

## CHAPTER 22

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**Part 1**

**General Provisions**

**§101. Title.**

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; certain minimum improvements and construction standards on all streets and required dedications; the administration of this Chapter by the Salisbury Township Planning Commission and the Salisbury Township Board of Commissioners; and, enforcement remedies for the violation of this Chapter pursuant to the authority set forth in the Pennsylvania Municipalities Planning Code, as reenacted December 21, 1988, P.L. 1329, No. 170, as amended, (hereinafter referred to as the "MPC"). (Ord. 6-97-429, 6/12/1997, §1.1)

**§102. Short Title.**

This Chapter shall be known, and may be cited as, the "Salisbury Township Subdivision and Land Development Ordinance." (Ord. 6-97-429, 6/12/1997, §1.2)

**§103. Purpose.**

The purpose of this Chapter is to create conditions favorable to the health, safety, morals and general welfare of the citizens of Salisbury Township by:

- A. Ensuring sites suitable for building purposes and human habitation.
- B. Providing for the harmonious development of the Township.
- C. Securing adequate sites for recreation, conservation, historic, scenic and other open space purposes.
- D. Providing for proper distribution of population.
- E. Facilitating the efficient movement of traffic.
- F. Encouraging well-planned subdivisions by establishing adequate standards for design and improvement.
- G. Improving land records by establishing standards for surveys and plans.
- H. Safeguarding the interests of the public, the homeowner and the subdivider.

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- I. Ensuring the equitable handling of all subdivision and land development plans by providing uniform procedures and standards.
- J. Providing for the submittal and processing of plats and specifications for such plats, including provisions for sketch plan reviews, preliminary and final plan approvals and the processing of final approval by stages or sections of development.
- K. Providing regulations for ensuring that the layout or arrangement of the subdivision or land development conforms to the Comprehensive Plan and to regulations or maps adopted in furtherance thereof; streets in and bordering a subdivision or land development shall be coordinated, and be of such width and grades and in such locations as deemed necessary to accommodate traffic, and facilitate fire protection; adequate easements or rights-of-way shall be provided for drainage and utilities; reservations, if any, by the developer of any area designated for use as public grounds shall be of suitable size and location for their designated uses; and land which is subject to flooding, subsidence, or underground fires shall be made safe for the purpose for which such land is proposed to be used or such land shall be set aside for uses which shall not endanger life or property or further aggravate or increase the existing menace.
- L. Providing regulations governing the standards by which streets shall be graded and improved, and the manner which walkways, curbs, gutters, street lights, fire hydrants, water distribution, storm and sanitary sewerage system facilities and other improvements shall be installed as a condition precedent to final approval of plats.
- M. Providing regulations which take into account land development not intended for the immediate erection of buildings where streets, curbs, gutters, street lights, fire hydrants, water distribution, storm and sanitary sewerage system facilities and other improvements may not be possible to install as a condition precedent to final approval of plats, but where final approval may be given after the developer provides the Township with acceptable financial performance security in an amount sufficient to cover the costs of all required improvements for the phase of the proposed development which is under consideration for final approval.

(Ord. 6-97-429, 6/12/1997, §1.3)

### **§104. Application.**

1. No subdivision or land development of any lot, tract or parcel of land shall be made, and no street, sanitary sewer, storm sewer or water main, gas, oil, 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 Chapter.

2. No lot in a proposed subdivision or land development may be sold, transferred or otherwise conveyed, and no final permit to erect any building upon land in a subdivision or land development may be issued unless and until:
  - A. A final plan has been approved and recorded; and,
  - B. Either:
    - (1) The Township has been assured by means of a developer's improvements, maintenance, security and indemnification agreement, and acceptable financial security has been posted with the Township that the improvements will subsequently be installed.
    - (2) The required improvements in connection therewith have been actually constructed and approved by the Township.
3. The regulations of this Chapter shall apply to any subdivision or land development.
4. No subdivision or land development shall be granted preliminary, preliminary/final or final approval unless and until the subdivision or land development complies with all applicable provisions of the Salisbury Township Zoning Ordinance [Chapter 27], or any required zoning approvals or zoning variances have been granted by the Salisbury Township Zoning Hearing Board. Any zoning variances or zoning approvals granted by the Salisbury Township Zoning Hearing Board shall be noted on the subdivision or land development plan.

(Ord. 6-97-429, 6/12/1997, §1.4)

**§105. Approved Subdivision and/or Land Development.**

1. From the time an application for approval of a plan, whether preliminary or final, has been approved or approved subject to conditions acceptable to the applicant, no subsequent change or amendment in the zoning, subdivision or other governing ordinance or plan shall be applied to adversely affect the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within five years from such approval.
2. If final plan approval is preceded by preliminary plan approval, the five year period shall be counted from the date of the preliminary plan approval.

(Ord. 6-97-429, 6/12/1997, §1.5)

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### **§106. Interpretation.**

1. Standards.
  - A. The provisions of this Chapter shall be interpreted and applied as minimum requirements for the promotion of the public health, safety, comfort, convenience and general welfare.
  - B. Where provisions, standards, and specifications of this Ordinance conflict with those of any Federal or State statute, other ordinance or regulation of the Township, the greater restriction shall be controlling unless specified to the contrary.
2. Illustrations. The illustrations in this Chapter are not a part of the Ordinance, but are included for purposes of explanation and clarification.

(Ord. 6-97-429, 6/12/1997, §1.6)

### **§107. Revised Plans, Alternate Plans, Resubdivisions and Lot Consolidation Plans.**

1. Revised Plans Submitted Prior to Plan Approval or Rejection.
  - A. Until a submission is approved or rejected by the Board of Commissioners, the applicant may withdraw the submission (or a part thereof) and submit a revised plan following the submission and review procedures which apply to that plan.
  - B. No submission fee shall be charged for any revised plan, provided that the revised plan submission substantially follows the scheme and layout of the original submission and is being submitted in order to comply with conditions and recommendations suggested or imposed by the Township reviewing body.
  - C. Any revised plan (and any subsequent revised plan) which is substantially different from the original plan submission with respect to, among other things, lot layouts, street layouts, etc., and is not being submitted in order to comply with conditions and recommendations suggested or imposed by the Township reviewing body, shall be considered a new plan submission requiring the payment of a new submission fee.
2. Revised Plans Submitted After Plan Approval. Any revised plan that is submitted after Township approval of the original plan submission and is not substantially different from the original plan shall be labeled a revised plan. Any such revised plan, however, shall follow the review procedures for a new plan submission and shall require the payment of a new submission fee.



