

APPENDIX A
BETHLEHEM TOWNSHIP
APPLICATION FORM FOR
SUBDIVISION OR LAND DEVELOPMENT

FOR OFFICE USE ONLY
FILE NUMBER _____

_____ New Submission _____ Resubmission

Date of Application _____ (to be filled in by Ordinance Administrator)

_____ Sketch Plan Review
_____ Preliminary Plan Name of Development _____
_____ Final Plan
_____ Minor Subdivision Location _____
_____ Resubmission
_____ Boundary Line Adjustment
_____ PRD

Land Owner's Name _____ Telephone # _____

Address _____

Applicant's Name _____ Telephone # _____

Address _____

Plan Preparer's Name _____ Telephone # _____

Address _____

PROJECT INFORMATION:

Zoning District _____ Minimum Lot Area _____

Number of Lots _____

Water Supply _____ Private (on lot) _____ Public

Sewage System _____ Private (on lot) _____ Public

For Preliminary or Final Plan:

Tax Map Sheet, Block & Lot Number(s) _____

Lineal Feet of New Streets _____

Submit the original and 15 copies of this application form and all required plans and materials to the Plans Administrator of the Township.

Write a check payable to the Township for the required fees.

SUBDIVISION/LAND DEVELOPMENT APPLICATION FORM (Page 2)

PREVIOUS SUBDIVISION OR CONSTRUCTION ON THIS TRACT WITHIN THE PAST 5 YEARS:

ANY RELEVANT ZONING VARIANCES/SPECIAL EXCEPTION APPROVALS ON THIS TRACT (and dates):

The applicant certifies by signing below that he has sent or will send within 2 days of submission the notice required by Section 502.B.3 or 702.B.2 of this Ordinance to all land owners abutting the proposed subdivision or land development. (Applies to preliminary plan only, or final plan stage if a preliminary plan is not submitted).

The applicant certifies by signing below that he has submitted, or will submit within 2 days of submission to the Township, a copy of any preliminary or final plan to the Lehigh Valley Planning Commission.

The applicant and landowner acknowledge and agree that they will pay for all submission and land development fees imposed by Ordinance 8-88, as amended from time to time by the Township, and acknowledge that they are familiar with the provisions of Ordinance 8-88, as amended, and the results of their failure to pay the fees contained therein, including but not limited to the filing of a municipal lien against the real estate which is the subject of this development.

Applicant's Signature _____

Landowner's Signature _____

(Lower Half of Page For Township Use Only)

AMOUNT OF APPLICATION FEES _____

REVIEW BY TOWNSHIP ENGINEER _____

REVIEW RECEIVED FROM THE LVPC: Date: _____

ACTION BY PLANNING COMMISSION: Date: _____

Action Taken: _____

ACTION BY BOARD OF COMMISSIONERS: Date: _____

Action Taken: _____

APPLICANT NOTIFIED OF COMMISSIONERS' ACTION: Date: _____

TOWNSHIP STAFF REVIEW COMMENTS: _____

See Sections 502.B.3 and 702.B.2, which requires that this notice be sent by the applicant to adjacent landowners.

**BETHLEHEM TOWNSHIP
NOTICE TO ADJACENT LANDOWNERS
OF A PROPOSED SUBDIVISION OR LAND DEVELOPMENT**

This is a public notice that a subdivision of land or a "land development" is proposed on land in Bethlehem Township that abuts land that you own. For additional information on this proposal, or to find out the meeting dates when the proposal is likely to be reviewed by the Township Government, please contract the Township Building during regular business hours.

Location of Proposal: _____

Brief Description of Proposal: _____

| | | | |
|------------------|-------|--------------|---|
| Type of Project: | _____ | Residential: | Number of Lots _____ Number of Dwelling Units _____ Type of Dwellings _____ |
| | _____ | Commercial: | Expected Types of Uses _____ |
| | _____ | Industrial: | Expected Types of Uses _____ |
| | _____ | Other: | Expected Types of Uses _____ |

Acres of Land Involved: _____

Date this Notice was Mailed or Delivered to Landowner: _____

APPENDIX B
PLAN CHECKLISTS

MINOR SUBDIVISION
FINAL PLAN CHECKLIST

Note: This checklist is intended to serve as a general guide, but does not replace the actual list of requirements in the text of the Ordinance.

