-fourth (¼) inches, per foot. It shall be constructed in separate slabs of thirty (30) feet in length, except for closures. These slabs shall be separated for their full depth by expansion joints of approved one-half(½) inch premoulded bituminous material. This premoulded material shall also be placed longitudinally at the joint where sidewalk slabs abut concrete curb and existing sidewalk. Between the transverse expansion joints, the slabs shall be divided into blocks five (5) feet in length by using 1/8-inch steel templates equal in depth to that of the slab. Where existing light standards, poles, fire hydrants, etc., are within the sidewalk area, concrete around such structures shall be scored to a depth of one-fourth (¼) the slab thickness, in a block eight (8) inches wider than the

maximum dimension of the structure at a sidewalk elevation. Prior to placing the concrete, one-fourth (¼) inch premoulded expansion joints shall be placed completely around the structures for the full depth of the sidewalk. All joints shall be edged with an edger having a one-fourth (¼) inch radius.

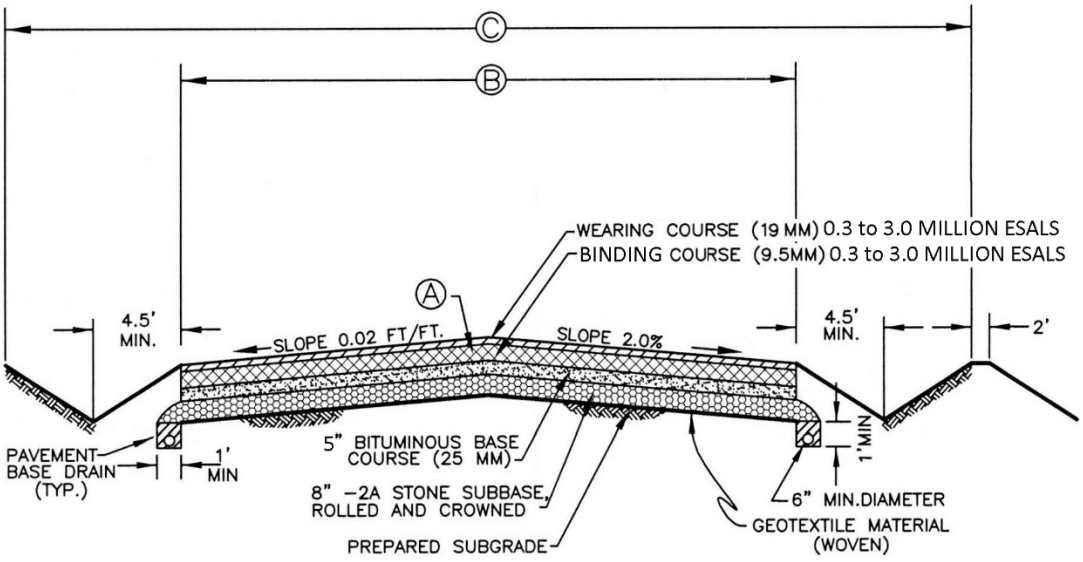
749.11 Joints for Curbs

Each curb section shall be constructed in lengths of ten (10) feet where practicable; in no case shall a section be less than five (5) feet long. Each section shall be separated when pouring by a one-eighth (1/8) inch steel template equal to the full depth of the curb. Expansion joints of approved one-half(½) inch pre-molded bituminous material shall be placed for the full curb depth at all points adjoining sidewalk and existing curb, at point of tangency of street returns and intersecting curbs, and in no case more than thirty (30) feet apart.

749.12 Finishing for Curbs

Forms may be removed no earlier than twelve (12) hours after placement of the concrete. All construction joints shall then be filled with approved dry, sharp sand. Minor defects and honeycombing shall be corrected by patching with mortar; no plastering will be permitted. All exposed concrete shall be rubbed to a smooth surface and edges at joints finished with a suitable tool.

TYPICAL STREET SECTION WITH ROADSIDE SWALE



NOTES:

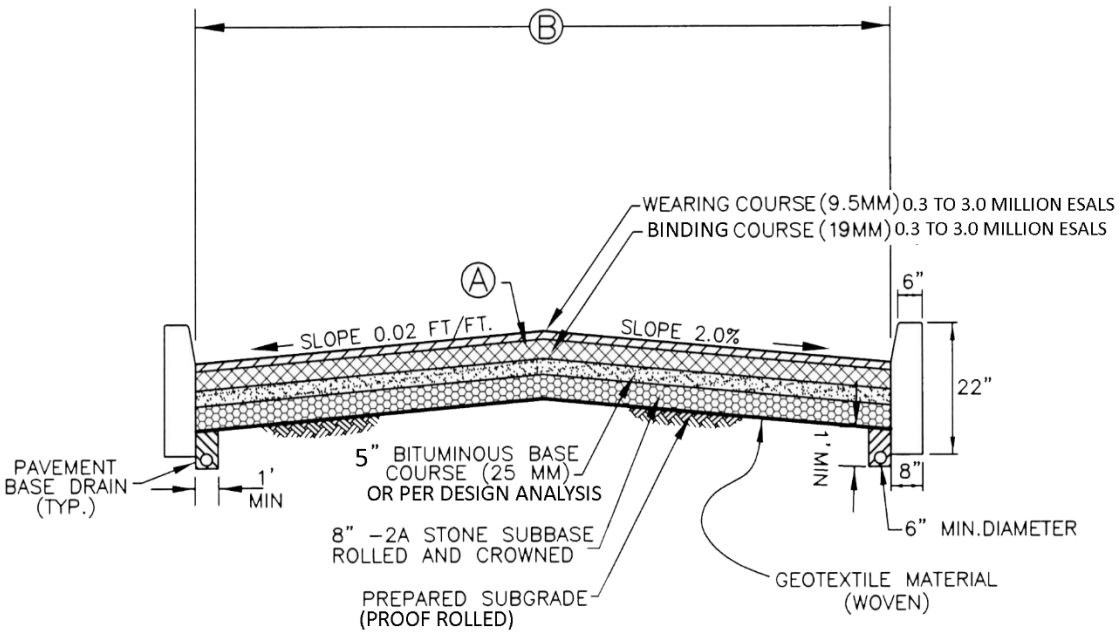
1 The applicant/developer shall provide the township with a design analysis to determine the construction requirements for the proposed streets.
2 All bituminous surfaces shall conform to PennDOT Superpave standards and the Township's standards for improvements construction.
3 Streets requiring an 8" bituminous base course shall be constructed of two lifts of four inches compacted depth.
4 Geotextile material shall be provided around the pavement base drain stone envelope.
5 Paving shall be warm mix Asphalt.

A **PAVEMENT SPECIFICATIONS**
Minimum requirements according to PUB70, PUB13, RCO-100 along with guide rail standards.
5 bituminous base course (25 mm size) or (per design analysis)
1½" Wearing course (9.5 mm size) (0.3 to 3.0 million ESALS)
2½" Binder course (12.5 mm size) (0.3 to 3.0 million ESALS)

B **CARTWAY WIDTHS**
Local Street: 36 feet
Collector Street: 36 feet
Arterial Street: as per AASHTO and PennDOT standards

C **RIGHT-OF-WAY WIDTHS**
Local Street: 55 feet
Collector Street: 60 feet
Arterial Street: 80 feet

TYPICAL STREET SECTION WITH CURBING



NOTES:

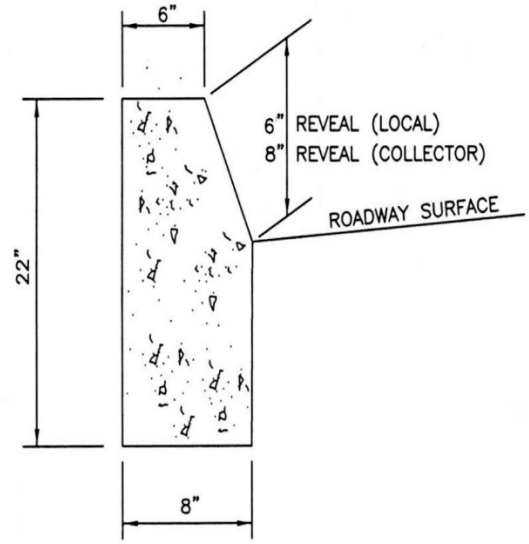
1 The applicant/developer shall provide the township with a design analysis to determine the construction requirements for the proposed streets.
2 All bituminous surfaces shall conform to PennDOT Superpave standards and the Township's standards for improvements construction.
3 Streets requiring an 8" bituminous base course shall be constructed of two lifts of four inches compacted depth.
4 Geotextile material shall be provided around the pavement base drain stone envelope.
5 Paving shall be warm mix Asphalt.
6 Provide tack coat on blacktop layers per PennDOT PUB 408.

A PAVEMENT SPECIFICATIONS
Minimum requirements according to PUB70, PUB13, RC0-100 along with guide rail standards.
5" Bituminous base course (25 mm size) or (per design analysis)
1 ½" Wearing course (9.5 mm size) 0.3 to 3.0 million ESALS.
2½" Binder course (19 mm size) 0.3 to 3.0 million ESALS.

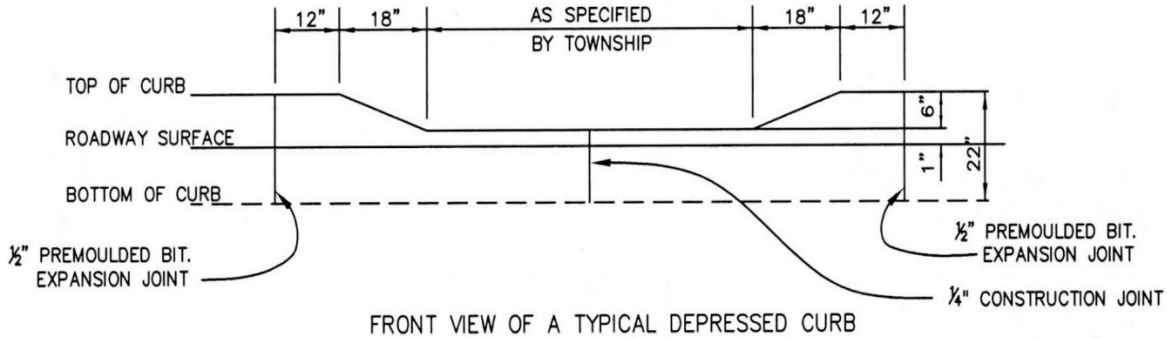
B CARTWAY WIDTHS
Local Street: 36 feet
Collector Street: 36 feet
Arterial Street: as per AASHTO and PennDOT standards

C RIGHT-OF-WAY WIDTHS
Local Street: 55 feet
Collector Street: 60 feet
Arterial Street: 80 feet

STANDARD DETAIL
FOR
VERTICAL CURB

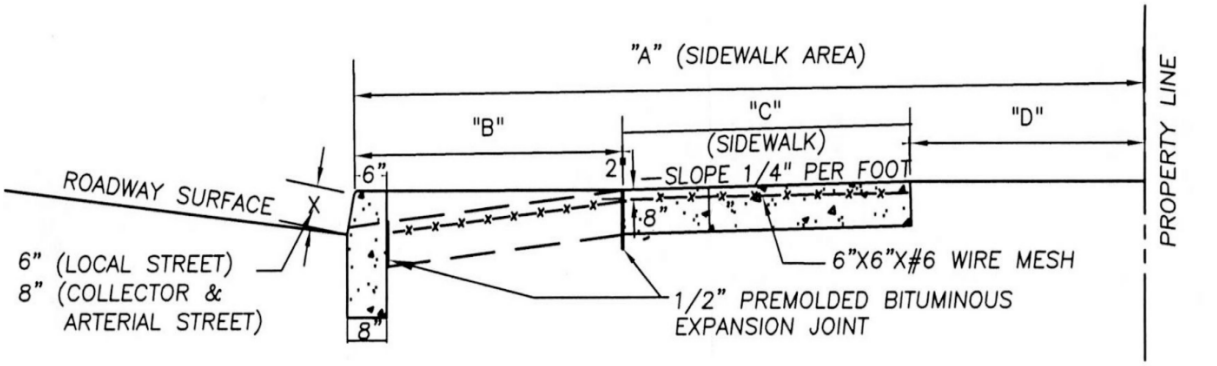


TYPICAL SECTION
NO SCALE



FRONT VIEW OF A TYPICAL DEPRESSED CURB
AT CROSSOVER
NO SCALE

DRIVEWAY CROSSOVER DETAILS

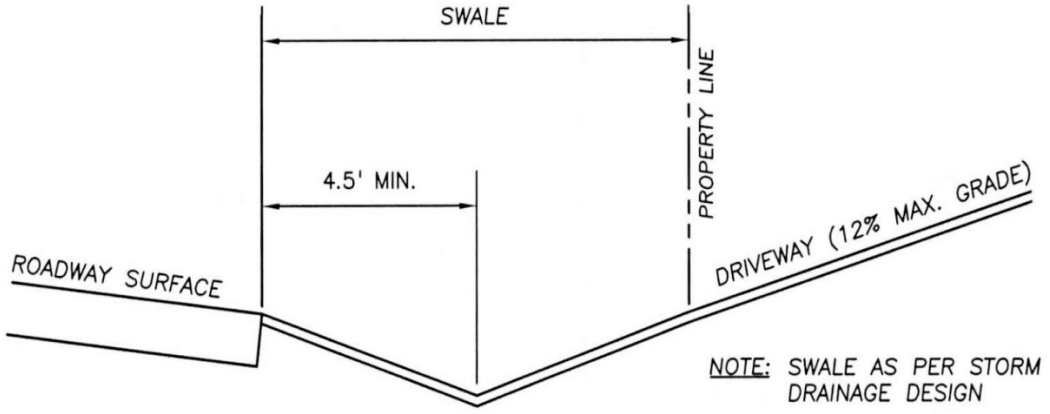


NOTE: DRIVEWAY APRONS SHALL BE A MINIMUM OF 8" IN DEPTH.