3. Alternate Plan. If the applicant submits a plan for the subdivision or development of the same lands which are the subject of a pending submission and the applicant does not withdraw the pending submission, the newly submitted plan shall be considered an alternate plan for which a new submission fee shall be required.
4. Resubdivision. Except as hereinafter provided, the revision of a recorded or final subdivision or land development plan approved by the Board of Commissioners which involves only a change in any existing lot line and does not involve the creation of any new street or any extension of or improvements to an existing street or any municipal water, sewer or other facility, shall not be considered a new subdivision, but rather, shall be deemed a resubdivision. Any replatting of land on an approved and/or recorded final subdivision or land development plan resulting in the creation of new lots, the creation of any new streets, any extensions or improvements to an existing street, or any changes to or extensions of public facilities, shall be considered a new subdivision or land development plan which shall be subject to the requirements of this Chapter.
  - E. Lot Consolidation Plan. When the intent of a plan is to consolidate two or more lots into one lot and when no new lot lines or easements or changes to existing easements are proposed and when no new streets or extensions or improvements to any existing streets or public improvements are proposed, then the applicant in lieu of a resubdivision plan may submit the proposed lot changes in a lot consolidation plan. A lot consolidation plan is a simplified plan reviewed and approved by the Planning Commission.

(Ord. 6-97-429, 6/12/1997, §1.7)

#### **§108. Keeping of Records.**

The Township Planning Commission and the Township Board of Commissioners shall keep a record of their findings, decisions and/or recommendations relative to all subdivision, land development, resubdivision and lot consolidation plans filed for review. Such records shall be made available to the public for review. (Ord. 6-97-429, 6/12/1997, §1.8)

#### **§109. Responsibility.**

The applicant, subdivider or land developer shall be responsible for observing the procedures established in this Chapter, and for submitting all plans and documents as may be required in order to comply with this Chapter and applicable State law. (Ord. 6-97-429, 6/12/1997, §1.9)



**Part 2**  
**Definitions**

**§201. Definitions.**

1. General Interpretation. For the purposes of this Part, words and terms used here-in shall be interpreted as follows:
  - A. Words in the present tense shall include the future tense.
  - B. The singular shall include the plural, and the plural shall include the singular.
  - C. The masculine gender shall include the feminine and the neuter, and vice-versa.
  - D. The word "shall" is always mandatory, and the word "may" or "should" is always permissive.
  - E. If a word is not defined in this Part, but is defined in the Township Zoning Ordinance [Chapter 27], as amended, the definition in that ordinance shall apply. Any word or term not defined in this Chapter or the Zoning Ordinance [Chapter 27] shall be used with a meaning of standard usage.
  - F. The terms "person," "subdivider," "developer" and "landowner" shall include an individual, a corporation, an unincorporated association, a partnership, an organization or other legal entity which is recognized by law as the subject of rights and duties.
2. Definitions. When used in this Chapter, the following words, terms and phrases shall have the following meanings, unless expressly stated otherwise or unless the context clearly indicates otherwise:

ACCESS DRIVE or ACCESSWAY – a privately owned, constructed and maintained vehicular access roadway accessing more than one dwelling unit or more than one commercial, institutional, or industrial principal use. See also "Driveway."

ACCESS EASEMENT – a paved or gravel access that is not a public street, and that legally and permanently guarantees the right for occupants of a certain lot(s) or building(s) to traverse such easement across property that such occupants may not own in order to reach a street.

ALLEY – a private minor right-of-way providing secondary access to the side or rear of one or more properties but which shall have a maximum right-of-way width of 20 feet.

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**APPLICANT** – a landowner or developer, as hereinafter defined, who has filed an application for a subdivision, resubdivision or land development, including his heirs, successors and assigns.

**BLOCK** – property bounded on one side by a street, and on the other three sides by a street, railroad right-of-way, public park, watercourse, Township line, tract of land held in separate ownership, or any combination thereof. The length shall be measured from centerline to centerline of intersecting streets.

**BOARD of COMMISSIONERS** – the Board of Commissioners of Salisbury Township, Lehigh County, Pennsylvania.

**BUILDING** – any structure having a permanent roof and intended for the shelter, work area, housing or enclosure of persons, animals, vehicles, equipment or materials that has a total volume under roof of greater than 50 cubic feet. "Building" is interpreted as including "or part thereof." See the separate definition of "structure." Any structure involving a permanent roof (such as a porch with a permanent roof or carport) that is attached to a principal building shall be considered to be a part of that principal building.

**BUILDING SETBACK LINE** – see "Setback Line."

**CARTWAY (ROADWAY)** – the paved portion of a street right-of-way intended for vehicular use and on-street parking, but not including the shoulder of the street.

**CLEAR SIGHT TRIANGLE** – an area to be kept free of visual obstruction. Refer to §803(3) of the Salisbury Township Zoning Ordinance [Chapter 27] for specific requirements.

**COMPREHENSIVE PLAN** – a general plan for the future growth, protection and development of a municipality, County or region. The document titled "Salisbury Township Comprehensive Plan," or any part thereof, adopted by the Board of Commissioners.

**CONSTRUCTION** – includes the placing of construction materials in a permanent position and fastening in a temporary or permanent position, or the demolition of a pre-existing building.

**COUNTY** – Lehigh County, Commonwealth of Pennsylvania.

**COUNTY PLANNING COMMISSION** – the Lehigh Valley Planning Commission of Lehigh-Northampton Counties, Pennsylvania.

**CROSSWALK (INTERIOR WALK)** – A publicly or privately owned right-of-way for pedestrian use extending from a street into a block or across a block to another street.

DEDICATION – an offer or tender of title to land by its owner for any public use.

DEVELOPER – any landowner, or agent of such landowner, or tenant with the permission of the landowner, who makes or causes to be made a subdivision, a land development or a resubdivision of land including the deletion of any lot line.

DEVELOPER'S IMPROVEMENTS AGREEMENT – an agreement, in a form and manner acceptable to the Township, requiring a developer to install and, for an 18 month period after installation as approved by the Township, to maintain the improvements required by this Chapter and any improvements or amenities which appear on the plan in accordance with the requirements of this Chapter, and, further, to provide financial security for the construction of the improvements and to provide indemnification to the Township.

DRIVEWAY – a privately owned, constructed, and maintained vehicular access from a street or access drive to only one dwelling unit, commercial unit, institutional or industrial principal use. See also "Access Drive."