YES NO*

GENERAL SUBMISSION ITEMS - Does the submission include:

- | | | | |
|-----|-----|----|---|
| ___ | ___ | 1. | The original and 14 copies of completed Application Form? |
| ___ | ___ | 2. | 9 copies of Final Plan Checklist? |
| ___ | ___ | 3. | 14 copies of the Final Plan (prints)? |
| ___ | ___ | 4. | 4 sets of Supportive Documents? |
| ___ | ___ | 5. | Review letter from PennDOT and completed Highway Occupancy Permit application (if a State highway is involved)? |
| ___ | ___ | 6. | The required fee (in accordance with Township Fee Schedule)? |

SPECIFIC PLAN REQUIREMENTS

Drafting Standards - Does the Plan have:

- | | | | |
|-----|-----|-----|---|
| ___ | ___ | 7. | Plan drawings at a size of 18"x24", 24"x36" or 36"x48"? |
| ___ | ___ | 8. | A scale of 1"=50' or other preapproved scale? |
| ___ | ___ | 9. | Dimensions set in feet and decimal part thereof and bearings in degrees, minutes and seconds? |
| ___ | ___ | 10. | Sheets numbered and show relationship to the total no. of sheets |
| ___ | ___ | 11. | An adequate legend indicating clearly which features are existing and which are proposed? |
| ___ | ___ | 12. | Submission dates, revisions and revision dates noted? (or a place for such notes included) |
| ___ | ___ | 13. | The boundary lines of the subdivision or land development shown, as a heavy line? |

General Information - Does the Plan have:

- | | | | |
|-----|-----|-----|--|
| ___ | ___ | 14. | Name of subdivision (with a unique drawing number)? |
| ___ | ___ | 15. | Names and addresses of: |
| ___ | ___ | | • landowner? |
| ___ | ___ | | • developer? |
| ___ | ___ | | • adjoining property owners? |
| ___ | ___ | 16. | Owners Statement of Intent (see Appendix C)? |
| ___ | ___ | 17. | Name, address, signature and seal of the plan preparer (see Appendix C)? |
| ___ | ___ | 18. | Approval/review signature blocks for: (see Appendix C) |
| ___ | ___ | | • Township Planning Commission? |
| ___ | ___ | | • Township Engineer? |
| ___ | ___ | | • Joint Planning Commission? |
| ___ | ___ | | • Board of Supervisors? |

NOTES: *Insert "NA" in the "NO" column if not applicable. If a waiver is requested from the requirement, place a "W" in the "NO" column.

MINOR SUBDIVISION CHECKLIST - page 2

YES NO

- 19. Location Map at a suitable scale showing the relationship of the site to adjoining properties and streets within one thousand (1000') feet, and all zoning district and municipal boundaries within one thousand (1000') feet?
- 20. Graphic and written scale?
- 21. North arrow?
- 22. Date of plan and all subsequent revision dates?
- 23. Boundaries of all adjoining properties with names of landowners and tax numbers?
- 24. The Deed Book volume and page number, as entered by the County Recorder, referencing the latest source of title to the land being subdivided?
- 25. Tax map sheet, block and lot number for the tract being subdivided?

Natural Features - Does the Plan include the location of the following natural features on the site:

- 26. Contour lines as required, with slopes of 15 to 25% and over 25% identified?
- 27. Soil types identified (with high water table soils noted)? (from Soil Survey)
- 28. Watercourses, springs, lakes and wetlands with names, if any?
- 29. Rock outcrops, stone fields or sinkholes? - See Ord 1-01

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

- 30. Existing buildings and land uses?
- 31. Location and type of all existing monuments?
- 32. Sufficient bearings, length of lines, radii, arc lengths, street widths, right-of-way and easement widths of all lots, streets, rights-of-way, easements and community or public areas to accurately and completely reproduce each and every course on the ground?
- 33. Existing lot layout on the site?
- 34. Buildings estimated to be over 100 years old to be impacted?
- 35. Sewer and water lines and stormwater drainage structures (including culverts)?
- 36. Existing utility easements and restrictive covenants and easements for purposes which might affect development?

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

- 37. Applicable zoning district and any zoning boundaries?
- 38. Lot area and setback requirements (as a notation)?

MINOR SUBDIVISION CHECKLIST - page 3

YES NO

Proposed Layout - Does the Plan include the following items and information regarding the proposed layout:

- 39. Building setback lines (for each lot)?
 - 40. Total acreage of the site?
 - 41. Proposed lot layout with identification number and total number of lots?
 - 42. Width (at minimum building setback line), depth and area of each lot?
 - 43. Rights-of-way, restrictive covenants and easements for all drainage, utilities and other purposes which might affect development, with designations of areas to be dedicated to the Township?
 - 44. Well location?
 - 45. Storm drainage facilities or structures?
- If on-lot septic service:
- 46. Primary drain field?
 - 47. Secondary drain field?
 - 48. Soil probe location?
 - 49. Percolation test location?