NOTE: ALL LETTERED DIMENSIONS SHALL BE SPECIFIED BY THE TOWNSHIP

STREETS WITH CURB AND SIDEWALK

N.T.S.



NOTE: SWALE AS PER STORM DRAINAGE DESIGN

NOTE: THE SWALE TO BE PLACED WITHIN THE DESIGNATED RIGHT-OF-WAY.

STREETS WITH ROADSIDE SWALES

N.T.S.

750 Sanitary Sewer Disposal Standards

Each proposed building, lot, or proposed land development shall be provided with sanitary sewage disposal in accordance with the following requirements and, within the Rural Resource Area, by the private sector.

751 Public Sanitary Sewage Systems

751.1 Existing Public Sanitary Sewage Systems

751.11 Each subdivision, excluding minor subdivision, any portion of which is within one thousand five hundred (1,500) feet of an existing public sanitary sewage system, shall be connected by the developer to such system, unless such connection is not technically feasible, or the subdivision is located in an area not designated for public sanitary sewer service in the Township's Sewage Facility Plan.

751.12 Any such connection shall be in accordance with the provisions of the controlling Sewer Authority, and the sanitary sewer disposal regulations of the Pennsylvania Department of Environmental Protection.

751.13 In the event a public sewer connection is not required under Section 751.11, each proposed building lot shall instead be provided with an on-lot sewage disposal system in accordance with Section 752 of this Ordinance.

751.2 Proposed Public Sanitary Sewage Systems

751.21 Each proposed subdivision or land development, any portion of which is within one thousand five hundred (1,500) feet of any of the following (refer to Sections 751.21(a) to 751.21(c)), shall, unless ultimate connection to the applicable public sanitary sewage system would be technically infeasible, be provided with a "dry" sanitary sewage system, including such lateral connections as are necessary to provide service to each lot. The dry sanitary sewage system shall be suitably capped until connection to the public sanitary sewage system can be made.

(a) Any proposed public sanitary sewage system for which the Controlling Sewer Authority has indicated in writing to the developer its intention to extend any portion thereof to within one thousand five hundred (1,500) feet of any lot or portion thereof within five (5) years.

(b) Any portion of any proposed public sanitary sewage system in the Lower Nazareth Township Sewage Facility Plan, or

(c) Any portion of any other public sanitary sewage system proposed by the Lower Nazareth Township Board of Supervisors to be constructed within five (5) years;

751.22 Any such connection shall be in accordance with the standards of:

(a) The Subdivision Improvements Agreement (see Article 9 of this Ordinance).

(b) Section 425 of this Ordinance.

(c) The sanitary sewage disposal regulations of the Pennsylvania Department of Environmental Protection.

751.23 In the event a "dry" sewer connection is required under Section 751.21, each proposed building lot shall, until ultimate public sewer connection, be provided with an on-lot sewage disposal system in accordance with Section 752 of this Ordinance.

751.24 These requirements shall not be required of a minor subdivision plan.

752 On Lot Sewage Disposal Systems

752.1 An on-lot sewage disposal system shall be provided for each lot that:

752.11 Is not required to be connected to an existing public sanitary sewage system under Section 751.11 or to a proposed sanitary sewage system under Section 751.2.

752.12 Will be connected to a "dry capped" sanitary sewage system under Section 751.2, but only until connection to the public sanitary sewage system can be made.

752.2 Any such on-site sewage disposal system shall be in accordance with the standards of:

752.21 The Subdivision Improvements Agreement (see Article 9 of this Ordinance).

752.22 Section 425.96 of this Ordinance.

752.23 The sanitary sewage disposal regulations of the Pennsylvania Department of Environmental Protection.

752.3 Certification of a percolation test for each proposed building lot, satisfying the requirements of the Pennsylvania Department of Environmental Protection for the on-lot sewage disposal system, shall be submitted as part of the Preliminary Plan. (See also Section 426 and 425.96).

752.4 Each Preliminary and Final Plan shall include an annotation expressly imposing a covenant running with the land, respecting each proposed building lot for which an on-lot sewage disposal system is proposed, stating that:

752.41 Lower Nazareth Township makes no warranty or representation that on-lot sewage disposal will be available for such lots.

752.42 No construction upon the property or occupancy of the property will be permitted until sewage disposal facilities complying with Sections 751 or 752 of this Ordinance are provided to such lots.

753 Backfill Requirements

After proper installation of the pipe and special envelope, backfilling with select material may be performed. All backfill shall be compacted through the use of approved mechanical tampers and water jetting as directed. In existing roads and the first six (6) feet of shoulder areas or sixteen and one-half (16 ½) feet from centerline, whichever is greater, the entire width and depth shall be backfilled with PennDOT No. 2-A Modified crushed stone and shall be mechanically tamped in layers not to exceed twelve (12) inches. In new developments where new roads are being constructed, the trench may be backfilled with earth backfill material which shall not contain rock pieces in excess of six (6) inches in any dimension and shall be mechanically tamped in six (6) inch layers. The trench, backfilled with earth, shall be temporarily surfaced and maintained with bituminous cold patch material, and allowed to settle for at least 180 days, after which the bituminous coated base course may be applied. If this 180-day lag time is not acceptable, the full stone backfill requirement shall apply.

760 Water Supply Systems

Each proposed building, lot, or proposed land development shall be provided with water supply in accordance with the following requirements and, within the Rural Resource Area, by the private sector.

Materials, workmanship and acceptance criteria shall be in accordance with the latest revision of Water System Specifications of the Controlling Authority.

761 Public Water Supply Systems

761.1 Each subdivision, not a minor subdivision, any portion of which is within one thousand five hundred (1,500) feet of an existing public water supply system, shall be connected by the developer to such a system. In any situation where the public water supply is extended to a project, the water main shall be extended to the furthest point of the subdivision away from the point where the main enters said subdivision. The final termination point of the main extension shall be to the satisfaction of the Township and the water system owner.

761.2 Any such connection shall be in accordance with the provisions of:

761.21 Applicable conditions and specifications of the Easton Suburban Water Authority or other governing authority, including all materials, workmanship, and acceptance criteria;

761.22 Section 425.7 of this Ordinance;

761.23 The water quality regulations of the Pennsylvania Department of Environmental Protection.

761.3 In the event a public water supply connection is not required under Section 761.2, each proposed building lot shall instead be provided with an on-lot water supply system in accordance with Section 762 of this Ordinance.

761.4 Fire hydrants with water supply for fire protection, within three hundred (300) feet of all structures and on the same side of the road as a collector or arterial road, shall be provided in all subdivisions and land developments connected to a public water supply system. The connecting threads used on the hydrants shall be compatible with the equipment of the Hecktown Volunteer Fire Department.

761.5 All proposed building lots for all multifamily residential, commercial and industrial uses shall be provided, by the developer, with an adequate public water supply.

761.6 Backfill Requirements

After proper installation of the pipe and special envelope, backfilling with select material may be performed. All backfill shall be compacted through the use of approved mechanical tampers and water jetting as directed. In existing roads and the first six (6) feet of shoulder areas or sixteen and one-half (16 ½) feet from centerline, whichever is greater, the entire width and depth shall be backfilled with PennDOT No. 2-A Modified crushed stone and shall be mechanically tamped in layers not to exceed twelve (12) inches. In new developments where new roads are being constructed, the trench may be backfilled with earth backfill material which shall not contain rock pieces in excess of six (6) inches in any dimension and shall be mechanically tamped in six (6) inch layers. The trench, backfilled with earth, shall be temporarily surfaced and maintained with bituminous cold patch material, and allowed to settle for at least 180 days, after which the bituminous coated base course may be applied. If this 180-day lag time is not acceptable, the full stone backfill requirement shall apply.

761.7 Pavement Restoration Procedures

The following restoration procedures shall be followed within the paved areas of all Township streets:

761.71 Mechanical Cutting of Existing Pavement

Prior to performing any trench excavation, the Contractor shall determine the location and width of all proposed water mains. The outline shall be marked on the existing pavement and cut by mechanical means, such as a saw, or jackhammer. All cuts shall be full pavement depth, straight and true.

If during the actual trench excavation, the pavement edge is damaged or lost, the area shall be recut to provide a straight edge.

761.72 Subgrade Preparation

After the trench has completely settled, the area shall be excavated to the required depth, shaped and thoroughly compacted in accordance with the requirement of Section 210 of PennDOT Publication 408 (latest edition). If the materials of subgrade are wet or unsuitable, they shall be removed and replaced with suitable material, placed and compacted in accordance with Section 350 of PennDOT Publication 408 (latest edition).

761.73 Base Course

On the prepared subgrade, the contract shall place an eight (8) inch crushed aggregate base course in accordance with Section 310 of PennDOT Publication 408 (latest edition).

761.74 Bituminous Surface Course

Immediately after the crushed aggregate base course is placed, and before traffic is allowed over the area, the contractor must place bituminous paving material in accordance with this Ordinance. The binder course shall comply with applicable sections of PennDOT Publication 408 (latest edition). The bituminous wearing course shall have a SRL value of M or better.

If the bituminous wearing course is not placed on the binder course within 48 hours, the area shall be tack coated as specified in Section 460 of PennDOT Publication 408, (latest edition).

761.75 Joint Sealing

Where the bituminous wearing course is placed adjacent to existing drives and pavements, these joints should be sealed with hot PennDOT Class AC-2000 asphalt cement. The seal shall be applied to the surface by means of squeegees immediately after final rolling to completely fill the surface voids and provide a watertight joint. Excess asphalt shall be removed from the surface in an approved manner.

762 On-Lot Water Supply Systems (Wells)

762.1 An on-lot water supply system (well) shall be provided only for each lot that cannot feasibly be connected to an existing public water supply system under Section 761.1.

762.2 Any such on-site water supply system shall be in accordance with the standards of:

762.21 The Subdivision Improvements Agreement (see Article 9 of this Ordinance).

762.22 Section 425.7 of this Ordinance; and

762.23 Any water quality regulations of the Pennsylvania Department of Environmental Protection.

762.3 Each Preliminary and Final Plan shall include an annotation expressly imposing a covenant running with the land, respecting each proposed building lot for which an on-lot water supply system is proposed, stating that:

762.31 Lower Nazareth Township makes no warranty or representation that on-lot water supply will be available for such lots; and

762.32 Occupancy of the property will not be permitted until water supply facilities complying with Section 762 of this Ordinance are provided to such lots.

770 Storm Drainage Systems

771 Storm drainage systems shall be provided in order to:

771.1 Permit unimpeded flow of natural watercourses, except as may be modified by stormwater detention pond requirements in Section 774 or open channels pursuant to Section 772.7.

771.2 Ensure adequate drainage of all low points along the line of streets.

771.3 Intercept stormwater runoff along streets at intervals related to the extent and grade of the area drained.

771.4 Provide positive drainage away from on-site sewage disposal systems.

771.5 Take surface water from the bottom of vertical grades, to lead water from springs and to avoid excessive use of cross gutters at street intersections and elsewhere.

771.6 Prevent overloading of downstream drainage systems, closed depressions, and watercourses as a result of increased rate of runoff caused by the proposed development.

771.7 Ensure that the extent of ponded water is not increased within downstream closed depressions as a result of additional runoff volume.

772 General Requirements

772.1 A site drainage plan for the proposed subdivision or land development tract shall be prepared which illustrates the following information:

772.11 Mapping of the watershed area or areas in which the proposed subdivision or land development is located.

772.12 Calculations of runoff for all points of runoff concentration.

772.13 Complete drainage systems for the subdivision. All existing drainage features which are to be incorporated in the design shall be identified. If the subdivision or land development is to be developed in stages, a general drainage plan for the entire subdivision shall be presented with the first stage and appropriate development stages for the drainage system shall be indicated.