DWELLING (RESIDENCE, RESIDENTIAL STRUCTURE) – a building used as nontransient living quarters and containing one or more dwelling units. The term dwelling shall not be deemed to include recreational vehicle, rooming or boarding house, bed and breakfast home, tourist home, hotel, motel, hospital, nursing home, dormitory, fraternity or sorority house. Refer to the Zoning Ordinance of Salisbury Township [Chapter 27] for definitions of specific types of dwellings or dwelling units.

EASEMENT – authorization by a property owner for the use by another, and for a specified purpose, of any designated part of the owner's property.

ENGINEER – a licensed professional engineer registered in the Commonwealth of Pennsylvania.

GRADE – describing the elevation of the finished surface of an Engineering project, and also the rise or fall in 100 feet of horizontal distance.

LAND DEVELOPMENT – any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
  - (a) 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.
  - (b) 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.

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- (2) A subdivision of land.
- (3) The following shall be excluded from the definition of "Land Development":
  - (a) The conversion of an existing single family dwelling or a single family semi-detached dwelling into not more than three residential units, unless such units are intended to be a condominium.
  - (b) Commercial communication towers and their accessory structures.
  - (c) The addition of an accessory building on a lot subordinate to an existing principal building.

**LANDOWNER** – the legal or beneficial owner or owners of land, including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), or a lessee if he is authorized under the lease to exercise the rights of the landowner, or any other person having a proprietary interest in land.

**LOT** – a designated parcel, tract, or area of land established by a plat or otherwise as permitted by law and to be used, developed, or built upon as a unit. Refer to the Zoning Ordinance of Salisbury Township [Chapter 27] for specific definitions of "lot area," "lot depth," "corner lots," "interior lots," "flag lots," "through lots" and "reverse frontage lots."

**LOT CONSOLIDATION** – the deletion of a lot line for the purpose of joining or annexing a lot to an adjacent lot, parcel, or tract of land shall be deemed a lot consolidation. For any lot consolidation plan, a unification or consolidation deed, containing one perimeter property description of the united lots, shall be recorded in the Office of the Recorder of Deeds of Lehigh County following approval of the lot consolidation, and evidence of the recording shall be submitted to the Township.

**LOT LINES** – the property lines bounding the lot. Refer to the Zoning Ordinance of Salisbury Township [Chapter 27] for specific definitions of "front, side, and rear lot lines," "lot width" and diagrams of each.

**MAINTENANCE AGREEMENT** – an agreement, in a form and manner acceptable to the Township, requiring the developer of public improvements to make any repairs or reconstructions and to maintain such improvements for a period not to exceed 18 months from the date of the developer's completion of such improvements to Township standards and the Township's inspection and certificate of acceptance of such improvements.

**MAINTENANCE GUARANTEE** – the financial security which is acceptable to the Township (including, but not limited to, irrevocable letters of credit, restrictive or escrow accounts) to secure the promise made by a developer in the maintenance agreement that dedicated improvements shall be maintained by the developer.

**MONUMENT** – a stone or concrete monument with a flat top at least four inches in diameter or square and at least 24 inches in length. Stone monument shall contain an indented cross or 1/4 inch drill hole. Concrete monuments shall contain a copper or brass dowel (plug).

**OFFICIAL PLAN** – Comprehensive Plan, Zoning Ordinance [Chapter 27], Official Street Map, Standard Construction Specifications and Details or any other plans formally adopted by the Township.

**OPEN SPACE** – the area of a lot unoccupied by principal or accessory structures, driveways, or parking areas, but may include areas occupied by walkways, patios and porches without roofs, and other areas occupied by outdoor recreation or play apparatus, gardens and trees.

**OPEN SPACE COMMON** – a parcel or parcels of land, or an area of water, or a combination of land and water within a tract:

- (1) Designed, intended and suitable for active or passive recreation by residents of a development or the general public.
- (2) Which has an approved system for perpetual maintenance.
- (3) Is deed restricted to permanently prevent the use of land for uses other than common open space.
- (4) Which does not include any of the following:
  - (a) Street rights-of-way as approved or to be dedicated.
  - (b) Accessways.
  - (c) Buildings, (other than accessory buildings and pools clearly intended for noncommercial recreation).
  - (d) Off-street parking, (other than clearly intended for noncommercial recreation).
  - (e) Any area needed to meet a requirement for an individual lot.
  - (f) Any area deeded over to an individual property owner for their own use or land within 25 feet of overhead electrical transmission lines or towers of 35 kilovolts or greater capacity.

**ORDINANCE** – this Chapter and any provisions or amendments thereof, enacted by the Board of Commissioners.

**PARCEL** – a tract, lot or area of land.

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**PARKING FACILITIES** – outdoor areas or specially designed buildings or garages used for the parking or temporary storage of vehicles.

**PERFORMANCE GUARANTEE** – financial security which is acceptable to the Township (including, but not limited to, irrevocable letters of credit, restrictive or escrow accounts) to secure the promise made by a developer in the development improvement agreement that certain improvements shall be made by the developer.

**PLAN (or PLAT)** – a map of a land development, a subdivision, a resubdivision of land, or a lot consolidation or lot line deletion.

- (1) **SKETCH PLAN.** An informal plan, identified as such with the title Sketch Plan on the map, indicating existing features of a tract and its surroundings and the general layout of the proposed subdivision.
- (2) **PRELIMINARY PLAN.** A complete plan, identified as such with the title Preliminary Plan, accurately showing proposed streets and lot layout and such other information as is required by this Chapter.
- (3) **FINAL PLAN.** A complete and exact plan, identified as such with the title final plan, prepared for official recording as required by this Part to define property rights and proposed streets and other improvements.
- (4) **PRELIMINARY/FINAL PLAN.** A complete and exact plan, identified as such with the title preliminary/final plan, prepared for official recording and review by the Planning Commission as required by this Part for minor subdivisions, resubdivisions or lot consolidation plans.
- (5) **RECORD PLAN.** The copy of the final plan which contains all the original required endorsements and certifications and which is recorded with the Lehigh County Recorder of Deeds.
- (6) **AS-BUILT PLAN.** A complete and exact plan, identified as such with the title "as-built plan," prepared for the Township's permanent streets, water lines, sanitary sewer, storm sewer mains and lines, and drainage facilities and any other public utilities which are to be conveyed or transferred to the Township.

**PLANNING COMMISSION or TOWNSHIP PLANNING COMMISSION** – the Planning Commission of the Township of Salisbury, Lehigh County, Pennsylvania.