SUPPORTIVE DOCUMENTS AND INFORMATION - Are the following items included in the submission:

- 50. Residual lands sketch (if applicable)?
- 51. Completed DER Planning module application (if applicable)?

Applicant's Name: _____

Address: _____

Phone #: _____

Signature: _____ Date _____

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

SKETCH PLAN CHECKLIST

Note: This checklist is intended to serve as a general guide, but does not replace the actual list of requirements in the text of the Ordinance.

YES NO*

GENERAL SUBMISSION ITEMS - Does the submission include:

- | | | |
|-----|-----|--|
| ___ | ___ | 1. The original and 14 copies of completed Application Form and 14 copies of the plan? |
| ___ | ___ | 2. Approximate property boundaries? |
| ___ | ___ | 3. General directions of natural drainage, any creeks or large drainage channels, approximate areas of slopes over 15 percent and any areas of woods? |
| ___ | ___ | 4. Proposed lot and street layout with approximate or average areas of lots and existing and proposed widths of street right-of-way and street cartways? |
| ___ | ___ | 5. Acres of entire tract, number of lots and dwelling units, zoning District, minimum lot area and minimum tract area (if applicable)? |
| ___ | ___ | 6. North arrow and graphic and written scale, and preliminary name of project (may be owner's name)? |
| ___ | ___ | 7. Approximate proposed building locations (if known) and proposed types of uses (if non-residential)? |
| ___ | ___ | 8. Location map showing the general location of the project in relation to adjacent lots, streets and waterways (such as from the Township Zoning Map or USGS map, at scale no smaller than 1 inch equals 2000 feet)? |
| ___ | ___ | 9. Approximate location of any area within the 100-Year floodplain (from Federal Insurance Administration map)? |
| ___ | ___ | 10. General provisions for storm water management, and if any detention basins are proposed to be maintained by the Township or homeowners or homeowner associations? |
| ___ | ___ | 11. Whether the applicant proposes to dedicate common open space or fees-in-lieu of land and the proposed locations of any common open space and whether any open space is proposed to be maintained by the Township or a homeowner association? |
| ___ | ___ | 12. General information on the methods and feasibility of providing water and sewer service? |
| ___ | ___ | 13. Land uses of adjacent lots, and any zoning district boundaries in the area. Approximate locations of buildings within 200 feet of the boundaries of the project? |
| ___ | ___ | 14. Plans to a scale of 1 inch equals 100 feet or larger? |
| ___ | ___ | 15. Name and address of person responsible for the preparation of the plans, and the date of preparation and any revision? |
| ___ | ___ | 16. Approximate locations of possible wetlands? |

NOTES: *Insert "NA" in the "NO" column if not applicable. If a waiver is requested from the requirement, place a "W" in the "NO" column.

Applicant's Name: _____

Address: _____

Phone #: _____

Signature: _____

Date _____

MAJOR SUBDIVISION OR LAND DEVELOPMENT
PRELIMINARY PLAN CHECKLIST

Note: This checklist is intended to serve as a general guide, but does not replace the actual list of requirements in the text of the Ordinance.

YES NO*

GENERAL SUBMISSION ITEMS - Does the submission include:

- | | | | |
|-----|-----|----|---|
| ___ | ___ | 1. | The original and 14 copies of completed Application Form? |
| ___ | ___ | 2. | 9 copies of Preliminary Plan Checklist? |
| ___ | ___ | 3. | 14 copies of the Preliminary Plan (prints)? |
| ___ | ___ | 4. | 4 sets of Supportive Documents? |
| ___ | ___ | 5. | Completed application for a highway occupancy permit from PennDOT (if a State highway is involved)? |
| ___ | ___ | 6. | The required fee (in accordance with Township Fee Schedule)? |

Drafting Standards for All Plans - Do the Plans have:

- | | | | |
|-----|-----|-----|---|
| ___ | ___ | 7. | Plan drawings at a size of 18"x24", 24"x36", 30"x42" or 36"x48"? |
| ___ | ___ | 8. | A scale of 1"=50', or other preapproved scale? |
| ___ | ___ | 9. | Dimensions set in feet and decimal part thereof and bearings in degrees, minutes and seconds? |
| ___ | ___ | 10. | Sheets numbered and show relationship to the total number of sheets? (If layout plan is on more than one sheet) |
| ___ | ___ | 11. | An adequate legend indicating clearly which features are existing and which are proposed? |
| ___ | ___ | 12. | Boundary lines of the subdivision or land development shown as a heavy line? |