772.14 Sufficient mapping of existing offsite drainage features located downstream from the proposed subdivision or land development points of runoff discharge. Mapping features shall include closed depressions, streams, watercourses and storm sewer systems on the downstream properties.

772.2 The existing points of natural drainage discharge and the mode of drainage conduct onto adjacent property shall not be altered, unless:

772.21 Written consent of affected landowner is obtained by the applicant; or

772.22 The applicant demonstrates that no damage to any adjacent landowner or infringement of the public safety for conditions up to and including a 100-year storm event will result.

772.3 No stormwater runoff or natural drainage shall be so diverted as to overload existing drainage systems or create flooding or the need for additional drainage structures on other private properties or public lands, without safe and adequate provisions being made by the developer for properly handling such conditions, and the applicant obtaining the written consent of the downstream landowners.

772.4 Where a subdivision is traversed by watercourses other than permanent streams, there shall be provided on the subdivision plan, a drainage easement conforming substantially with the line of such watercourse which shall be offered to the Township for dedication. The width of the easement shall be adequate to provide for unimpeded flow of storm runoff based on calculations made in conformance with Section 773 and to provide a free board allowance of one-half (0.5) foot above the design water surface level.

772.5 Drainage structures that are located on State highway rights-of-way shall be approved by the Pennsylvania Department of Transportation and a letter from that office indicating such approval shall be obtained prior to final plan approval.

772.6 All streets shall be designed as to provide for the discharge of surface water from their rights-of-way.

772.7 When natural drainage swales on the site cannot adequately provide for drainage, open channels may be constructed conforming substantially to the

line and grade of such natural drainage swales. Capacities shall be calculated using the Manning equation as explained in Appendix A.

772.8 Storm drainage facilities and appurtenances shall be so designed and provided as to minimize erosion in watercourse channels and at all points of discharge as per the requirements of the Pennsylvania Department of Environmental Protection and the Northampton County Conservation District.

772.9 Stormwater management plans and calculations for all land development located within Act 167 watershed shall be submitted to the Lehigh Valley Planning Commission for their review and comment.

772.10 A subdivision or land development proposing alterations or relocations of existing watercourses may be required to obtain permit approval from the PaDEP in accordance with their current applicable rules and regulations.

772.11 Stormwater management for all subdivisions and land developments shall be governed by Ordinance Nos. 243-11-22, 242-11-22, and 229-10-18 including any amendments thereto, which are incorporated herein by reference and any recommendations thereto.

773 Calculation of Storm Runoff and Design Storm Frequency

773.1 Storm drainage systems required by this Ordinance shall be designed to provide protection from a two (2) to one hundred (100) year storm as determined by the Township. If the site of the subdivision or land development is within a watershed with an approved Storm Water Management Plan enacted pursuant to Act 167, the criteria in the applicable plan shall be used.

773.11 A twenty-five (25) year design storm is appropriate where a storm in excess of the design storm will cause major inconvenience to people and traffic in high use areas such as business districts and along local collector or arterial roads.

773.12 A one hundred (100) year design storm is appropriate where a storm in excess of the design storm will cause damage to the existing or future structures or their contents.

773.13 The design or analysis of all major natural or man-made overland drainage systems shall have adequate capacity for the twenty-five (25) to one hundred (100) year return storm and shall further consider the two (2) year storm event for velocity. Permissible velocities are as indicated in NRCS criteria.

773.2 Stormwater runoff from watersheds of two hundred (200) or less acres shall be calculated by the Rational Method as described in Manual Number 37 of the American Society of Civil Engineers, except as the watershed size criteria may

be modified by an approved Act 167 Storm Water Management Plan. The rational method of runoff calculation is explained in Appendix F.

773.3 Stormwater runoff from watersheds of more than two hundred (200) acres shall be calculated using the soil cover complex method developed by the Soil Conservation Service or other appropriate method acceptable to the Township Engineer.

773.4 The design of any detention facility shall be verified by routing the proposed post-development hydrograph through the basin using a storage-indication technique.

773.5 The Manning equation explained in Appendix F shall be used in calculating capacities of watercourses and storm sewers, except culverts which shall be designed using methods acceptable to the Township Engineer. The capacities of any modifications to natural channels shall be computed using the Manning Equation.

773.6 Complete detailed drainage calculations and applicable charts and nomographs certified by the design engineer shall be submitted to the Township Engineer.

774 Storm Water Detention

774.1 Stormwater shall be governed by the following provisions:

774.11 Post-development rates of runoff for the two (2) through one hundred (100) year storm events shall not exceed pre-development rates.

774.12 Within watersheds for which there is an approved Act 167 Storm Water Management Plan, the detention facilities shall at minimum be designed to discharge post-development peak runoff rates consistent with the Plan criteria.

774.13 Within watersheds for which there is not an approved Act 167 Storm Water Management Plan, the detention facilities shall be designed to provide that the peak rate of runoff at all points of discharge from the site, when developed, will not exceed the peak rate of runoff at each of those points prior to development.

774.2 Where detention facilities are included as part of the storm drainage system, the following provisions will apply:

774.21 Detention ponds shall be designed so that they return to normal conditions within approximately twenty-four (24) hours after the termination of the storm, unless the Township Engineer finds that downstream conditions may warrant other design criteria for stormwater release;

774.22 The developer shall demonstrate that such ponds are designed, protected and located to ensure that public safety is maximized and health problems are prevented. The following minimum criteria shall apply:

(a) Top berm width shall be a minimum of six (6) feet.

(b) On all ponds having a maximum total depth of four (4) feet, the side slopes shall be four (4) horizontal to one (1) vertical or flatter. On all ponds having a maximum total depth greater than four (4) feet, the side slopes shall be five (5) horizontal to one (1) vertical or flatter.

(c) All ponds shall incorporate an impervious clay liner having a minimum depth of one (1) foot or an impermeable geosynthetic liner. The design analysis of the required pond liner shall be incorporated into the required geologic/karst features report.

(d) Ponds shall be designed with a minimum free board of one (1) foot above the maximum water elevation.

(e) All ponds shall be designed with a minimum bottom slope of one (1) percent.

(f) In all detention ponds having surface discharge, any outfall end section and any outside toe of slope shall be located a minimum of twenty (20) feet from the adjoining, downstream property line.

(g) The maximum depth of water, based on the one hundred (100) year storm event, shall not exceed eight (8) feet.

(h) All detention basin embankments, side slopes, berms, outlet structures, and stormwater management appurtenances shall maintain a minimum horizontal offset of twenty (20) feet from adjacent property lines.

(i) No portion of detention basin side slope steeper than 5:1 shall be located within the required setback area.

774.23 The developer shall verify that the operation of the detention facilities will not aggravate potential downstream peaking conditions.

774.24 Emergency overflow facilities shall be provided for detention facilities to handle runoff in excess of design flows.

774.25 A drainage easement, described by bearings and distances, shall be provided around all detention basins. The easement shall encompass the limits of the pond berm and the 100-year water surface elevation plus the basin outflow to the point of offsite discharge.

774.26 Since the detention pond will remain in common ownership, the developer shall provide an annotation on the Record Plan imposing a covenant running with the land requiring perpetual maintenance and repair of the detention pond and all appurtenances, by the respective lot owner(s).

774.27 Detention and retention facilities shall be enclosed by fencing in accordance with Section 778 of this Ordinance. No buildings, structures, trees, or other improvements that interfere with the operation, maintenance, storage volume, conveyance, or access to the facility shall be permitted within the basin area.

774.28 Detention basin design shall consider ease of long-term maintenance. Use of naturalized side slopes and approved native vegetation is encouraged for soil stability.

774.29 A long-term operation and maintenance (O&M) plan must be submitted with final plans. Developers must record the facility's single entity ownership and associated maintenance obligations of said entity.

774.30 The facility's single entity ownership shall be responsible for maintaining retention facilities in perpetuity.

774.31 O&M standards shall conform to those of the PA DEP.

774.4 Detention basins visible from public streets or adjacent residences shall include landscaping using native trees, shrubs, or meadow plantings to views while ensuring basin function is not compromised. Overgrowth of woody species in critical flow paths shall be avoided.

775 Stormwater Collection and Conveyance Systems

775.1 Inlets.
The placement of inlets shall be governed by the following design criteria:

775.11 Inlets shall be placed at points of abrupt changes in the horizontal or vertical directions of storm sewer pipes and drainage swales and on both sides of a street at all designed low points where the flow in swales exceeds three (3) inches, and at a maximum distance of six hundred (600) feet apart.

775.12 On streets with centerline grades of two (2) percent or less, inlets shall be spaced at a maximum distance of four hundred (400) feet apart. On streets with centerline grades greater than two (2) percent, inlet spacing shall not exceed six hundred (600) feet.

775.13 Inlets shall be depressed two (2) inches below the grade of the gutter or ground surface and shall be provided with bicycle-safe grates.

775.14 Capacity calculations shall be provided for all inlets. The calculations shall account for all bypass surface runoff from upstream inlets, where applicable. The Manning Equation shall be used to calculate the capacities of gutters. Pennsylvania Department of Transportation 2' x 4' and 2' x 6' special inlets or equivalents should be and can be considered to have capacities of 3.0 c.f.s. and 5.0 c.f.s., respectively. Inlets shall be depressed two (2) inches below the grade of the gutter or ground surface. Manholes may be substituted for inlets at locations where inlets are not required to handle surface runoff.

775.15 Storm sewer manholes may be substituted for inlets at locations where inlets are not required to handle surface runoff.

775.16 Inlets shall be placed at street intersections to limit the cross-gutter flow from upstream areas. Inlets shall normally be located beyond the curb radius points. For inlet location at corners, the depth shall be considered for each gutter.

775.17 Inlets and manholes shall be of precast concrete construction in accordance with Section 605 of PennDOT, Form 408, Specifications, current edition, except that masonry inlets or manholes are specifically prohibited.

775.2 Roadside Drainage Swales.

The construction of roadside drainage swales shall be in accordance with the following requirements:

775.21 On all non-curbed streets, drainage swales will be required along both sides of the street.

775.22 On all local collector and arterial streets, the roadside swales shall be designed to convey the runoff from a twenty-five (25) year storm event.

775.23 As a minimum, the depth of all roadside swales shall be six (6) inches. The swales shall be designed to convey the runoff from the required storm event within the street right-of-way.

775.24 If the swales to be constructed are within a watershed with an approved Storm Water Management Plan enacted pursuant to Act 167, the criteria in the applicable plan (Monocacy Creek or Bushkill Creek) shall be used.

775.3 Storm Sewer Pipe.

The design of storm sewer pipe systems shall be in accordance with the following requirements:

775.31 Storm sewers shall have a minimum diameter of fifteen (15) inches. All storm sewer lines shall be designed with a minimum 0.005 ft/ft (0.50%)

slope. Sewers shall be installed on sufficient slopes to provide a minimum velocity of three (3) feet per second when flowing full.

775.32 Storm sewer lines within street rights-of-way shall be parallel to the centerline as far as practical. A sufficient number of structures (inlets or manholes) shall be provided to eliminate unnecessary crossings of other utility lines and passage beneath curbs.

775.33 Storm sewer shall be designed on the basis of inlet or outlet control, as applicable, unless a more detailed backwater analysis is deemed necessary by the Township Engineer.

775.34 Installation Standards

(a) Installation
All pipe laying shall carefully progress uphill with hubs upgrade and ends fully and closely jointed. Trench widths shall not exceed the outside diameter of the pipe plus sixteen (16) inches, and depths shall be as required. Trench walls shall be vertical and bottoms shall be horizontal.

(b) Bedding
Prior to laying the pipe in the trench, a bedding of PennDOT No. 2A crushed stone shall be placed on the trench bottom. This material shall be a minimum of four (4) inches in depth and thoroughly compacted with approved mechanical tampers. The bedding shall be graded to provide uniform and continuous bearing support for the pipe throughout its entire length. Bell holes shall be provided at the ends of pipe length to prevent bearing on the joints.

(c) Backfilling
After proper installation of the pipe and special envelope, backfilling with select material may be performed. All backfills shall be compacted through the use of approved mechanical tampers as directed. In existing roads and the first six (6) feet of shoulder areas or sixteen and one-half (16 ½) feet from centerline, whichever is greater, the entire width and depth shall be backfilled with PennDOT No. 2-A crushed stone and shall be mechanically tamped in layers not to exceed twelve (12) inches. In new developments where new roads are being constructed, the trench may be backfilled with earth backfill material, which shall not contain rock pieces in excess of six (6) inches in any dimension and shall be mechanically tamped in six (6) inch layers. The trench, backfilled with earth, shall be temporarily surfaced and maintained with bituminous cold patch material,

and allowed to settle for at least 180 days after which the bituminous coated base course may be applied. If this 180-day lag time is not acceptable, the full stone backfill requirement shall apply.