**PROPERTY LINE** – has the same meaning as "lot line."

**RESUBDIVISION** – any replatting of land which involves a change of any existing lot line and does not involve the creation of any additional lot or lots, the crea-



tion of any new street or any extension of or improvements to an existing street. In any such resubdivision, a unification or consolidation deed, containing one perimeter property description for the new lots, shall be recorded in the Office of the Recorder of Deeds of Lehigh County following approval of the resubdivision, and evidence of the recording shall be submitted to the Township.

**RIGHT-OF-WAY** – land reserved for the public or others for future use as a street or other public purpose. Unless otherwise stated, "right-of-way" shall mean the existing street right-of-way line that is dedicated or approved to be dedicated.

**RIGHT-OF-WAY, EXISTING or LEGAL** – the line separating a lot from the established official street right-of-way that is owned by the Township, or will be owned by the Township or Commonwealth after the completion of any proposed subdivision, land development or development of a use under this Chapter.

**RIGHT-OF-WAY, FUTURE** – land that is dedicated or is required to be defined or reserved for future dedication for use as a street and for related public improvements. The terms "ultimate right-of-way," "right-of-way reserved for future dedication" and "future right-of-way" shall have the same meaning. If a future right-of-way is not required to be defined, then "future right-of-way" shall have the same meaning as "existing right-of-way."

**ROADWAY** – see "cartway."

**SANITARY FACILITIES** – all of the following: sink with piped water, a toilet, and a bathtub or shower with piped water.

**SANITARY SEWAGE DISPOSAL, ONLOT** – any privately owned structure designed to biochemically treat sanitary sewage within the boundaries of an individual lot.

**SANITARY SEWAGE DISPOSAL, CENTRALIZED COMMUNITY** – a sanitary sewage collection system in which sewage is carried from individual lots by a system of pipes to a temporary central treatment and disposal plant generally serving a neighborhood area or development.

**SANITARY SEWAGE DISPOSAL, CENTRALIZED PUBLIC** – a sanitary sewerage collection system in which sewage is carried from individual lots by a system of pipes to a central treatment and disposal plant operated via a public agency.

**SANITARY SEWER CONNECTION** – the connection consisting of all pipes, fittings, and appurtenances from the drain outlet of a dwelling or building to the inlet of the street or main collector sewer pipe of the sewerage system serving the subdivision or land development.

**SEPTIC TANK** – a covered watertight settling tank in which raw sewage is biochemically changed into solid, liquid and gaseous states to facilitate further treatment and final disposal.

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### SETBACK LINE -

- (1) The line within a lot defining the required minimum distance between any structure to be erected or use to be developed and the adjacent street right-of-way or exterior lot line (when the property is not abutted by a right-of-way). Such line shall be measured at right angles from and parallel to the front lot line.
- (2) Any building setbacks shall be measured from the foundation, exterior wall or other component of a structure that is closest to the right-of-way or lot line from which the setback is being measured. See exceptions for eaves and cornices in §803(2) of the Zoning Ordinance [Chapter 27].
- (3) Unless otherwise stated, setback distances are for both accessory and principal structures.
- (4) Private Streets. For a building setback measured from a private street, the setback shall be measured from the right-of-way of such a street, if a right-of-way exists. If a private street does not have a right-of-way, the setback shall be measured from the edge of the cartway.

**SIDEWALK** – a pedestrian accessway which is adjacent to street, access drive, or driveway and conforms to the regulations of this Chapter.

**SIGHT DISTANCE** – the distance along a roadway that an object of specified height is continuously visible to the driver. This distance is dependant on the height of the driver's eye above the road surface, the specified object height above the road surface, and the height of sight obstructions within the line of sight.

**SITE ALTERATION** – includes regrading existing topography, filling lakes, ponds, marshes or floodplains, clearing vegetation or altering watercourses.

**SOIL CONSERVATION DISTRICT** – the Soil and Water Conservation District for Lehigh County.

**SOIL PERCOLATION TEST** – a field test conducted to determine the absorption rate of the soil at a given location and depth for onlot sanitary sewage disposal facilities.

**SOIL SURVEY** – a scientific survey of soil conditions and characteristics prepared by an engineer or soil scientist and approved or certified by the U.S. Soil Conservation Service.

**SOIL TEST PROBE** – an excavation to determine whether sufficient suitable soils are present for an onlot sanitary sewage disposal facility.

**STREET** – a public or private thoroughfare which affords the principal means of access to abutting property, including any avenue, boulevard, parkway, lane, highway, freeway, road and any other ways, except an alley, used or intended to be used by vehicular traffic or pedestrians.

**STREET, HALF or PARTIAL** – a street whose vertical cross-section has not been completely constructed; e.g., the binder and wearing courses have not been provided.

**STREET, PUBLIC** – a street that is owned and maintained by Salisbury Township or PennDOT.

**STREET CLASSIFICATION:**

- (1) **ARTERIAL STREET.** A street designed to carry large volumes of through traffic for the connection of residential areas and for circulation outside the residential area. Normally controlled by traffic signs and signals.
- (2) **COLLECTOR STREET.** A street designed to carry moderate volumes of traffic between local streets and arterial streets, and provides only limited vehicular access to abutting properties. Traffic on these streets is normally controlled by signs.
- (3) **LOCAL STREET.** A street designed to carry low volumes of traffic and provide direct access from abutting properties to collector and arterial streets.
  - (a) **CUL-DE-SAC STREET.** A street which is designed to remain permanently closed at only one end. For the purpose of this definition, the length of a cul-de-sac shall be measured along the centerline of the cul-de-sac from the point where the centerline terminates within the turnaround to the right-of-way line of the street with which the cul-de-sac intersects. Where one cul-de-sac street connects with another street that has only one point of access with another public road besides the first cul-de-sac, both streets shall be considered to be one single cul-de-sac system. The length of the cul-de-sac system shall be equal to the longest length from the single point of access of the entire system to the public road system to any turn-around.

## SUBDIVISION AND LAND DEVELOPMENT

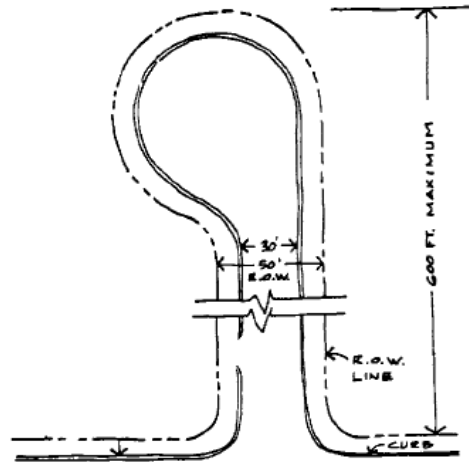


DIAGRAM C. CUL-DE-SAC STREET

- (b) **LOOP STREET.** A loop street is a local street that has its only ingress and egress at two points on the same adjoining street. A loop shall not ultimately furnish access to more than 30 dwelling units.