General Information Required on All Plans and Profiles - Do the Plans have:

- | | | | |
|-----|-----|-----|--|
| ___ | ___ | 13. | A title "Preliminary Plan"? |
| ___ | ___ | 14. | Sheet title (such as "Layout Plan")? |
| ___ | ___ | 15. | Name of subdivision or land development (with unique drawing number)? |
| ___ | ___ | 16. | Graphic and written scales? |
| ___ | ___ | 17. | Date of plan and all submission dates and subsequent revision dates (or an area on plans for such future notes)? |
| ___ | ___ | 18. | Name and address, signature, seal and statement of the Plan Preparer (see Appendix C) |

NOTES: *Insert "NA" in the "NO" column if not applicable. If a waiver is requested from the requirement, place a "W" in the "NO" column.

PRELIMINARY PLAN CHECKLIST - page 2

YES NO

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

Man-Made Features - Do the Plans include the location of the following existing and proposed features on the site:

- 19. North arrow?
- 20. Site boundaries with closure of 1 in 10,000?
- 21. Boundaries of all adjoining properties with names of landowners?
- 22. Name, existing and proposed cartway, curblin and right-of-way of streets (including streets within 100 feet of the site)?
- 23. Lot layout (with lot identification numbers)?

LAYOUT PLAN:

Man-Made Features - Do the Plans include the location of the following existing and proposed features on the site:

- 24. Stormwater detention basins (and approximate locations within 100 feet of site)
- 25. Bridges
- 26. Buildings, structures, land uses and paved areas (and approximate locations within 200 feet of site)
- 27. Sidewalks and pedestrian paths
- 28. Monuments with reference to proposed improvements?

Do the Plans include the following additional information:

- 29. Names and addresses of landowner?
- 30. Names and addresses of developer?
- 31. Owners Statement of Acknowledgement (see Appendix C)?
- 32. Approval/review signature blocks (see Appendix C)?
- 33. Location map at a scale of 1"=2000' or larger showing the relation of the site to adjoining properties, streets, zoning district boundaries, watercourses and municipal boundaries within 1,000 feet?
- 34. Project Summary List (see Section 503 E.5.)?
- 35. Dimensions, and areas of lots expressed in both square feet and acres?
- 36. Required street information (see Section 503.E)?
- 37. Minimum building setback lines shown on each lot?
- 38. Any recreation facilities or common open spaces and any proposed improvements?
- 39. The arrangement and use of buildings and parking areas in projects of other than single family detached dwellings, with all necessary dimensions and number of parking spaces (elevations and perspective sketches of proposed buildings are encouraged)?
- 40. Buildings estimated to be over 100 years old that may be impacted?

PRELIMINARY PLAN CHECKLIST - page 3

YES NO

Natural Features - Do the Plans show:

- 41. Steep slope areas (15%-25%, over 25%)?
- 42. Location of soil types with key characteristics described for each?
- 43. Watercourses, natural springs, lakes and wetlands (with names, if any)?
- 44. Rock outcrops, stone fields and sinkholes? - See ord 1-01

GRADING AND STORMWATER MANAGEMENT PLAN:

- 45. Existing and proposed contour lines at required intervals?
- 46. Street centerline data and stations corresponding to the profile?
- 47. Stormwater drainage facilities and information (see Section 503.F)?

UTILITY PLAN:

(If on-lot sewage service is proposed?)

- 48. Existing and proposed contour lines at required intervals
- 49. Location of any existing wells within 100 feet of the project boundaries?
- 50. Proposed or typical location of building?
- 51. Proposed location of primary and alternate septic drain field?
- 52. Permanent and seasonal high water table areas?

(If central sewage service is proposed?)

- 53. See requirements in Section 503.G)

(If central water service is proposed?)

- 54. Location and size of waterlines?
- 55. Fire hydrants?
- 56. Distance that water line will have to be extended to reach project?

(If on-lot water service is proposed?)

- 57. Location of all wells (existing and proposed and within 100 feet of the project boundaries) and all existing on-lot septic drain fields within 100 feet of the project?
- 58. Proposed and existing street and parking lot lighting?
- 59. Underground utility lines (including water, sewer, gas, electricity and telephone) and any overhead electrical high-voltage lines?
- 60. Utility easements, restrictive covenants and easements for purposes which might affect development?