775.35 Safety grating shall be installed across the openings of all storm sewer pipe inlet headwalls.

775.36 All storm sewer lines shall be televised after installation. The televising event shall be recorded on a medium acceptable to the Township. Recording shall be labeled and presented to the Township along with documentation clearly identifying location of said lines. All work shall be as per township specifications.

775.37 All stormwater within street cartway areas shall be reinforced concrete pipe, Class III or better, with "O"-ring gasket joints. Storm sewer located outside street cartway areas shall be either reinforced concrete pipe, Class III or better, with "O"-ring gasket joints or high-density polyethylene pipe, smooth interior, with water-tight couplings. Reinforced cement concrete shall comply with PennDOT Form 408, Section 600, current edition.

775.38 When there is a change in pipe size within a storm sewer structure, the elevation for the top of pipes shall be the same, or the top elevation of the inflow pipe(s) can be set higher as necessary.

775.39 Underdrain pipe systems shall be required.

775.4 Curbed Street Drainage.

On streets constructed with curbing, the surface runoff collection system shall be in accordance with the following requirements:

775.41 On local streets, the inlet spacing and gutter capacities shall be designed to convey the runoff from a twenty-five (25) year storm event.

775.42 On collector and arterial streets, the inlet spacing and gutter capacities shall be designed to convey the runoff from a fifty (50) year storm event.

775.43 The maximum encroachment of water on the roadway pavement shall not exceed one-half of a traffic lane during the design year storm event.

775.5 Headwalls, Wingwalls, and End walls

775.51 Headwalls shall be used where storm runoff enters the storm sewer horizontally from a natural or manmade channel. The capacity of such storm sewers shall be calculated for both steady flow and culvert design. The lower values of the two (2) shall be used to determine the capacity of the storm sewer.

775.52 Headwalls, wingwalls, and end walls shall be of precast or poured in place concrete construction in accordance with Section 605 of PennDOT, Form 408, current edition. The headwall length shall be long enough to facilitate a transverse return from the culvert invert to the top of embankment behind the wall at a slope not exceeding three (3) horizontal to one (1) vertical.

775.53 No storm sewer headwalls, wing walls, or end walls shall be constructed within any street right-of-way.

776 Stormwater Retention Systems.

776.1 General Provisions

776.11 Stormwater retention facilities shall be designed to permanently retain runoff generated by design storm events, with no direct surface discharge except during overflow conditions.

776.12 Retention facilities are intended to promote groundwater recharge, reduce pollutant loads, and mitigate downstream flooding.

776.13 Retention facilities shall be consistent with Article 7, Design Standards, and applicable provisions of the Pennsylvania Stormwater Best Management Practices (BMP) Manual.

776.2 Design Criteria

776.21 Storage volumes shall be calculated based on the 2-year, 24-hour storm event unless otherwise directed by the Township Engineer.

776.22 Facilities must demonstrate adequate separation from seasonal high groundwater (minimum 2 feet) and bedrock.

776.23 A stabilized emergency spillway shall be provided for overflow events.

776.24 Side slopes shall not exceed 3:1 unless otherwise approved.

776.25 Safety features (e.g., fencing, signage, shallow side shelves) shall be incorporated as appropriate.

776.3 Maintenance

776.31 A long-term operation and maintenance (O&M) plan must be submitted with final plans. Developers must record the facility's single entity ownership and associated maintenance obligations of said entity.

776.32 The facility's single entity ownership shall be responsible for maintaining retention facilities in perpetuity.

776.33 O&M standards shall conform to those of the PA DEP.

777 Infiltration Facilities

Infiltration systems, including infiltration basins, trenches, or subsurface infiltration galleries, shall be designed to capture and infiltrate stormwater into the underlying soils and may only be utilized where soil tests confirm adequate infiltration rates and groundwater protection; all such facilities shall be designed and constructed consistent with the PA DEP BMP Manual.

777.1 Design Criteria

777.11 A minimum of two (2) soil percolation or infiltration tests shall be performed within the proposed facility footprint, consistent with PA DEP Chapter 102 requirements.

777.12 Facilities shall be designed to fully drain within 72 hours of storm events.

777.13 Pretreatment measures (e.g., sediment forebays, vegetative filters, or silt traps) shall be required upstream of infiltration facilities to prevent clogging.

777.14 Minimum separation from seasonal high groundwater shall be 2 feet.

777.15 Infiltration systems shall not be located closer than 50 feet from potable water wells or septic systems.

778 Basin Fencing and Safety Standards

778.1 Purpose

To protect public health, safety, and welfare by establishing minimum safety requirements for stormwater detention and retention basins, consistent with Pennsylvania Department of Environmental Protection (PA DEP) Best Management Practices (BMP) guidance.

778.2 Fencing Requirements

778.21 Fencing shall be required for any basin that meets one or more of the following:

(a) Maximum water depth (100-year storm) exceeds 4 feet.

(b) Basin is located within 200 feet of a residential lot line, school, daycare facility, playground, or other public assembly area.

(c) Basin side slopes are steeper than 4:1 and cannot be fully stabilized with vegetation or natural shelves.

(d) As otherwise deemed necessary by the Township Engineer or Board of Supervisors for public safety.

778.22 Specifications

(a) Fencing shall be a minimum of 4 feet in height, constructed of black vinyl-coated chain-link, split-rail with mesh, or another Township-approved design.

(b) Gates shall be provided for maintenance access and locked when not in use.

(c) Where appropriate, landscaping (evergreen screening, shrubs) shall be used to soften visual impacts of fencing without obstructing access.

778.3 Alternative Safety Features

In lieu of fencing, the Township may approve alternative safety measures if they provide equal or greater protection, such as:

(i) Shallow safety shelves (minimum 10 ft wide, max depth 18 inches) around basin edges.
(ii) Dense vegetative buffers that restrict access.
(iii) Decorative railings or bollards in limited high-visibility locations.

778.4 Signage

Where fencing is not required, warning signage shall be posted at visible locations stating, "Stormwater Management Area – Keep Out". Signs shall be durable, weather-resistant, and maintained in good condition.

778.5 Maintenance

All fencing, gates, signage, and safety features shall be maintained in good repair by the party responsible, identified in the Basin's Operation & Maintenance Plan.

780 Utilities and Lighting

781 Electric and Telecommunications Lines

In accordance with a Pennsylvania Public Utility Commission order of July 8, 1970, all electric utility distribution lines shall be installed underground in subdivisions or land developments of five (5) or more dwelling units, in addition, the following design standards shall be observed:

781.1 Whenever practicable, telephone, internet, fiber optic and cable TV utilities shall also be installed underground. When telephone and cable TV utilities are placed underground, all cable TV providers authorized to operate in Lower

Nazareth Township shall have access to the open trench. Each cable provider shall be given the opportunity to provide service in any subdivision.

781.2 Whenever practicable, underground electric and communication utility lines shall be installed within the same utility trench.

781.3 All utility lines servicing commercial and industrial developments shall be installed underground.

782 Petroleum Transmission Lines

782.1 No company intending to install any petroleum, petroleum products or natural gas transmission lines shall be allowed to construct the line on less than a fifty (50) foot right-of-way, such line to be installed in the center of the right-of-way and shall comply with the applicable standards imposed by State and Federal laws and regulations.

782.2 There shall be a minimum distance of twenty-five (25) feet between any proposed dwelling unit and any petroleum, petroleum products or natural gas transmission right-of-way line which traverses the subdivision, but in no event less than fifty (50) feet from any petroleum or natural gas transmission line.

783 Streetlights and Luminaries

783.1 In accordance with the conditions to be agreed upon by the developer and the Township Board of Supervisors, streetlights installed in subdivisions and land developments shall be in accordance with specification of the applicable electric supplier.

783.2 Street lighting within residential neighborhoods shall be minimized to avoid excessive illumination, light pollution, unnecessary infrastructure, and ongoing maintenance costs. The Township may limit the number and location of streetlights to intersections, pedestrian crossings, entrances, or other locations unless where lighting is determined to be necessary for public safety.

783.3 Installation of a light-emitting diode (LED) or 400-watt sodium vapor fixture on signal mast arm support or strain pole shall be completed in accordance with the requirements of PennDOT and the Township.

783.4 Lighting device installation shall be coordinated and in accordance with the electric utility providing service in that area.

783.5 All street lighting installed as part of a subdivision or land development shall remain under private ownership. The Township shall not accept dedication of street lighting facilities installed as part of a subdivision or land development. The applicant, property owner, homeowners' association, condominium association, or other private entity approved by the Township shall be responsible in perpetuity for all operation, maintenance, repair, replacement,

electricity costs, and related liabilities associated with installed street lighting facilities.

783.6 Dark Sky Compliance

To minimize light pollution, protect nighttime sky visibility, and ensure that outdoor lighting supports public safety without creating nuisance conditions for adjacent properties. All lighting fixtures shall be fully shielded and comply with International Dark Sky Association (IDA) standards to reduce light pollution.

783.61 Fixture Standards

(a) All outdoor lighting fixtures shall be full-cutoff or fully shielded, directing light downward.

(b) Maximum correlated color temperature (CCT) shall not exceed 3000 Kelvin (K).

(c) In residential districts and environmentally sensitive areas, the Township may require the use of amber-spectrum or filtered LED fixtures to further reduce blue light emissions.

783.62 Light Trespass and Illumination Limits

(a) Outdoor lighting shall be designed and installed to prevent light trespassing beyond lot lines.

(b) Maximum illumination at residential property lines shall not exceed 0.1 footcandles (fc).

(c) No lighting shall create glare that impairs the vision of drivers, pedestrians, or adjacent lot occupants.

783.63 Hours of Operation

(a) Except where necessary for safety or security, outdoor lighting shall only be provided between dusk to dawn.

(b) Motion-activated, timed, or dimmable lighting systems are encouraged for efficiency and to reduce unnecessary illumination.

783.64 Lighting Plan Requirements

(a) If a Lighting Plan is submitted with all subdivision and land development applications, it shall include:

(i) Fixture specifications (cut sheets) identifying manufacturer, model, shielding, and CCT.

(ii) A photometric plan showing illumination levels in footcandles across the site and at property boundaries.
(iii) Locations of fixtures, mounting heights, and orientation.

(b) The Township Engineer shall review Lighting Plans for compliance with this section prior to final approval.

783.65 Exceptions

Temporary holiday lighting, low-output decorative landscape lighting, and emergency lighting shall be exempt from these requirements, provided they do not cause glare or create safety hazards.

784 Traffic Signalization and Controls

784.1 General Requirements

784.11 Installation shall meet or exceed PennDOT Publication 148 (TC-7800) Standards.

784.12 Cut-sheets for all equipment, including traffic signal supports, shall be submitted to the Township for pre-approval.

784.13 A separate electric service from the electric service in the area for retail customers and streetlight illumination shall be provided for luminaries from the traffic signals.

784.2 Controller Assembly and Cabinet

784.21 Controller Assembly shall meet the following minimum standards:

(a) Be compatible with Peek Traffic Systems Model 3000 or newer capable of accommodating Emergency Vehicle Preemption and closed loop operation.

(b) Nema TS2 controller in a TS2 Type 1 base mounted cabinet.

(c) Appropriate overload and short circuit protection shall be provided within the controller assembly. A 30-amp circuit breaker should be utilized.

(d) The controller shall be capable of providing the signal timing and sequences as shown on the permit.

784.22 Cabinet shall meet the following standards:

(a) Cabinet shall be Hennessy Products M36 or equal base mount, with MMU 16 malfunction management unit, 3- BIU Interface

units, 12 position rear panel, 24-volt cabinet power supply, detector rack, and TS2 – 2 channel loop amplifiers. TS2 type 2 controller shall include optional D module to provide for downward compatibility with TS1 cabinets.

(b) The cabinet shall be installed meeting the requirements of PennDOT PUB 148 base mounting "Type I" base mounting arrangement.

(c) Provide a surge protection package, SHP 300, as manufactured by EDCO Incorporated of Florida, or an approved equal. Install per manufacturer's specifications.

(d) Cabinet shall be supplied with communication module and panel for future closed loop system operation.

(e) Cabinet shall be wired for 3M Opticom, Emergency vehicle preemption, the most current version.

(f) Cabinet shall contain receptacle, 30 amp, 120 volts, Hubble model #2615, or approved equal, for attachment of alternative power source (emergency generator). The neutral wire of the alternative power source circuit should be connected with the neutral buss of the controller unit. All switches necessary to facilitate change from public to generated power supply shall be provided.