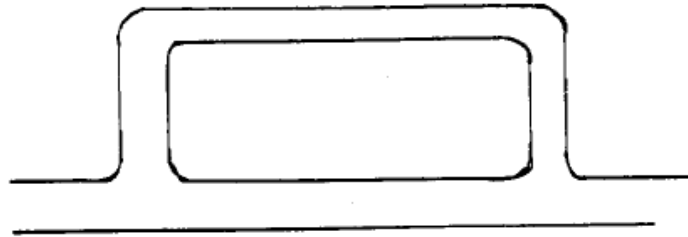


DIAGRAM D. LOOP STREET

- (c) **MARGINAL ACCESS STREET.** A marginal access street is a local street which is parallel and adjacent to collector or arterial streets and provides access to abutting properties.
- (4) **SERVICE STREET.** A nondedicated minor right-of-way for public use providing primary or secondary access to nonresidential properties.
- (5) **STUB STREETS.** To provide an integrated street system, all stub streets of abutting subdivisions shall be incorporated into the proposed street system. Stub streets greater than 200 feet in length shall be provided with a temporary turnaround to the standards required for cul-de-sacs, unless otherwise approved by the Township Engineer. Guardrails, which meet Township specifications, shall be placed as barricades at the end of every stub street constructed as part of a subdivision.
- (6) **THROUGH STREETS.** A street which is not a cul-de-sac or dead-end street, as those are defined within the Salisbury Township Subdivision and Land Development Ordinance [Chapter 22].

**STRUCTURE** – any manmade object having an ascertainable, stationary location on, below, or in land or water, whether or not affixed to the land. The term "structure" shall, inter alia, include: building, sign, fence, wall, garage, carport, stadium, platform, walkways, storage sheds, tower, swimming pool, porch or deck that is covered by a roof and similar structures. "Structure" shall be interpreted as including the words "or part thereof."

**SUBDIVIDER** – see "Developer."

**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, however, that the division of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access, or any residential dwelling, shall be exempt.

- (1) **MINOR SUBDIVISION.** any subdivision which involves the creation of no more than four lots for residential purposes only, and does not involve the creation of any new street or the extension or improvement of any existing street.
- (2) **MAJOR SUBDIVISION.** any subdivision which does not constitute a minor subdivision.

**SUBDIVISION, NATURAL** – any tract or parcel of land divided into two or more separate areas by one or more public streets.

**SURVEYOR** – a licensed surveyor registered by the Commonwealth of Pennsylvania.

**TOWNSHIP** – the Township of Salisbury, Lehigh County, Pennsylvania.

**TOWNSHIP COMMISSIONERS** – the Township Board of Commissioners of Salisbury Township, Lehigh County, Pennsylvania.

**TOWNSHIP SECRETARY** – the person appointed by the Township Board of Commissioners to perform the duties of the Secretary of the Township, as set forth in Article IX of the First Class Township Code, or his duly authorized representative.

**TRACT** – a parcel of land, the dimensions and extent of which are determined by the latest official records or by the latest approved recorded map of a subdivision of which the tract is a part. A tract may include lands covered by more than one legal description.

## SUBDIVISION AND LAND DEVELOPMENT

USE – the purpose, activity, occupation, business or operation for which land or a structure is designed, arranged, intended, occupied or maintained. Uses specifically include but are not limited to the following: activity within a building, activity outside of a building, any structure, recreational vehicle storage or parking of commercial vehicles on a lot.

WATER CONNECTION – the connection consisting of all pipes, fittings and appurtenances from the water pipe to the inlet pipe to the distribution system within the dwelling or nonresidential unit.

WATERCOURSE – a discernable, definable natural course or channel along which water is conveyed ultimately to streams and/or rivers at lower elevations. A watercourse may originate from a lake or underground spring(s) and be permanent in nature or it may originate from a temporary source such as runoff from rain or melting snow. The term "watercourse" shall include rivers, streams, creeks, rivulets, channels, lakes, a ditch, a drain, a dry run, springs, ponds, dammed waters, wetlands and all other bodies or channels of conveyance of surface and underground waters.

WATER DISTRIBUTION SYSTEM, ONSITE – a system for supplying and distributing water to one or more dwelling units located on a lot from a source located on the same lot.

WATER DISTRIBUTION SYSTEM, COMMUNITY – a system for supplying and distributing water to one or more dwelling units or buildings located on one or more lots from a common source and/or buildings, within a single neighborhood.

WATER DISTRIBUTION SYSTEM, PUBLIC – a system for supplying and distributing water from a common source to dwellings and other buildings, but generally not confined to one neighborhood.

WETLAND – an area of land and/or water meeting one or more definitions of a wetland under Federal and/or Pennsylvania statutes or regulations.

YARD – an open space on the same lot with a structure (or a group of structures) which lies between the required building setback lines and the lot lines and which is unoccupied and unobstructed from the ground upward except as permitted in the Township Zoning Ordinance [Chapter 27].

- (1) FRONT YARD. An open, unoccupied space, open to the sky, between the front property line and a line drawn parallel thereto at such distance therefrom as may be specified for any zoning district, and extending for the full width of the lot.
- (2) SIDE YARD. An open, unoccupied space, open to the sky, between the side property line and a line drawn parallel thereto at such distance therefrom as may be specified for any zoning district and extending from the required front yard setback to the required rear yard setback.

- (3) REAR YARD. An open, unoccupied space, open to the sky, between the rear property line and a line drawn parallel thereto at such distance therefrom as may be specified for any zoning district and extending the full width of the lot.

(Ord. 6-97-429, 6/12/1997, §2.1; as amended by Ord. 09-2004-517, 9/23/2004)





**Part 3**  
**General Procedures**

**§301. Purpose.**

This Part provides an overview of the general procedure for the Township review of proposed subdivisions and land developments (§302) and of the general procedures for submitting plans to the Township (§303). This Part is intended to be instructional and exemplary only and does not set forth mandatory requirements which are binding on the Township or an applicant. (Ord. 6-97-429, 6/12/1997, §3.1)

**§302. General Procedure for Subdivisions and Land Developments.**

1. Review and Approval Stages:
  - A. Four types of plan submission are included in the procedure for approval of subdivision and land development plans: sketch, preliminary, final and preliminary/final.
  - B. These plans enable the Planning Commission and the Board of Commissioners to have an adequate opportunity to review the submission and to ensure that their formal recommendations are reflected in the final plan which is recorded.
  - C. The table below outlines the stages for the different types of proposed subdivision or land development.