PRELIMINARY PLAN CHECKLIST - page 4

YES NO

LANDSCAPING PLAN:

___ ___ 61. See Section 503.H.

EROSION AND SEDIMENTATION PLAN:

___ ___ 62. See Section 503.I.

ROAD PROFILES:

___ ___ 63. See Section 503.J.

WATER MAIN, SANITARY SEWER AND STORM DRAIN PROFILES:

___ ___ 64. See Section 503.K.

SUPPORTIVE DOCUMENTS AND INFORMATION:

- ___ ___ 65. Private deed restrictions or covenants already imposed or that will be imposed that are relevant to the development of the land?
- ___ ___ 66. Map of all property holdings of the owner within 1,000 feet of the proposed project, with a general proposed road system to serve all of these properties if developed in the future?
- ___ ___ 67. Certification of Public Water Service?
- ___ ___ 68. Certification of a Central Sewage Service?
- ___ ___ 69. Certification of On-Lot Sewage System?
- ___ ___ 70. Any information submitted to PennDOT and any PennDOT response?
- ___ ___ 71. Statement of Compliance with Floodplain Regulations from Zoning Officer?
- ___ ___ 72. Developer/Landowner Involvement?
- ___ ___ 73. Maintenance of any Non-Public Streets?
- ___ ___ 74. Variances requested from this Ordinance?
- ___ ___ 75. Traffic Impact Study (if required by the Zoning Ordinance)?
- ___ ___ 76. Copies of any relevant Zoning Variance?
- ___ ___ 77. Stormwater Calculations?
- ___ ___ 78. DER Sewage Module Application?
- ___ ___ 79. Erosion and Sedimentation Narrative?
- ___ ___ 80. Wetlands Delineation?
- ___ ___ 81. Description of Commercial or Industrial Operations (if uses known)?

PRELIMINARY PLAN CHECKLIST - page 5

Applicant

Name: _____

Address: _____

Phone #: _____

Signature: _____

Date: _____

NOTE: The Township may require the submission of additional copies of Plans and other information.

MAJOR SUBDIVISION
FINAL PLAN CHECKLIST

YES NO*

GENERAL SUBMISSION ITEMS - Does the submission include:

- | | | |
|-----|-----|--|
| ___ | ___ | 1. The original and 14 copies of completed Application Form? |
| ___ | ___ | 2. 9 copies of Preliminary Plan Checklist? |
| ___ | ___ | 3. 14 copies of the Final Plan (prints)? |
| ___ | ___ | 4. 4 sets of Supportive Documents? |
| ___ | ___ | 5. Any review letter from PennDOT (if State highway is involved)? |
| ___ | ___ | 6. Review letter from appropriate Utility Companies? |
| ___ | ___ | 7. The required fee (in accordance with Township Fee Schedule)? |
| ___ | ___ | 8. Receipt of plans by the Joint Planning Commission and the County Conservation District? |

Drafting Standards for All Plans - Do the Plans have:

- | | | |
|-----|-----|---|
| ___ | ___ | 8. Plan drawings at a size of 18"x24", 24"x36", 30"x42" or 36"x48"? |
| ___ | ___ | 9. A scale of 1"=50', or other preapproved scale? |
| ___ | ___ | 10. Dimensions set in feet and decimal part thereof and bearings in degrees, minutes and seconds? |
| ___ | ___ | 11. Sheets numbered and show relationship to the total number of sheets? (If layout plan is on more than one sheet) |
| ___ | ___ | 12. An adequate legend indicating clearly which features are existing and which are proposed? |
| ___ | ___ | 13. Boundary lines of the subdivision or land development shown as a heavy line? |

General Information Required on All Plans and Profiles - Do the Plans have:

- | | | |
|-----|-----|--|
| ___ | ___ | 14. A title "Preliminary Plan"? |
| ___ | ___ | 15. Sheet title (such as "Layout Plan")? |
| ___ | ___ | 16. Name of subdivision or land development (with unique drawing number)? |
| ___ | ___ | 17. Graphic and written scales? |
| ___ | ___ | 18. Date of plan and all submission dates and subsequent revision dates (or an area on plans for such future notes)? |
| ___ | ___ | 19. Name and address, signature, seal and statement of the Plan Preparer (see Appendix C) |

NOTES: *Insert "NA" in the "NO" column if not applicable. If a waiver is requested from the requirement, place a "W" in the "NO" column.

FINAL PLAN CHECKLIST - page 2

YES NO

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

Man-Made Features - Do the Plans include the location of the following existing and proposed features on the site:

- 20. North arrow?
- 21. Site boundaries with closure of 1 in 10,000?
- 22. Boundaries of all adjoining properties with names of landowners?
- 23. Name, existing and proposed cartway, curblin and right-of-way of streets (including streets within 100 feet of the tract)?
- 24. Lot layout (with lot identification numbers)?