(g) Cabinet vent fan shall be weather and vermin proof and thermostatically controlled.

784.23 At the time of traffic signal start up, the developer shall have a traffic signal technician from the installer be present to ensure proper signal function. All functions of the traffic signal system shall be fully operational at this time and shall be to the satisfaction of PennDOT and Lower Nazareth Township.

784.24 Police panel shall be equipped with a hand control switch.

784.25 Provide three (3) sets of keys for each controller cabinet and police door included in the project.

784.3 Signals

784.31 Vehicular and pedestrian signal heads and mounting assembly / hardware shall be in accordance with the condition diagram and PennDOT Pub 408.

784.32 Signal head housings shall be of polycarbonate material with aluminum reflectors.

784.33 All illumination devices shall be LED type.

784.4 Detectors

784.41 Detectors shall be solid-state type, self-contained.

784.42 Loop detector sensor wire shall be 14 AWG minimum in accordance with IMSA Spec. 51-5.

784.43 Epoxy embedding material must be approved per PennDOT Bulletin 15.

784.44 The loop detectors shall be capable of detecting various types of vehicles ranging from bicycles and motorcycles to tractor-trailers.

784.5 Junction Boxes

Junction Boxes shall be in accordance with PennDOT Standards and shall be Type JB-27, except that if the junction box is located in the cartway or a stone or paved shoulder, the unit shall be installed with top surface finishing at or just below finish grade and shall meet H-20 traffic loading standards.

784.6 Wiring

784.61 Signal cable conductors shall be 14 AWG stranded color coded with thermo-plastic jacket in conformance with IMSA Spec. 19.

784.62 The number of conductors shall be the specific quantity as required on the condition diagram plus one spare conductor.

784.7 Electrical Service/Meter

784.71 All service equipment shall meet the requirements of the utility company.

784.72 Service disconnect enclosure shall be aluminum or stainless steel.

784.73 Power service equipment shall be capable of supporting the traffic signal operation with proper over-current protection.

784.74 Meter socket shall be as specified by the utility company.

784.8 Emergency Vehicle Preemption

All traffic signal installations shall provide a fully functional “Emergency Vehicle Preemption” system meeting the following requirements:

784.81 Shall be the latest 3M Opticom Priority Control System Series.

784.82 Installation and location of optical detectors shall be to the satisfaction of PennDOT and the Township.

784.83 Optical detectors shall be aimed at and adjusted at the time of signal start up for optimum performance.

784.84 Shall have data encoding capability.

784.85 Shall be warranted for five (5) years.

784.86 Each detector location, shall be equipped with flashing white fail-safe indication light facing street or approach where emergency vehicle is approaching.

784.9 Warranties and Documentation

784.91 All equipment furnished under these specifications shall be new.

784.92 Equipment shall be warranted for a period not less than one (1) year from the date of acceptance, except where otherwise noted.

784.93 All inspections, as required by the provider of electric service, shall be performed by a certified electrical inspection agency.

784.94 The applicant shall furnish three (3) copies of warranties, guarantees, instruction manuals, wiring diagrams, and parts lists with each different type of material.

784.95 Provide in the controller assembly cabinet one instruction manual for each controller unit, time clock, and co-ordination unit.

790 Environmental Protection and Landscaping

791 Erosion and Sediment Control

791.1 General Standards

791.11 No changes shall be made in the contour of the land; no grading, excavating, removal or destruction of the topsoil, trees or other vegetative cover of the land shall be commenced within a proposed subdivision or land development tract until such time that a plan for sedimentation control and minimizing erosion has been reviewed and found satisfactory by the Northampton County Conservation District and reviewed and approved by the Township, or there has been a determination by the Township, upon recommendation by the Northampton County Conservation District, that such plans are not necessary.

791.12 Measures used to control erosion and reduce sedimentation shall meet the standards and specifications of the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Program Manual, as amended. The Township Engineer, or other officials as designated, shall ensure compliance with the appropriate specifications, copies of which are available from the Northampton County Conservation District.

791.2 Performance Principles

The following measures are effective in minimizing erosion and sedimentation and shall be included where applicable in the control plan:

791.21 Stripping of vegetation and grading shall be kept to a minimum.

791.22 Development plans shall preserve significant natural features, keep cut and fill operations to a minimum, and ensure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.

791.23 Whenever feasible, natural vegetation shall be retained, protected and supplemented.

791.24 The disturbed area and the duration of exposure shall be in accordance with the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Program Manual.

791.25 Disturbed soils shall be stabilized by permanent vegetation and/or by mechanical erosion control and drainage measures as soon as practicable in the development process.

791.26 Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.

791.27 Provisions shall be made to effectively accommodate the increased runoff caused by soil and surface conditions during and after development. Where necessary, the rate of surface water runoff will be mechanically retarded.

791.28 Sediment in the runoff water shall be trapped until the disturbed area is stabilized by the use of debris basins, sediment basins, silt traps, or similar measures.

791.3 Grading for Drainage

In order to provide more suitable sites for building and other uses, improve surface drainage and control erosion, the following requirements shall be met:

791.31 All lots, tracts or parcels within a proposed subdivision or land development shall provide proper drainage away from buildings and

dispose of surface water without ponding, except where an alternative drainage system is approved. Natural drainage patterns shall be preserved wherever possible.

791.32 Cut and fill slopes shall not be steeper than 3:1 unless stabilized by a retaining wall or cribbing.

791.33 Adequate provisions shall be made to prevent surface water from damaging the cut face of excavations of the sloping surfaces of fills.

791.34 Cut and fills shall not endanger adjoining property.

791.35 Fill shall be placed and compacted so as to minimize sliding or erosion of the soil.

791.36 All cuts and fills within 100-year floodplain areas must be in accordance with the Township's Floodplain Ordinance. Fills placed adjacent to constructed channels shall have suitable protection against erosion during periods of flooding.

791.37 Grading will not be done in such a way as to divert water onto the property of other landowners without the written consent of the landowners.

791.38 During grading operations, necessary measures for dust control will be exercised.

791.39 No equipment shall alter or damage the bed and banks of any stream, unless approved by the Pennsylvania Department of Environmental Protection. Equipment shall cross streams only at approved crossings utilizing culverts or bridges.

791.4 Responsibilities.

The responsibility for soil erosion and sedimentation control during the installation of improvements and the development of subdivision or land development shall be in accordance with the following requirements:

791.41 Sedimentation Control

Whenever sedimentation is caused by stripping vegetation, regrading or other development, it shall be the responsibility of the person, corporation or other entity causing such sedimentation to remove it from all adjoining surfaces, drainage systems and water courses and to repair any damage at their expense as quickly as possible.

791.42 Facilities Maintenance

Maintenance of all drainage facilities and water courses within any subdivision or land development is the responsibility of the developer until they are accepted by the Township Board of Supervisors or some

other official agency, after which they become the responsibility of the accepting agency.

791.43 Restoration

It is the responsibility of any person, corporation or other entity doing any act on or across a communal stream, water course or swale, or upon the flood plain or right-of-way thereof, to maintain as nearly as possible in its present state the stream, water course, swale, floodplain or right-of-way during the pendency of the activity and to return it to its original or equal condition after such activity is completed.

791.44 Maintenance of Private Property

Maintenance of drainage facilities or water courses originating and completely on private property, are the responsibilities of the owner to their point of open discharge at the property line or at a communal water course within the property.

791.45 Encroachment Prohibited Without Permit

No person, corporation or other entity shall block, impede the inflow or alter, construct any structure, or deposit any material or thing, or commit any act which will affect normal or flood flow in any stream or water course without having obtained prior approval from the Township Board of Supervisors or the Pennsylvania Department of Environmental Protection, whichever is applicable.

792 Natural Features

The design and development of subdivisions and land developments shall be in harmony with the natural features of the site and shall respect the development limitations of the natural features. Subdivision and land development design shall be integrated with the natural terrain of the site, wooded areas, large trees, natural watercourses, rock outcroppings and scenic views. Applicability: This section shall not apply to an owner of a residential lot of less than four (4) acres after occupancy.

792.1 Areas with Development Limitations

792.11 The filling or development of wetlands and areas of hydric soils shall conform to the regulations of the Zoning Ordinance and shall not proceed until relevant U.S. Army Corps of Engineers and PA Department of Environmental Protection permits have been granted.

792.2 Tree Preservation and Planting

792.21 Existing Trees

(a) Trees six (6) inches or more in diameter (measured at a height of four (4) feet above grade) shall not be removed unless they are located within the proposed cartway, driveway, or sidewalk portion of a street right-of-way, or within twenty-five (25) feet of

the foundation area of a new building. Areas in which trees are retained shall remain at original grade level and undisturbed wherever possible.

(b) All existing trees six (6) inches or more in diameter (measured at a height of four (4) feet above grade) shall be located and identified on the plan. The Township may waive this requirement in densely wooded areas and tree rows.

(c) In all subdivisions and land developments containing property line tree rows, a minimum ten (10) foot wide easement shall be established along the lot lines having existing tree rows. A protective covenant shall be added to the plan stating that no trees shall be removed nor grades altered within these easements without approval by the Board of Supervisors.

792.22 Planted Street Trees

(a) In subdivisions or land developments where street trees are proposed, they shall be planted outside of street right-of-way lines, with underground utilities being located a minimum of 10 feet from the trees.

(b) In particular, but not in limitation, approved trees for street planting include the following:

Acer rubrum - Red Maple

Acer saccharum - Sugar Maple

Gleditsia tricanthos inermis - Moraine Locust

Ginkgo biloba - Ginkgo (male)

Liquidambar styraciflua - Sweet Gum

Liriodendron tulipifera - Tulip Tree

Phellodendron amurense - Amur Cork Tree

Quercus alba - White Oak

Quercus borealis - Red Oak

Quercus coccinea - Scarlet Oak

Quercus phellos - Willow Oak

Tilia-Linden - All species hardy to the area

Zelkova Serrata - Japanese Zelkova

792.23 General Requirements

(a) Plant Materials
Street trees, conifers and shrubs shall be of nursery stock quality, grown under the same climatic conditions as at the development site. All materials shall be of the size indicated on the plans and required by the Subdivision and Land Development Ordinance. They shall be of hearty and symmetrical growth, free of insect pests and disease.

(b) Planting
All planting shall be at the location and spacing indicated on the plans and required by the Township Zoning and/or Subdivision and Land Development Ordinances and shall be done in conformance with good nursery and landscape practice.

792.24 Ground Cover and Seeding

(a) Detention Basins
Detention basin subgrade shall be sealed with a top course of impermeable clay over the entire pond bottom and returning a minimum of one (1) foot up the pond banks. A minimum of six (6) inches of topsoil shall then be placed and fine graded to the design grades. Seed on the pond bottom shall be PennDOT Formula “D” placed at 21 pounds per 1,000 square yards with PennDOT Formula “C” at 9 pounds per 1,000 square yards on the side slopes and berm. Fertilization and mulching shall be in accordance with Section 804 of PennDOT Form 408, current edition.

(b) Planting Strips and Recreation Areas
A minimum of four (4) inches of topsoil shall be placed and fine graded to the design grades, PennDOT Formula “B” seed mix at 21 pounds per 1,000 square yards shall be placed. Fertilization and mulching shall be in accordance with Section 804 of PennDOT Form 408 Specifications, current edition.

792.3 Topsoil Protection

792.31 Topsoil shall be removed from the areas of construction and stored separately.

792.32 The topsoil shall be stabilized to minimize erosion during storage. Upon completion of the construction, the topsoil must be uniformly redistributed on the site.

792.4 Stream Frontage Maintenance

792.41 An easement for maintenance purposes, a minimum of twenty (20) feet in width, shall be provided along all stream banks.

792.42 Any grading, excavation or other work within these easements shall be in accordance with the Township Floodplain Ordinance or Zoning Ordinance, as applicable.

793 Open Space and Recreation Areas

The establishment, maintenance and protection of open space and recreation areas shall be in accordance with the guidelines contained within "The Nazareth Area Multi-Municipal Comprehensive Plan", "Lower Nazareth Township Parks and Open Space Plan" and "Lower Nazareth Township Official Map."

793.1 Recreation Areas

793.11 Areas meeting the criteria for recreation lands as set forth in the definitions shall be offered for dedication to the Township, subject to the approval of the Board of Supervisors. The Board of Supervisors shall consider the offer relative to the following factors:

(a) The suitability of the size, shape and landform of the tract for appropriate recreational facilities. No recreation area shall measure less than two (2) acres in size.

(b) Accessibility.

(c) Conformity with the parks and recreation element of the Comprehensive Plan.

(d) Ability of nearby recreation facilities to serve the subdivision.

(e) No portion of said land can be located in a floodplain, soils that are structurally compromised, inaccessible from a publicly accessible route, nor on slopes greater than 25%.