Stage	Type of Proposed Subdivision or Land Development <sup>1</sup>			
	Part of This Chapter	Land Development	Major Subdivision	Minor Subdivision Resubdivision
Sketch Plan	4	Not Required	Not Required	Not Required
Preliminary Plan	5	Required	Required	Required <sup>2</sup>
Final Plan	6	Required	Required	Required <sup>2</sup>
Guarantee of Improvements	8	Required	Required	Generally Not Required
Recording of Final Plan	9	Required	Required	Required

2. Sketch Plan.

<sup>1</sup> See Part 2 for precise definitions.

<sup>2</sup> See Part 7 for minor subdivision, resubdivision and lot consolidation, preliminary/final plan submission and review requirements.

## SUBDIVISION AND LAND DEVELOPMENT

- A. While sketch plans are not required, it is recommended that they be submitted for major subdivision and land development plans so as to allow the applicant to consult early and informally with the Planning Commission and, in some circumstances, with the Board of Commissioners, before preparing a preliminary and/or final plan in an effort to resolve potential development difficulties and avoid unnecessary engineering and other expense and delay.
  - B. Comments made by the Planning Commissions and/or Board of Commissioners on the sketch plan are only recommendations and are not binding.
3. Preliminary Plan: Major Subdivisions and Land Development.
  - A. Except for any sketch plan which is submitted, the initial plan submitted for formal review of a major subdivision or land development shall be considered the official preliminary plan.
  - B. The purpose of the preliminary plan is to achieve formal approval of the overall development scheme proposed in order to minimize the need for any revisions of final plans.
4. Final Plan: Major Subdivisions and Land Developments.
  - A. After approval of the preliminary plan of a major subdivision or land development, the applicant submits a final plan.
  - B. The purpose of the final plan is to obtain formal approval before plans for all major subdivisions and land developments are recorded.
5. Preliminary/Final Plan; Minor Subdivisions, Resubdivisions, and Lot Consolidations.
  - A. The applicant submits a preliminary/final minor subdivision plan or a preliminary/final resubdivision plan or a preliminary/final lot consolidation plan to the Planning Commission.
  - B. The purpose of the preliminary/final plan is to secure formal approval by the Planning Commission, as the sole reviewing and approving body, before plans for minor subdivisions, resubdivisions, or lot consolidations are recorded.
6. Guarantee of Improvements Installation. Before approving any subdivision or land development plan for recording, the Board of Commissioners shall require that the Township be assured (by means of a proper developer's improvements agreement with performance guarantee) that the improvements required by this Part will subsequently be installed in strict compliance with the standards and specifications of this Part.

**Part 4**  
**Sketch Plan**

**§401. Purpose.**

The purpose of the sketch plan is to establish in advance the overall objectives of the applicant, the extent to which the proposed plan conforms with the provisions of this Part, and if such plan qualifies as a minor or major subdivision or a land development. Although sketch plans are not required under this Part, it is recommended that sketch plans be submitted for major subdivisions and land development in an effort to avoid unnecessary engineering and other expense and delay in the subsequent review of more detailed preliminary plans and final plans. Comments made on the sketch plan are only recommendations and are not binding. (Ord. 6-97-429, 6/12/1997, §4.1)

**§402. Submission and Review Procedure.**

1. Submission.
  - A. Copies of a sketch plan for a proposed subdivision or land development may be submitted to the Township by the applicant, subdivider or developer, or his/her representative, authorized to submit the plan.
  - B. The applicant shall submit to the Township Planning and Zoning Officer at least 25 days prior to a regularly scheduled Planning Commission meeting 13 legible black-on-white or blue-on-white prints on paper and a copy of the application form (Appendix A).
  - C. All sheets for any submitted plan shall be folded so that the title of each plan appears in the upper or lower right hand corner of the sheet.
  - D. Plans shall fully comply with §403 of this Part.
  - E. The Township shall refer the sketch plans to the following:
    - (1) One copy to the Lehigh Valley Planning Commission.
    - (2) One copy to each Township Planning Commission Member.
    - (3) Two copies to the Township Engineer.
    - (4) One copy to the Township Sewage Enforcement Officer, if applicable.
    - (5) One copy to the Township Planning Commission Solicitor.
    - (6) Two copies retained by the Township.

## SUBDIVISION AND LAND DEVELOPMENT

2. Review by the Township Planning Commission.
  - A. When a sketch plan has been submitted, such plan shall be reviewed by the Township Planning Commission at its next scheduled meeting.
  - B. No recommendation shall be made by the Township Planning Commission with respect to a sketch plan until the Planning Commission has received the written report of the Lehigh Valley Planning Commission; provided, however, that if the Lehigh Valley Planning Commission shall fail to report thereon within 30 days after receipt of a sketch plan from the Township, then the Township Planning Commission may make a recommendation on the sketch plan without having received and considered such report.
  - C. Within 15 calendar days after the public meeting at which the Township Planning Commission reviews the sketch plan, the Commission may send to the applicant, subdivider or developer written notification of its recommendation, including suggested changes or modifications, if any, for any future formal plan submissions.
  - D. The applicant may also request that the plan be reviewed by the Board of Commissioners at their next regularly scheduled meeting for further review and recommendations. An additional five copies of the plan are necessary for Board of Commissioners review. As with the Planning Commission review, within 15 calendar days after the public meeting at which the Board of Commissioners review the sketch plan, the Board of Commissioners may send written notification of its recommendation including suggested changes or modifications, if any, for any future formal plan submissions.

(Ord. 6-97-429, 6/12/1997, §4.2)

### **§403. Sketch Plan Requirements.**

1. Required Information. All sketch plans shall contain the following information:
  - A. Name and location of subdivision or land development.
  - B. Names and addresses of every:
    - (1) Landowner, (legal and equitable, if any).
    - (2) Developer.
    - (3) Individual responsible for preparing the sketch plan.
  - C. Location map at a scale of one inch equals 2000 feet or other scale acceptable to the Township showing the relation of the site to adjoining properties,

and other subdivisions and streets within 1,000 feet, and all zoning district and municipal boundaries within 1,000 feet.