LAYOUT PLAN:

Man-Made Features - Do the Plans include the location of the following existing and proposed features on the site:

- 25. Stormwater detention basins (with approximate locations of those within 100 feet of the tract)
- 26. Bridges
- 27. Buildings, structures, land uses and paved areas (with approximate locations of those within 100 feet of the tract)
- 28. Sidewalks and pedestrian paths
- 29. Monuments with reference to proposed improvements?

Do the Plans include the following additional information:

- 30. Names and addresses of landowner and developer?
- 31. Owners Statement of Acknowledgement (see Appendix C)?
- 32. Approval/review signature blocks (see Appendix C)?
- 33. Location map at a scale of 1"=2000' or larger showing the relation of the site to adjoining properties, streets, zoning district boundaries, watercourses and municipal boundaries within 1,000 feet?
- 34. Project Summary List (see Section 503 E.5.)?
- 35. Dimensions, and areas of lots expressed in both square feet and acres?
- 36. Required street information (see Section 503.E)?
- 37. Minimum building setback lines shown on each lot?
- 38. Any recreation facilities or common open spaces and any proposed improvements?
- 39. The arrangement and use of buildings and parking areas in projects of other than single family detached dwellings, with all necessary dimensions and number of parking spaces (elevations and perspective sketches of proposed buildings are encouraged)?
- 40. Buildings estimated to be over 100 years old that may be impacted?

FINAL PLAN CHECKLIST - page 3

YES NO

Natural Features - Do the Plans show:

- 41. Steep slope areas (15%-25%, over 25%)?
- 42. Location of soil types with key characteristics described for each?
- 43. Watercourses, natural springs, lakes and wetlands (with names, if any)?
- 44. Rock outcrops, stone fields and sinkholes? - See Ord 1-01

GRADING AND STORMWATER MANAGEMENT PLAN:

- 45. Existing and proposed contour lines at required intervals?
- 46. Street centerline data and stations corresponding to the profile?
- 47. Stormwater drainage facilities and information (see Section 503.F)?

UTILITY PLAN:

(If on-lot sewage service is proposed?)

- 48. Existing and proposed contour lines at required intervals
- 49. Location of any existing wells within 100 feet of the project boundaries?
- 50. Proposed or typical location of building?
- 51. Proposed location of primary and alternate septic drain field?
- 52. Permanent and seasonal high water table areas?

(If central sewage service is proposed?)

- 53. See requirements in Section 503.G)

(If central water service is proposed?)

- 54. Location and size of waterlines?
- 55. Fire hydrants?
- 56. Distance that water line will have to be extended to reach project?

(If on-lot water service is proposed?)

- 57. Location of all wells (existing and proposed and within 100 feet of the project boundaries) and all existing on-lot septic drain fields within 100 feet of the project?
- 58. Proposed and existing street and parking lot lighting?
- 59. Underground utility lines (including water, sewer, gas, electricity and telephone) and any overhead electrical high-voltage lines?
- 60. Utility easements, restrictive covenants and easements for purposes which might affect development?

FINAL PLAN CHECKLIST - page 4

YES NO

LANDSCAPING PLAN:

___ ___ 61. See Section 503.H.

EROSION AND SEDIMENTATION PLAN:

___ ___ 62. See Section 503.I.

ROAD PROFILES:

___ ___ 63. See Section 503.J.

WATER MAIN, SANITARY SEWER AND STORM DRAIN PROFILES:

___ ___ 64. See Section 603.B.

SUPPORTIVE DOCUMENTS AND INFORMATION:

___ ___ 65. Private deed restrictions or covenants already imposed or that will be imposed that are relevant to the development of the land?

___ ___ 66. Map of all property holdings of the owner within 1,000 feet of the proposed project, with a general proposed road system to serve all of these properties if developed in the future?