793.12 Access to recreation areas dedicated to the Township pursuant to Section 793.11 shall be as follows:

(a) At least one (1) side of the recreation area shall front on a public street. Frontage on two (2) or more public streets is preferred. The above requirements are not necessary if the area proposed

for dedication adjoins lands currently utilized by the Township for recreation purposes.

(b) Additional access may be provided by rights-of-way connecting the recreation area with public streets.

(c) Rights-of-way providing access to a recreation area shall have a minimum width of fifty (50) feet. Each right-of-way shall be part of the dedicated recreation area and contain at least one (1), eight (8) foot wide macadam path, constructed to Township standards, connecting the recreation area to the public street.

793.13 Any fees in lieu, as adopted by the Board of Supervisors, of park/ recreation-related land dedication may be offered, subject to the approval of the Board of Supervisors.

794 Karst Hazards

794.1 Purpose

The purpose of this section is to recognize the potential for damage to public and private improvements, human injury or death, and the disruption of vital public services which may arise by the potential for sinkholes and/or subsidence within areas of carbonate geology. A further purpose of this section is to minimize the potential for such sinkhole and/or subsidence occurrence and to protect the ground water resource. Should the regulations of this and other applicable regulations conflict, the most stringent regulations shall apply.

794.2 Disclaimer of Liability

Whereas the exact occurrence of sinkholes and/or subsidence is not predictable, the administration of these regulations shall create no liability on behalf of the Township, the Township Engineer, Township employees, or Township agencies as to damages which may be associated with the formation of sinkholes or subsidence. That is, compliance with these regulations represents no warranty, finding, guarantee, or assurance that a sinkhole and/or subsidence will not occur on an approved property. The municipality, its agencies, consultants and employees assume no liability for any financial or other damages which may result from sinkhole activity.

794.3 Procedures

794.31 As part of the Preliminary Plan requirements for all subdivisions and land developments, the applicant shall engage a qualified professional (Licensed Professional Engineer or Professional Geologist) to review the existing aerial photos, soils geological and related data available to him as it may pertain to the subject inspection of the property.

794.32 A site inspection by the applicant's professional, using all available data and with such assistance as is needed, shall determine the presence or

absence of Karst surface features of the site, and locate the same if present on a site plan at a scale no smaller than 1" = 100'. In particular, the following features shall be located and be a part of the Karst Report, if present, on the site:

(a) Closed depressions;

(b) Open sinkholes;

(c) Seasonal high water table indicators;

(d) Unplowed areas in plowed field;

(e) Surface drainage into ground;

(f) Quarries or borrow pits;

(g) Rock outcrops and other Karst features

794.33 The applicant must provide the Township with a map at a scale of l" = 100' that show the Karst features listed in Section 794.32.

794.34 Based upon the site inspection, the applicant's professional shall determine what further testing should be done by the applicant to ensure compliance with the performance standards set forth in Section 794.4. Testing methodology shall be reasonable under the circumstances, including (1) the scale of the proposed development; and (2) the hazard revealed by examination of available data and site inspection.

794.35 The applicant shall cause the additional testing, if any, to be affected and shall submit test results to the Township Engineer.

794.36 The Township Engineer shall submit a report to the Planning Commission, with a copy to the applicant, of his opinion concerning the adequacy of the report submitted based upon the scale of the development and the hazards revealed by the report and shall make recommendations to the Planning Commission based upon the report submitted concerning site development, including stormwater management, the layout of utility lines, and building location. The Township Engineer may require the applicant to perform such additional testing as may be appropriate.

794.4 Performance Standards

794.41 All applicants for subdivisions or land developments shall comply with the requirements of this Ordinance regarding Karst hazards.

794.42 No stormwater detention facility shall be placed within one hundred (100) feet of the features listed in Section 794.32, unless a detailed geotechnical solution to the subsidence, pollution and safety problems of the Karst feature has been presented by a competent professional in carbonate geology.

794.43 No stormwater swale with design flows in excess often (10) cubic feet per second for the ten (10) year flood may be constructed within one hundred (100) feet of the features listed in Section 794.32, unless a detailed geotechnical solution to the subsidence, pollution and safety problems of the Karst feature has been presented by a competent professional in carbonate geology.

794.44 No storm sewer pipe shall be constructed within one hundred (100) feet of the features listed in Section 794.32 unless it is concrete pipe utilizing O-ring joints.

794.45 No principal or accessory building, no structure, and no impervious surface shall be located closer than one hundred (100) feet from the edge of the features listed in Section 794.32, unless a detailed geotechnical solution of the subsidence, pollution and safety problems of the Karst feature has been presented by a competent professional in carbonate geology.

794.46 No septic system or tile field, no swimming pool, no solid waste disposal area, transfer area or facility, no oil, gasoline, salt or chemical storage area, and no blasting for quarrying or well enhancement activities shall occur within one hundred (100) feet of the features listed in Section 794.32 unless a detailed geotechnical solution to the subsidence, pollution and safety problems of the Karst feature has been presented by a competent professional in carbonate geology.

794.47 Soil Erosion and Sedimentation Control plans filed with the Northampton County Conservation District shall detail safeguards to protect identified Karst features.

794.48 All storm sewer lines located in a Karst area shall be so constructed as to not permit the flow of water along the utility line trench and shall be imperviously diked at thirty (30) foot intervals.

794.49 When a proposed public water or sanitary sewer line is located in an identified Karst area, the applicant shall demonstrate to the Township that the appropriate utility authority has been notified of this fact and that the applicant will comply with the authority’s recommendations concerning provisions to prevent the flow of water along the utility line trench.

795 Buffer yards

795.1 Purpose

To establish minimum planting and design standards for buffer yards to ensure effective long-term screening, promoting compatibilities between land uses, and accompanying Zoning Ordinance criteria.

795.2 In addition to Township Zoning Ordinance, the following shall apply:

795.21 Shrubs:

(a) Low-growing and medium shrubs shall be incorporated at a minimum rate of 10 shrubs per 100 linear feet of buffer yard.

(b) At least two species of shrubs shall be used to encourage biodiversity.

795.22 Species Diversity:

(a) Species shall be native to Pennsylvania and classified as native by the PA Department of Conservation and Natural Resources.

(b) All plant material shall be nursery stock, hardy to the region, and free from disease/pests, as per Section 792.23.

795.3 Alternative Features

Berms, walls, or fences may be included in the buffer yard but shall not substitute for the required plantings unless specifically approved by the Township. Where approved, such features must be integrated with plant species.

795.4 Installation and Maintenance

795.41 All buffer yard plantings shall be installed in accordance with accepted nursery and landscape practices and in accordance with the American Standard for Nursery Stock.

795.42 All plantings shall be guaranteed for a minimum of 18 months after installation.

795.43 Dead or diseased plantings shall be replaced within one (1) growing season.

795.44 Maintenance responsibility shall remain with the developer, property owner, or homeowners' association, as documented on the approved final plan.

ARTICLE 8
MOBILE HOME PARK REQUIREMENTS

800 Permits

801 It shall be unlawful for any person to operate, maintain, construct, alter or extend any mobile home park within the Township unless the person holds a mobile home park permit issued by the Township.

802 Permits for new mobile home parks, or any alterations to or expansion of mobile home parks, shall be issued after the land development plans have been approved subject to the requirements of this Ordinance. The land development plans shall comply with the submission and procedural requirements of this Ordinance, the design criteria of Article 7, and the improvements requirements of this Ordinance.

810 Design Standards

811 The mobile home park site shall meet the criteria of Section 792.1 relating to the development of areas with environmental limitations.

812 Storm drainage management shall be provided consistent with the requirements of Section 770.

813 Site grading for drainage shall occur in conformance with the requirements of Section 791.3.

814 No part of the mobile home park shall be used for non-residential purposes excepting such uses necessary for the management and maintenance of the park, recreation facilities, and utility appurtenances.

815 A landscaping plan consistent with the requirements of Section 792.2 shall be developed.

816 The private street system shall be designed and built to the Township standards.

816.1 The roads shall meet the design standards of Section 740 for local roads.

816.2 The roads shall be built to the standards contained in the Township local road construction specifications.

817 Off-street parking shall be provided as required by the Township Zoning Ordinance.

818 Pedestrian walkways meeting the following standards shall be provided.

818.1 All parks shall provide safe, convenient, all-season pedestrian access between individual mobile homes, the park streets, and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.

818.2 Where a common walk system is provided and maintained between locations, and where pedestrian traffic is concentrated, such common walks shall have a minimum width of three and one-half (3-1/2) feet.

818.3 All mobile home stands shall be connected to common walks, streets, driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of two (2) feet.

819 Mobile homes shall be sited on mobile home stands in conformance with the following provisions:

819.1 The area of the mobile home stand shall be improved to provide an adequate foundation for the placement of the mobile home.

819.2 The stand shall be constructed from either concrete or other material sufficient to adequately support the mobile home and to prevent abnormal settling or heaving under the weight of the home. The corners of the mobile home shall be anchored to prevent wind overturn and rocking with tie downs such as concrete "dead men", screw augers, arrowhead anchors, or other devices suitable to withstand a tension of at least two thousand eight hundred (2,800) pounds. The anchorage shall be adequate to withstand wind forces and uplift in accordance with applicable requirements in the PA Uniform Construction Code, as amended.

819.3 After a mobile home has been anchored to the mobile home stand, the hitch which is employed for the transportation of the unit shall be removed, and there shall be a decorative skirt installed around the base of the unit.

820 Water Supply

821 Water service to all mobile home parks shall be supplied by connection to the public water supply system. The adequacy of the distribution system and the availability of service (as per Section 425.7) shall be demonstrated.

822 Fire hydrants in accord with the requirements of Section 761.4 shall be provided.

830 Sewage Disposal

831 All mobile home parks shall be connected to the public sanitary sewer system upon construction or expansion. The availability of service and the adequacy of the distribution system shall be certified as required by Section 425.96.

831.1 All materials used for sewer connections shall be semi rigid, corrosion resistant, non-absorbent and durable. The inner surface shall be smooth.

831.2 Provisions shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot**.** Surface drainage shall be diverted away from the riser.

The rim of the riser pipe shall extend at least one-half (1/2) inch above ground elevation.

840 Additional Requirements

841 Electrical Distribution System

841.1 General Requirements

Every mobile home park shall contain an electrical wiring system, consisting of wiring, fixtures, equipment and appurtenances which shall be installed in accordance with Pennsylvania Power and Light Company or Metropolitan Edison Company specifications regulating such systems and the National Electric Code.

841.2 Power Distribution Lines

All power lines shall be located underground.

842 Refuse Handling

Refuse disposal containers shall be provided in paved areas. The containers shall be suitably screened.

ARTICLE 9
IMPROVEMENTS SPECIFICATIONS AND ASSURANCE

900 General Requirements

901 All rights-of-way of existing or new streets within the boundaries of a subdivision or land development should be conveyed to the Township free and clear of all liens and encumbrances, with good and marketable title which is insurable by a reputable title company doing business in Pennsylvania. All Township rights-of-way shall be conveyed in "Fee Simple" and all PennDOT rights-of-way in permanent easements.

902 Physical improvements to the proposed subdivision or land development tract shall be provided, constructed and installed as shown on the Final Plan and in accordance with the requirements of this Ordinance.

903 As a condition for the approval of the Final Plan, the developer shall execute an agreement with the Board of Supervisors as to the installation of all improvements shown on the plan and required by this Ordinance. Before the Final Plan may be endorsed by the Board of Supervisors, the Subdivision Improvements Agreement shall be executed by the developer and the Board of Supervisors.

904 All improvements installed by the developer shall be constructed in accordance with the design specifications as may be referenced in Article 7 of this Ordinance or as may be otherwise approved by the Board of Supervisors, subject to the recommendations of the Township Engineer.

905 The supervision of the installation of the improvements as required by this Ordinance shall be the responsibility of the Township Engineer, except that the installation of those improvements, which are to be dedicated to governmental entities other than the Township, shall be supervised by engineers representing those entities.

906 The Township Engineer may make periodic inspections to the site during the construction of improvements to ensure the work is in conformance with the approved plans. The Township Engineer shall promptly provide the Board of Supervisors with a written report after any such inspection.

907 General Standards for Improvements Construction

907.1 Scope
All improvements required to be built, placed, erected or planted within existing or proposed Township roads or rights-of-way or on private property eligible for use by the public, shall conform to these standards for improvements construction.

907.2 References
Throughout these standards, references will be made to various standard specifications; when such standards are referenced, they shall be considered as being the most current publication and fully incorporated into these standards.

907.3 Control of Work
The Township and/or its agents, employees or consultants, have no direct or indirect supervisory control over improvements construction. Construction methods, procedures and safety provisions are the responsibility of the developer.