D. General Information:

- (1) North arrow.
- (2) Graphic scales of one inch equals 50 feet or one inch equals 100 feet.
- (3) Date of plan.
- (4) Site boundaries.
- (5) Boundaries with all adjoining properties with names of adjoining landowners.
- (6) Most recent deed book volume and page with a copy of most recent deed(s) submitted with the plan.
- (7) Tax map parcel number(s).

E. Zoning Requirements:

- (1) Applicable district.
- (2) Minimum lot size, minimum lot width, maximum building coverage, maximum impervious coverage and minimum setback requirements.

F. Proposed Layout:

- (1) Total acreage of site.
- (2) Proposed general lot layout.
- (3) Proposed general street layout and lineal feet of new streets.
- (4) Rights-of-way, restrictive covenants, and easements for all drainage, utilities and other purposes which might affect development.
- (5) Number of units and types of buildings proposed.
- (6) Open space areas and recreation areas.
- (7) A copy of the Lehigh County Tax Assessment Map showing entire contiguous holdings of landowner and developer.

G. Plans shall be prepared on a standard sheet of 18 inches by 24 inches, 24 inches by 36 inches, 30 inches by 42 or 36 inches by 48 inches.

## SUBDIVISION AND LAND DEVELOPMENT

2. Supplemental Information. All sketch plans should contain the following information:
  - A. Location of Natural Features on the Site (As applicable, a note should appear on the plan indicating the absence of these features):
    - (1) Contour lines and slope information in accordance with §503(6) of this Chapter.
    - (2) Watercourses, lakes and wetlands, including 100 year flood boundary.
    - (3) Location and extent of various soil types with U.S. Soil Conservation Service classifications for each.
    - (4) Wooded areas and tree masses.
  - B. Location of Existing Manmade Features. (As applicable, a note should appear on the plan indicating the absence of these features):
    - (1) Street names and width of rights-of-way on the site and on immediately adjacent tracts.
    - (2) Existing lot layout on the site and immediately adjacent tracts.
    - (3) Historic sites or structures, including names and descriptions.
    - (4) Sewer lines, water lines, stormwater pipes, drains and culverts.
    - (5) Utility easements and restrictive covenants and easements for purposes which might affect development.
  - C. A letter of intent explaining the concept of the proposed subdivision or land development shall be included with the sketch plan.

(Ord. 6-97-429, 6/12/1997, §4.3)

## Part 5

### Preliminary Plan Procedures For Major Subdivision and Land Development

#### §501. Purpose.

The purpose of the preliminary plan is to achieve formal approval of the overall development scheme proposed in order to minimize the need for any revisions of final plans. (Ord. 6-97-429, 6/12/1997, §5.1)

#### §502. Submission and Review Procedure.

1. Preliminary Plan Submission Required.
  - A. A preliminary plan for a major subdivision or land development must be submitted by the applicant and reviewed in accordance with the provisions of this Part.
  - B. A preliminary plan labeled as such need not be submitted for a minor subdivision, resubdivision or lot consolidation plan (see, Part 7 for procedures governing minor subdivisions, resubdivisions and lot consolidations).
2. Required Submission.
  - A. The applicant shall submit to the Township Planning and Zoning Officer at least 25 days prior to a regularly scheduled Planning Commission meeting:
    - (1) The required application fee and escrow deposit as set forth in the Township Fee Schedule.
    - (2) 15 copies of the application form (see, Appendix A), and two copies of the plan checklist (see, Appendix B).
    - (3) 15 copies of the preliminary subdivision and/or land development plan.
    - (4) 15 copies of all supporting documents.
  - B. All sheets for any submitted plan shall be folded so that the title of each plan appears on the upper or lower right-hand corner of the sheet.
3. Initial Actions by the Planning and Zoning Officer.
  - A. The Planning and Zoning Officer (hereinafter referred to as the "Officer") shall review the submission to determine compliance with §502(2).

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- B. If the Officer determines that the submission is lacking additional sets of plans and supporting documents as may be required in §502(2), the applicant shall submit such additional copies of plans and supporting documents to the Officer within five days of notification that §502(2) has not been met. A submission will not be accepted and plans will not be processed until §502(2) is met.
- C. The Officer shall retain in the Township files the application fee receipt and one copy of the application form, preliminary plan checklist, preliminary subdivision or land development plan and supporting documents.
- D. After the Officer determines that the submission requirements of §502(2)(A) have been met, he/she shall forward copies of the plan and supporting documents to the following agencies and persons for review:

<b>Agency or Person to Receive Copy of Plan</b>	<b>Copies of Plan</b>	<b>Copies of Supportive Documents</b>
Each Planning Commission Member	1	1
Planning Commission Solicitor	1	1
Township Engineer	2	2
Township Sewage Enforcement Officer	1*	1*
Pa. Dept. of Transportation	1*	1*
Township Police Department	1*	1*
Township Fire Department	1*	1*
Township Recreation Advisory Committee	1*	1*

\* If applicable or appropriate.

- E. The applicant is required to make a formal submission to the County Planning Commission and the County Conservation District. The Officer will not forward the plan and supporting documents to these agencies, but will notify these agencies in writing that a submission has been made to Salisbury Township and that comments should be forwarded to the Township within 30 days.
- F. The officer shall forward to the Township Planning Commission, at least five days prior to the next regularly scheduled meeting of the Township Planning Commission, a copy of the application form, preliminary subdivision or land development plan and supporting documents.



4. Review by Township Engineer and Sewage Enforcement Officer (hereinafter referred to as SEO).
  - A. The Officer shall forward the plan to the Township Engineer and SEO, if applicable, for review. The Township Engineer and SEO, if applicable, shall prepare their reports and recommendations on the engineering and technical aspects of the plan for submission to the Township Planning Commission. Comments should be forwarded to the Township office at least five days prior to the Planning Commission meeting.
  - B. The Township Engineer and the SEO may make additional reports and recommendations to the Township Planning Commission at any time during the review of the plan.
5. Planning Commission Review for Completeness. Based upon the review of the plan by the Township Engineer and/or the Officer against the plan checklist, the Planning Commission shall have the authority to determine whether a submission is significantly incomplete. If the submission is determined by the Commission to be significantly incomplete, the plan shall be considered to have not been officially accepted by the Township. In such case, the filing and review fees shall be returned to the applicant, along with any escrow deposits minus the cost of Township legal and engineering reviews up to that point in time. If the Commission does not make a motion on the matter, then the submittal shall be considered to be accepted. A determination that a plan is significantly incomplete shall occur at a meeting of the Planning Commission within 30 days after a duly filed submittal. If a plan is not accepted, no further action is required by the Township and no deemed approval shall occur.
6. Review by the Township Planning Commission. The Township Planning Commission shall review and recommend approval, conditional approval or denial of the preliminary subdivision and/or land development plan submitted to the Township as hereinafter set forth. Within the time required by the MPC (unless the applicant requests a written extension of time for the Township review process, and the Township Board of Commissioners agrees to the extension), the Planning Commission shall:
  - A. Review all applicable reports received by the agencies and officers listed in §§502(3)(E) and (F).
  - B. Determine whether the plan meets the objectives and requirements of this Part and any other applicable ordinances, statutes and regulations.
  - C. Review the plan with the applicant, his agent or representative, and recommend any needed revisions so that the submission will conform to this Chapter.
  - D. Recommend approval, conditional approval or denial of the plan within the time limits and in the manner specified in the MPC.