___ ___ 67. Certification of Public Water Service?

___ ___ 68. Certification of a Central Sewage Service?

___ ___ 69. Certification of On-Lot Sewage System?

___ ___ 70. Development Statement and Schedule?

___ ___ 71. Any information submitted to PennDOT and any PennDOT response?

___ ___ 72. Statement of Compliance with Floodplain Regulations from Zoning Officer?

___ ___ 73. Developer/Landowner Involvement?

___ ___ 74. Nondedicated Streets Agreement (if any non-public streets)?

___ ___ 75. Variances requested from this Ordinance?

___ ___ 76. Copies of any relevant Zoning Variance?

___ ___ 77. Stormwater Calculations?

___ ___ 78. DER Sewage Module Application?

___ ___ 79. Erosion and Sedimentation Narrative?

___ ___ 80. Wetlands Delineation?

___ ___ 81. Description of Commercial or Industrial Operations (if uses known)?

___ ___ 82. Certification of a survey of the boundary of the tract?

___ ___ 83. Deed of dedication together with an 8 1/2" x 11" plan of each improvement?

___ ___ 84. Open Space Agreement (If open space included)?

___ ___ 85. Utilities Agreements and Permits?

APPENDIX C
PLAN PREPARER'S STATEMENT; OWNER'S STATEMENT;
APPROVAL/REVIEW BLOCK FORMS

C.1 PLAN PREPARER'S STATEMENT. - Model format.

I, _____, a registered surveyor of the Commonwealth of Pennsylvania, do hereby certify that the Plan, prepared from a field survey on _____, 19____ correctly represents the property boundary of the proposed subdivision or land development.

Date Registered Surveyors' Signature

I, _____, a registered surveyor, registered professional engineer or registered landscape architect in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans and supporting documentation are true and correct, to the best of my knowledge.

Date Plan Preparer's Signature

C.2 OWNER'S STATEMENT. - Model form.

We, the owners of the land involving the accompanying plans, being duly sworn according to law, depose and say we are the sole owners or are the authorized officers of the corporation that is the sole owners of this property in peaceful possession of it, and that there are no suits pending affecting the title of same, and that we acknowledge the accompanying plans, and that all improvements identified as proposed public property (not including improvements labeled "Not for Dedication") are proposed for dedication to the public use, and that we propose the attached record plan for recording, after receiving all required municipal approvals.

OWNER'S OR AUTHORIZED CORPORATE OFFICERS' SIGNATURES

SWORN AND SUBSCRIBED BEFORE THIS _____ DAY OF _____, 19____.

SEAL

NOTARY PUBLIC

C.3 APPROVAL/REVIEW BLOCK. - Model Form.

REVIEWED BY THE TOWNSHIP ENGINEER

Township Engineer

Date

REVIEWED BY THE JOINT PLANNING COMMISSION

JPC Staff Person Responsible for Review

Date

REVIEWED BY THE BETHLEHEM TOWNSHIP PLANNING COMMISSION AND ACCEPTED FOR RECORDING

Chairman

Secretary

Date

APPROVED BY THE BETHLEHEM TOWNSHIP BOARD OF COMMISSIONERS FOR RECORDING

~~Chairman~~

Secretary

Date

President

pur ord 1-95

FINAL PLAN CHECKLIST - page 5

YES NO

Protective Covenants - Do the Plans have easements providing for:

86. Clear sight triangle easements (see Sections 1004.H. and 1012.D.)?
 87. Utility, drainage and any preservation easements?
 88. Access, well and septic system notations, as applicable (see Section 603. B.3)

Construction Details

89. See Section 603.B.8.

Applicant's

Name: _____

Address: _____

Phone #: _____

Signature: _____

Date: _____

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

APPENDIX D

DRAINAGE COVENANT, OFFER OF DEDICATION AND CURB AND SIDEWALK NOTATION

- D.1 STANDARD DRAINAGE COVENANTS AGREEMENT. This form shall be used, as applicable, unless another form is approved by the Township.

The Owner(s) for themselves, their heirs, executors, administrators, and successors and assigns do hereby covenant to bind themselves, their heirs, executors, administrators, successors, and assigns and the lands described in the plan entitled _____ to faithfully perform all of the following requirements:

1. The Owner(s) shall be responsible for stabilization and reconstruction (to approved design grades and specifications) of all drainage swales and detention basins within an owner's lot, which because of construction activities, grading, or stripping of vegetation on the owner's lot has caused damage to said public improvements.
2. All drainage and detention basin easements shown on this plan shall be maintained in a grassed or otherwise improved condition, in accordance with the grades and designs shown on the approved development plans for this project. All these easements shall be kept free of all obstructions, including but not limited to, such obstructions as fill, temporary or permanent structures, and plants (other than grass). Fences may be constructed within these easements, within the requirements of other Township Ordinances, provided that the fence is of a type and location that will not impede the flow of stormwater, and provided that the owner(s) shall be bound to remove such fence at the owner(s) expense and without compensation to the owner(s) if determined by the Township to be necessary to allow work within the easement. The maintenance of all such easements shall be the responsibility of the current lot owner(s) at any point in time, including future owner(s).
3. Whenever sedimentation is caused by stripping vegetation, grading or other earth moving activities, it shall be the responsibility of the Owner(s) to remove the sedimentation from all adjoining surfaces, drainage systems and watercourses, and to repair any damage at the Owner(s)'s expense.
4. The Owner(s) shall make provision for and be personally responsible for strict compliance with all of the aforesaid covenants, and any other agreement contained in any and all agreements with the Township. Upon failure by the Owner(s) to comply within the time period specified by oral or written notice, or in the event the Township, in its sole and absolute discretion determines the work to be on an emergency nature, the Township may perform such work as may be necessary in its sole and absolute discretion to bring the Owner(s) into compliance at the Owner(s)' expense and the Owner(s) shall be charged for said expense, plus a 20% surcharge for the Township's administrative expenses, plus any costs expended by the Township if a municipal lien or suit in assumpsit or equity is filed, which expense the Owner(s) hereby agree to assume and pay.