907.4 Safety
In particular, compliance with all local, state and federal regulations regarding safety of all operations, of all workers and of the general public, is the responsibility of the developer.

907.5 Inspection
Township inspection of improvements construction will be made to check general compliance with the material and workmanship criteria of these standards. Such inspection shall not relieve the developer from full responsibility for the quality of his work product or the layout of improvements to the lines and grades on the approved plans.

907.6 Notification
It shall be the responsibility of the developer to notify the appropriate inspection consultant for the township or designated authority at least twenty-four (24) hours prior to commencing any construction activity.

907.7 Conflicts
Where a conflict exists between the requirements of these standards and the requirements of another jurisdiction, it shall be the responsibility of the developer to resolve the conflict prior to proceeding with construction. The developer shall inform the Township, in writing, of any conflicts and his methods of resolving same.

910 Specification References

The following improvements shall be provided, constructed and installed by the developer as shown on the Final Plan and in accordance with the relevant sections of Article 7 (Design Standards) and the "Lower Nazareth Township Standards for Improvements Construction," hereinafter to be known as the "Township Standards," adopted and amended from time to time by Resolution of the Board of Supervisors.

911 Streets, curbs and sidewalks shall be constructed in accordance with the Township and, where applicable, PennDOT Standards.

912 Sanitary sewers and all related appurtenances shall be constructed in accord with the specifications as may be adopted from time to time by the appropriate Authority, which are made part of the Township Standards by reference.

913 Water supply and distribution-related improvements, including fire hydrants, shall be constructed in accord with the specifications as may be adopted from time to time by the Easton Suburban Water Authority or successors, which are made part of the Township Standards by reference.

914 Stormwater management plan related improvements shall be constructed in accord with the Township Standards.

915 Monuments and markers shall be placed in accord with the Township Standards.

916 Streetlights, where required by the Township, shall be installed in accordance with Township Standards and the requirements of the applicable electric utility provider. Street lighting may be required at:

(i) Street intersections;

(ii) Entrances to subdivisions or land developments;

(iii) Pedestrian crossings, trails, sidewalks, or multi-use path intersections;

(iv) Areas with demonstrated public safety or traffic safety concerns;

(v) Commercial, mixed-use, multifamily, institutional, or high-intensity developments;

(vi) Other locations are determined by the Township, Fire Marshal, emergency service providers, or Township Engineer.

Streetlight locations within residential neighborhoods shall be minimized to reduce light pollution, visual impacts, unnecessary infrastructure, and long-term maintenance costs. Continuous street lighting along local residential streets is discouraged unless specifically required by the Township for public safety purposes.

917 Street and traffic signs shall meet all Township and, where applicable, PennDOT standards. Where required, a detailed traffic control plan shall be submitted, indicating the location of all necessary traffic control devices. Suitable studies shall be performed to applicable PennDOT Standards and supporting documentation shall be provided to Township for any proposed traffic control device.

918 Tree planting and landscaping shall be accomplished in accordance with the Township Standards.

919 Other required improvements as specified within the Township Standards.

920 Agreement

Before the Board of Supervisors shall endorse its approval of the final plan of any subdivision or land development involving improvements as may be required by this Ordinance, the developer shall enter into a written agreement with the Board of Supervisors in the manner and form set by the Township Solicitor, where the developer agrees as follows:

921 To construct or cause to be constructed at his or her own expense, all streets, curbs, sidewalks, sanitary sewers, water supply and distribution systems, fire hydrants, stormwater management facilities, monuments and markers, streetlights, tree planting and landscaping, recreation facilities, and any other improvements shown on the final plan as otherwise approved, and in accordance with the requirements of this Ordinance.

922 Improvements intended for dedication shall be clearly identified in the Final Plan and within the Improvements Agreement. Improvements not specifically accepted for dedication by the Township shall remain under private ownership and maintenance responsibility.

923 To maintain at his or her own cost, the said streets, curbs, sidewalks, sanitary sewers, water supply and distribution systems, fire hydrants, stormwater management facilities, monuments and markers, street signs, tree planting and landscaping, recreation facilities, and any other improvements shown on the final plan until the same are accepted by Resolution of the Township Board of Supervisors and/or public authorities and for a period of eighteen (18) months thereafter and to repair the same as directed by the Board of Supervisors and/or public authority for reason of lack of structural integrity or failure to properly function.

924 Improvements not accepted for dedication shall remain the perpetual maintenance responsibility of the owner, homeowners' association, condominium association, or other approved private entity.

925 The Township shall not be required to accept dedication of privately owned stormwater management facilities, streetlights, traffic signals, entrance features, landscaping, recreation facilities, private streets, parking areas, or other private site improvements unless specifically authorized by separate formal action of the Township Board of Supervisors.

926 To pay the Township's inspection, other engineering and legal fees as related to the creation and enforcement of said agreement.

927 To obtain any easements or releases from all damages, which may be necessary for the construction of any improvement which traverses lands of persons other than the developer. Said releases shall insure to the benefit of the Township and/or public authority as well as to the developer.

927.1 Where permitted under the Pennsylvania Municipalities Planning Code (MPC), the Township may authorize limited site improvements prior to final plan recording or issuance of building permits, provided the applicant enters into an

Indemnification and Improvements Agreement in a form acceptable to the Township Solicitor.

927.2 Permitted work shall be limited to:

(i) Site clearing and grubbing;

(ii) Bulk earthwork and grading;

(iii) Erosion and sedimentation control measures;

(iv) Installation of stormwater management facilities;

(v) Installation of underground utility infrastructure, including storm sewer, sanitary sewer, water, and related facilities;

(vi) Other site improvements specifically authorized by the Township.

927.3 No vertical construction shall occur under authorization of this Section. Vertical construction shall include the erection, assembly, or construction of buildings or structures extending above finished grade, including but not limited to footings, foundations, foundation walls, structural columns, load-bearing walls, or similar structural building components.

927.4 The applicant shall establish and maintain an inspection escrow acceptable to the Township for engineering inspections and professional review associated with authorized site improvements. The escrow shall be replenished upon notice by the Township.

927.5 All authorized work shall comply with the approved erosion and sedimentation control plan and approved construction sequence. Any modification to the approved construction sequence shall require approval by both the Township and the Northampton County Conservation District.

927.6 No building permits shall be issued and no vertical construction shall commence until:

(i) Final subdivision and/or land development approval has been granted;

(ii) The Final Plan has been recorded where required;

(iii) All required financial security and improvements agreements have been executed;

(iv) All applicable federal, state, county, and Township permits and approvals have been obtained.

928 Whenever a traffic signal is required for traffic control associated with a private development, the owner of said development shall install, own, operate, maintain, repair, and replace the signal(s) in perpetuity at no cost to the Township.

929 Perpetual maintenance responsibility shall include signal lights, support structures, controllers, pavement markings, electrical service, utility costs, communication equipment, and all other appurtenances necessary for operation of the traffic signal.

930 The Township shall not be required to accept dedication or maintenance responsibility for privately installed traffic signals. Owner shall provide the Township with a recorded agreement stating that the owner, homeowners' association, property owners' association, successors, heirs, and assigns shall be responsible for the perpetual ownership, operation, maintenance, repair, and replacement of all privately maintained improvements associated with the development, including traffic signals, street lighting, stormwater facilities, landscaping, recreation facilities, and other private infrastructure improvements.

930 Financial Guarantee Procedure

931 Before the Board of Supervisors approves any Final Plan and as a prerequisite for approval, the developer shall deliver to the Board of Supervisors, public utility, and/or municipal authority, a performance guarantee, as determined in accordance with the procedures set forth in the Pennsylvania Municipalities Planning Code (MPC) as amended, in the following amounts:

931.1 One hundred ten (110) percent of the cost of all improvements required by this Ordinance.

931.2 Five (5) percent of the cost of all improvements for Engineering/Layout.

931.3 Five (5) percent of the cost for inspection.

932 The amount of the required financial security shall be based upon a written estimated cost of completion of Required Improvements, submitted by the developer or applicant, and prepared by a professional engineer, licensed as such by the Commonwealth of Pennsylvania. Said engineer shall certify in writing that his estimated cost for the completion of the Required Improvements is a fair and reasonable estimate. The Board of Supervisors, upon the recommendation of the Township Engineer, may, for good cause shown, refuse to accept the applicant's estimated cost. In cases where the Township and the developer or applicant are unable to agree on an estimate, then the estimate shall be recalculated and recertified by another licensed professional engineer, mutually accepted by the Township and the developer or applicant. The estimate certified by the third-party engineer, being presumed fair and reasonable, shall be deemed the final estimate. In the event that the third-party engineer is chosen, the cost of his services shall be paid equally by the Township and the developer or applicant.

933 The performance guarantee shall guarantee the construction and installation of all such improvements within one (1) year of the date fixed in the formal action of approval or accompanying agreement for completion of the improvements. The terms of the agreement may be extended as provided for in the MPC. If the party posting the financial security requires more than one (1) year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased as provided for in the MPC. In the event of default under a performance guarantee, the proceeds of the performance guarantee received by the Townships, public utility, or municipal authority shall be used to construct and install the improvements.

934 In the case where development is projected over a period of years, the Board of Supervisors may authorize the submission of final plans by sections or phases of development subject to such requirements or guarantees as to improvements in future sections or phases of development as it finds essential for the protection of any finally approved section of the development.

935 Before the Board of Supervisors approves any Final Plan, and as a prerequisite for approval, the developer shall deliver to the Board of Supervisors, public utility, and/or municipal authority a maintenance guarantee in an amount of not less than fifteen (15) percent of the actual cost of the installation of all improvements required by this Ordinance, guaranteeing acceptance of all such improvements by the Board of Supervisors, public utility, and/or municipal authority. All improvements shall be done within 1 year of approval.

936 Types of Financial Guarantees (Improvement Bonds)

936.1 A financial guarantee which shall be deemed as acceptable financial security for the purposes of this Ordinance shall include one of the following options:

936.11 A cash deposit;

936.12 An unconditional and irrevocable letter of credit with authorization for drawing upon by the Township in the event of default or failure by the developer or applicant to complete the installation of Required Improvements; This Letter of credit should clearly state that it automatically renews;

936.13 A restrictive escrow account; or

936.14 Other similar collateral or surety agreement as may be approved by the Township, which approval shall not be unreasonably withheld.

937 Any financial guarantee other than a cash deposit shall be with a lending institution which is chartered by the Federal Government or the Commonwealth of Pennsylvania or with a bonding company which is legally authorized to conduct such business within the Commonwealth of Pennsylvania.

938 When an applicant proposes to provide financial security, said financial security shall be submitted to the Township not less than fourteen (14) days prior to the public meeting of the Board of Supervisors, at which the acceptance and/or approval of proposed financial security will be considered by the Board of Supervisors.

939 Enforcement Remedies

939.1 The enforcement remedies and security requirements of this Section shall apply solely to required site improvements and infrastructure regulated by this Ordinance and shall not apply to the construction or completion of buildings or private structures except as otherwise specifically required herein.

939.2 In the event that in the opinion of the Township Engineer, any improvements which may be required have not been installed as provided in this Ordinance or in accordance with the approved final plan, the Township can enforce any corporate bond or other security by appropriate legal and equitable remedies.

939.3 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 may, at its option, install part of such improvements in all or part of the subdivision or land development, and/or may institute appropriate legal or equitable action to recover the monies necessary to complete the remainder of the improvements.

939.4 All of the proceeds, whether resulting from the security or from any legal or equitable action or from both brought against the applicant, shall be used solely for the installation, repairs or corrections of the improvements covered by such security, and not for any other municipal purpose.

939.5 Nothing herein, however, shall be construed in limitation of the applicant's right to contest or question by legal proceedings or otherwise any determination of the Board of Supervisors or Township Engineer.

940 Approval of Improvements and Release of Performance Guarantee by the Township Board of Supervisors

941 The procedure for inspecting and approving the improvements and for the release of the performance guarantee by the Board of Supervisors shall be in accord with the Pennsylvania Municipalities Planning Code (MPC) as amended.

942 When the applicant has completed all of the necessary and Required Improvements, the applicant shall notify the Board of Supervisors in writing, by certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Township Engineer.

943 The Board of Supervisors shall, within ten (10) days after receipt of such notice, direct and authorize the Township Engineer to inspect all the aforesaid improvements. The Township Engineer shall thereupon file a report, in writing with the Board of

Supervisors, and shall promptly mail a copy of the same to the applicant. The report by the Township Engineer shall be made and mailed within thirty (30) days from the aforesaid authorization from the Board of Supervisors.

944 The report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part. If said improvements, or any portion thereof be rejected, said report shall contain a statement of the reasons for such rejection.