D.2 OFFER OF DEDICATION - Model Form.

The undersigned owner(s) offer to dedicate to the Township of Bethlehem for public use the following: the street rights-of-way for the following streets: _____; utility easements 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.

Date Signature of Owner Signature of Owner

D.3 ACCEPTANCE OF DEDICATION PLAN NOTATION - Model Form.

THE BOARD OF COMMISSIONERS OF BETHLEHEM TOWNSHIP HEREBY ACCEPT THE STREET RIGHT-OF-WAY INDICATED HEREON FOR PUBLIC USE.

~~Chairman~~, Board of Commissioners Township Manager Date
President par ord 1-95

D.4 CURB AND SIDEWALK PLAN NOTATION- Required Form.

The Owner(s) of the lot will maintain the curb and sidewalk at no expense to Bethlehem Township, and shall hold Bethlehem Township harmless in the event of any claims arising from the construction, reconstruction or maintenance of the curb and sidewalk.

D.5 - see Ord 1-95 - Covenants and Agreement to Maintain Stormwater Management Facilities

5
ORDINANCE NO. 8-39

AN ORDINANCE COMPLETELY AMENDING ORDINANCE NO. 5-69 AND NO. 9-85 PROVIDING FOR REGULATIONS REQUIRING THE INSTALLATION OF STREETS, CURB AND SIDEWALKS ON ANY NEW CONSTRUCTION IN THE TOWNSHIP OF BETHLEHEM; PROVIDING FOR THE INSTALLATION OF CURB AND SIDEWALKS AT THE TIME OF MAJOR STREET REPAIR, CONSTRUCTION OR RECONSTRUCTION; PROVIDING FOR THE INSTALLATION OF CURB AND SIDEWALKS WHEN DEEMED NECESSARY; PROVIDING FOR THE METHOD OF ASSESSMENT THEREOF; PROVIDING FOR CERTAIN PENALTIES FOR REFUSAL TO INSTALL STREETS, CURB AND SIDEWALKS AT THE TIME OF APPLYING FOR A BUILDING PERMIT, AS WELL AS PENALTIES FOR FAILURE TO INSTALL STREETS, CURB AND SIDEWALKS AFTER A BUILDING PERMIT HAS BEEN ISSUED; PROVIDING ALSO FOR THE REGULATION OF THE REPAIR OF CURBING AND SIDEWALKS IN THE TOWNSHIP OF BETHLEHEM.

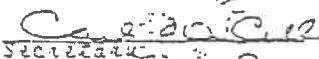
BE IT ORDAINED AND ENACTED by the Board of Commissioners of the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, and it is hereby ORDAINED AND ENACTED as follows:

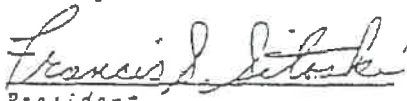
STREET, CURB AND SIDEWALK CONSTRUCTION

- Section 1 ORDINANCE REQUIREMENTS
- Section 2 APPROVAL OF ENGINEER REQUIRED: SPECIFICATIONS
- Section 3 STREET CONSTRUCTION SPECIFICATIONS
- Section 4 CONCRETE CURB SPECIFICATION
- Section 5 SIDEWALK SPECIFICATIONS
- Section 6 PERMITS
- Section 7 DRIVEWAYS
- Section 8 CONFLICT WITH OTHER ORDINANCES
- Section 9 REPEALER
- Section 10 VIOLATION AND PENALTIES
- Section 11 VALIDITY

ORDAINED AND ENACTED as an Ordinance of the Township of Bethlehem by its Board of Commissioners this 10th day of April 1989

Sponsored by Thomas J. Nolan


Secretary
Carl F. Piccello


President
Francis S. Sitoark