945 The Board of Supervisors shall notify the applicant, in writing, within fifteen (15) days of receipt of the Township Engineer's report, by certified or registered mail of the action of the Board of Supervisors with relation thereto.

946 If the Board of Supervisors or the Township Engineer fails to comply with the time limitation provisions contained herein, all improvements will be deemed to have been approved, and the applicant shall be released from all liability, pursuant to its performance guarantee bond or other security agreement.

947 If any portion of the said improvements shall not be approved or shall be rejected by the Board of Supervisors, the applicant shall proceed to complete the same and, upon completion, the same procedure of notification as with a plan not yet approved.

950 Maintenance Agreement.

951 Maintenance Agreement Required.

951.1 All Applicants proposing any subdivision or land development which provides for the dedication of improvements required by this chapter or any improvements or amenities which appear on the plan shall be required to enter into a legally binding maintenance agreement with the Township prior to acceptance of dedication by the Township.

951.2 The dedication of any improvement shall not be accepted by the Township prior to the execution of a maintenance agreement and the delivery of the maintenance guarantee.

952 Terms of Maintenance Agreement.

952.1 The maintenance agreement shall be in the manner and form approved by the Township Solicitor.

952.2 The maintenance agreement shall require the Applicant to make any repair or reconstruction of any improvement stipulated in the maintenance agreement which is specified by the Board of Supervisors as necessary by reason of faulty construction, workmanship, or materials prior to acceptance of such improvement by the Township.

952.3 The maintenance agreement shall require the Applicant to maintain at his own cost all improvements stipulated in the maintenance agreement. This period shall not exceed 18 months from the date of acceptance or dedication by the Township,

except for any special purpose escrow or maintenance agreement required by the Township.

952.4 The maintenance agreement shall require the posting of 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 plat for a term not to exceed 18 months from the date of acceptance of dedication.

952.5 Snowplowing. It shall be the responsibility of the developer to plow snow and maintain streets until such time as the Township may accept such streets.

953 Public utilities and authorities. If water mains or sanitary sewer lines, or both, along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or municipal authority separate and distinct from the Township, 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 and shall not be included within the financial security as otherwise required by this section.

960 Maintenance Guarantee.

961 Security. The maintenance guarantee shall be secured by the credit of any of the following:

961.1 An irrevocable and unconditional letter of credit from a federal or state-chartered lending institution,

961.2 A restrictive or escrowed account in a federal or state-chartered lending institution, or

961.3 Such other financial security approved by the Board of Supervisors (which approval shall not be unreasonably withheld).

962 Terms. Such maintenance guarantee shall be in the form approved by the Township Solicitor and Supervisors, payable to the Township, guaranteeing the maintenance and repair of the streets and other improvements in the subdivision for 18 months from the date of acceptance thereof by the Township.

963 Amount. The amount of the maintenance guarantee shall be determined by the Township but shall not exceed 15% of the actual cost of installation of such improvements.

964 Release. After the expiration of 18 months from the date of acceptance of said improvements, the Township shall release said maintenance guarantee to the developer (or party posting said maintenance guarantee) if all improvements are in satisfactory condition.

ARTICLE 10
ADMINISTRATION

1000 Amendments

Amendments to the Subdivision and Land Development Ordinance shall become effective only after a public hearing held pursuant to public notice in the manner prescribed for enactment of a subdivision and land development Ordinance by the Pennsylvania Municipalities Planning Code. In addition, in case of an amendment other than that prepared by the Planning Agency of the Township, the Board of Supervisors shall submit each such amendment to the Township planning agencies for recommendations at least thirty (30) days prior to the date fixed for the public hearing on such proposed amendment.

1010 Appeals

The decisions of the Board of Supervisors with respect to the approval or disapproval of Subdivision or Land Development Plans may be appealed directly to the Court of Common Pleas as is provided for in the Pennsylvania Municipalities Planning Code.

1020 Remedies

The preventative remedies and enforcement remedies stipulated in the Pennsylvania Municipalities Planning Code shall apply.

1030 Severability and Conflicts

1031 Should any action or provision of this Ordinance be declared by the courts to be invalid, such decision shall not affect the validity of the Ordinance as a whole, nor the validity of any other section or provision of the Ordinance than the one so declared.

1032 Whenever there is a conflict between minimum standards or requirements set forth in this Ordinance and those contained in other Township Ordinances and regulations, or other applicable laws and regulations, the most stringent standard or requirement shall apply.

1040 Fees

1041 The Township Board of Supervisors shall establish, by resolution, a collection procedure and schedule of fees to be paid by the developer at the time of filing of the Sketch, Preliminary and Final Plans. No plan shall be accepted for filing unless the required number of plans have been submitted with the supplemental material required in Sections 420 and 530 as relevant, accompanied by the required review fee.

1042 Charges for field inspection as required by Township Supervisors for improvements depicted on the subdivision and/or land development plan(s) shall be based on actual costs incurred for such inspections as otherwise regulated by this ordinance.

1043 No final plan shall be approved unless all accrued fees and charges are paid in full.

1044 No plan shall be filed at the Recorder of Deeds Office unless all fees and charges are paid in full.

1050 Modifications

1051 The Board of Supervisors may grant a modification of the requirements of one or more provisions of this Ordinance if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modifications will not be contrary to the public interest and that the purpose and intent of this Ordinance is observed.

1052 All requests for a modification shall be in writing and shall accompany and be a part of the preliminary plan application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the Ordinance involved, and the minimum modifications necessary.

1053 The Board of Supervisors, in considering requests for modification, shall consider the recommendations of the Planning Commission in regard thereto.

1054 The Board of Supervisors shall keep a written record of all action on all requests for modifications.

1055 If the Board of Supervisors grants any waivers from the requirements of this Ordinance, the plan of record shall list all the sections of this Ordinance that were waived, plus the date(s) the modifications were approved by the Board of Supervisors.

APPENDIX A

STORM DRAINAGE RUNOFF CALCULATION

APPENDIX A

STORM DRAINAGE RUNOFF CALCULATION

The following guidelines shall be used for subdivisions and land developments within watersheds that do not have an approved Act 167 Storm Water Management Plan. In subdivision and land developments that are within an approved Act 167 area, the requirements of that plan shall be followed.

A. Rational Formula

The rational formula used in calculating runoff is Q=CiA. In this equation, Q is the peak runoff in cubic feet per second, C is a runoff coefficient which depends on the nature of the land cover, i is the intensity of rainfall in inches per hour for a duration equal to the time of concentration for the drainage area involved, and A is the watershed area in acres. The time of concentration is the time required for runoff from the upper reaches of the watershed to reach the point for which runoff rates are being calculated.

1. Values of Coefficient "C"

Runoff coefficients used in the Rational Formula shall be consistent with Table A-1.

2. Values of Rainfall Intensity "i"

Rainfall intensities to be used in the Regional Formula shall be consistent with the Intensity-Duration-Frequency (I-D-F) Curves as shown in Figure A-1. Time of concentration values to be used with the I-D-F curves shall be based upon a segmental velocity/travel time calculation along the most remote path. The flow path should be broken down into flow type (overland, shallow concentrated, open channel) based upon site evaluation and velocities and travel times calculated with methods acceptable to the Township Engineer. The time of concentration would be the sums of the segmental travel times.

B. Manning's Equation

1. Manning's equation to determine the velocity of flow in open channels and closed drains not under pressure is listed below. The second equation is used to determine the capacity after the velocity has been determined.

$$V = \frac{1.486}{n} \times r^{2/3} \times S^{1/2}$$

$q = va$
$v =$ velocity in feet per second
$n =$ coefficient of roughness
$a =$ cross-sectional area of flow in square feet
$p =$ wetted perimeter, the length of the line of contact between the water and the bottom and sides of the channel or pipe around the cross-section in feet

r = hydraulic radius = a/p
s = slope of the channel or pipe in feet per foot
q = capacity of the channel or pipe in cubic feet per second

2. The coefficient of roughness used shall be in accordance with the United States Department of Transportation Hydraulic Design Series #3.

C. Maximum Stream Velocities in Open Channels

Maximum permissible velocities in channels shall be based upon the DEP Erosion and Sediment Pollution Control Program Manual, as amended.

APPENDIX B

STANDARD PLAN NOTATIONS

APPENDIX B

STANDARD PLAN NOTATIONS

A. REVIEW/APPROVAL/RECORDING SIGNATURE BLOCKS

(1) REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION OF LEHIGH AND NORTHAMPTON COUNTIES

_____ _____

LVPC Staff Person Responsible for Review Date

(2) RECOMMENDED FOR APPROVAL BY THE LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

_____ _____

Chairperson Date

_____ _____

Secretary Date

(3) APPROVED BY THE LOWER NAZARETH TOWNSHIP BOARD OF SUPERVISORS

_____ _____

Chairperson Date

_____ _____

Secretary Date

B. OWNER'S STATEMENT

I/We, the owner(s) of this plat of land being duly sworn according to law, depose and state that I am/we are the sole owner(s) of this property in peaceful possession of it and that there are no suits pending affecting the title of same. I/we do further depose and state that I/we do have compiled with all the requirements and provisions of the Lower Nazareth Township Subdivision and Land Development Regulations and shall save the Township harmless and indemnify the Township of Lower Nazareth against

any liability or loss resulting from the subdivision of this plat for whatever reason present or future.

_____
Owner's Signature

_____
Owner's Signature

SWORN TO AND SUBSCRIBED BEFORE ME
THIS _____ DAY OF _____, 20____.

SEAL

_____
Notary Public

* *

C. OWNER'S CONSENT FOR ON-SITE INSPECTION

Owner(s) hereby give(s) consent to and authorizes the Township Board of Supervisors, the Township Planning Commission, the Township Engineer, the Township Solicitors and other Township personnel, agents, representatives, officials and officers to conduct or perform an on-site inspection of the real property which is the subject matter of the within Site Plan, Subdivision or Land Development during the pendency of the Site Plan, Subdivision or Land Development Plan before the Township.

_____
Owner's Signature

_____
Owner's Signature

D. OFFER OF DEDICATION – Model Form.

The undersigned Owner(s) offer to dedicate to the Township of Lower Nazareth for public use the following: the street rights-of-way for the following street(s): _____, _____, _____; shown on the approved plans; and all public improvements to be constructed within their limits and within any proposed public open spaces and all other improvements stated as proposed to be public on the plans or accompanying documents or required to be dedicated under Township requirements.

_____ _____

Owner's Signature Date

_____ _____

Owner's Signature Date

* *

E. PROFESSIONAL ENGINEER'S STATEMENT

I, _____, do hereby certify that I am a professional Engineer licensed and registered to practice engineering in the Commonwealth of Pennsylvania, pursuant to the Pennsylvania Professional Engineers Registration Law, Act of May 23, 1945, P.L. 913, as amended, as found at 63 P.S. Section 148 et seq., and that the engineering aspects of the Plan are true and correct to the best of my knowledge, information and belief, and I do further certify that the Plan complies with the requirements of the Subdivision and Land Development Ordinance of Lower Nazareth Township.

_____

Professional Engineer's Signature

_____

License Number

_____

Address

SEAL

_____

F. PROFESSIONAL LAND SURVEYOR'S STATEMENT

I, _____ , do hereby certify that I am a professional Land Surveyor licensed and registered to perform land surveys in the Commonwealth of Pennsylvania, pursuant to the Pennsylvania Professional Engineers Registration Law, Act of May 23, 1945, P.L. 913, as amended, as found at 63 P.S. Section 148 et seq., and do hereby certify that the Plan, prepared from field survey, correctly represents the proposed lot(s) as surveyed by me for the owners and that the Plan complies with the requirements of the Subdivision and Land Development Ordinance of Lower Nazareth Township.

_____
Professional Land Surveyor's Signature

_____
License Number

_____
Address

SEAL

_____

APPENDIX C

SUBDIVISION AND LAND DEVELOPMENT SUBMISSION REQUIREMENTS

APPENDIX C Attached separately.

11 x 17-inch (Tabloid) file format.

APPENDIX D

NOTICE TO LANDOWNERS WITHIN 300 FEET OF A PROPOSED SUBDIVISION OR LAND DEVELOPMENT

APPENDIX D

NOTICE TO LANDOWNERS WITHIN 300 FEET OF A PROPOSED SUBDIVISION OR LAND DEVELOPMENT

This notice, per section 402.5 of the Lower Nazareth Township Subdivision and Land Development Ordinance, is to notify you that an application for a subdivision or land development has been submitted for land that is located within 300 feet of your property.

The project consists of approximately _____ acres of land owned by

_____ . The land will be

subdivided-developed by _____ of

_____ , _____.

The subdivision will create _____ new building lots. The development calls for the

building of _____

_____ .

The above application has been submitted for the Planning Commission's agenda, their next

regularly scheduled meeting on _____, 20___.