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7. Recommendation by the Township Planning Commission.
  - A. The recommendation of the Township Planning Commission shall be in writing and shall be communicated to the applicant, not later than 15 days following the date of the decision, by mailing a copy of the recommendation to the applicant at his last known address.
  - B. In the event the plan is recommended for disapproval, the decision shall specify the defects found in the plan, shall describe the requirements which have not been met and shall cite the provisions of this Chapter or other applicable statute or ordinance relied upon which has not been satisfied or complied with by the applicant.
  - C. Failure of the Township Planning Commission to make a recommendation and communicate it to the applicant within the time and manner required by the MPC shall be deemed a recommendation for approval of the plan as presented unless the applicant has agreed, in writing, to an extension of time or a change in the prescribed manner for communication of the decision.
  - D. Upon request of the applicant, the Planning Commission may recommend upgrading a preliminary plan to a preliminary/final plan.
8. Review by the Board of Commissioners.
  - A. The applicant shall submit 10 copies of the final plan and all supporting documents to the Township Planning and Zoning Office at least 21 days prior to a regularly scheduled Board of Commissioners meeting.
  - B. The Township Commissioners shall review the final plan, the written reports and recommendations of the Township Planning Commission, the County Planning Commission, the Township Engineer, and any other applicable reports. The Board of Commissioners may require such changes and modifications as they shall deem necessary or advisable in the public interest.
  - C. The Board of Commissioners shall, within the time required by law, unless such time shall be extended with the approval of the applicant, render its final decision by approving, approving with conditions, or rejecting the final plan.
9. Decision by the Board of Commissioners.
  - A. The decision of the Board of Commissioners shall be in writing and shall be communicated to the applicant not later than 15 days following the date of the decision, by mailing a copy of the decision to the applicant at his last known address.

- B. Approval of the preliminary plan submission shall constitute conditional approval of the subdivision or land development as to the character and intensity of the proposed use, but shall not constitute approval of the final plan or authorize the sale of lots or construction of buildings.
  - C. When the preliminary plan submission is disapproved, the decision shall specify the defects found in the submission, shall describe the requirements which have not been met, and shall cite the provisions of this Chapter or other applicable statute or ordinance relied upon in each case.
  - D. Failure of the Board of Commissioners to render a decision and communicate it to the applicant within the time period and in the manner specified by the MPC shall be deemed an approval of the plan as presented, unless the applicant has agreed in writing to an extension of time or a change in the prescribed manner of communication of the decision.
  - E. Upon request of the applicant, the Board of Commissioners may upgrade a preliminary plan to a preliminary/final plan.
10. Development in Stages.
- A. If requested by the applicant, the Board of Commissioners may permit the undertaking of the required improvements and the preparation of the final plan to be completed in a series of sections or stages, each covering a portion of the proposed subdivision as shown on the preliminary plan.
  - B. If the final plan is to be submitted in sections or stages, a schedule shall be filed by the applicant with the preliminary plan delineating all proposed sections or stages, as well as the deadlines within which applications for final plan approval of each section or stage are intended to be filed. Such schedule shall be updated annually by the applicant on or before the anniversary of the preliminary plan approval until final plan approval of the final section or stage has been granted, and any modification in the aforesaid schedule shall be subject to approval by the Board of Commissioners in its discretion.
  - C. The Board of Commissioners shall approve both the boundaries and configuration of sections or stages of a development. Each section or stage or development proposed shall relate logically so as to provide continuity of access, extension of utilities and availability of amenities.
  - D. Each section or phase in any staged subdivision, except for the last section, shall contain a minimum of 25 percent of the total number of lots as depicted on the preliminary plan, unless a lesser percentage is approved by the Board of Commissioners in its discretion.

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- E. In no event shall a period of five years elapse between approval of the preliminary plan and submission of the final plan for the entire development without prior approval by the Board of Commissioners.

(Ord. 6-97-429, 6/12/1997, §5.2)

### **§503. Preliminary Plan Requirements.**

#### 1. Plans Required.

- A. The following plans shall be required for all major subdivisions and land developments and shall show the information set forth in §503(2) through §503(11), as applicable.

- (1) Layout Plan (see, §§503(2)(3)(4) and (5)).
- (2) Grading and Storm Drainage Plan (see §§503(2)(3)(4) and (6)).
- (3) Utility Plan (see, §§503(2)(3)(4) and (7)).
- (4) Soil Erosion and Sedimentation Control Plan and Narrative (see, §§503(2)(3)(4) and (8)).
- (5) Road Profiles (see, §§503(2)(3) and (10)).
- (6) Sanitary Sewer Profiles (see, §§503(2)(3) and (10)).
- (7) Water System Profiles (see, §§503(2)(3) and (10)).
- (8) Storm Sewer Profiles (see, §§503(2)(3) and (10)).
- (9) Construction Details (see, §§503(2)(3) and (11)).
- (10) Landscaping and Street Lighting Plan (see, §§503(2)(3) (4) and (12)).

- B. The plans listed in §503(1)(A) may be combined if, in the discretion of the Planning Commission and the Board of Commissioners, the clarity of such plans will not be impaired.

#### 2. Drafting Standards Required for All Plans.

- A. Plans shall be prepared on a standard 18 inches by 24 inches, 24 inches by 36 inches, 30 inches by 42 inches or 36 inches by 48 inches, except when the Planning Commission and Board of Commissioners approve of other size plans.
- B. All information shall be legibly and accurately presented.

- C. (1) Plans shall be drawn at one of the following scales: one inch equals 20 feet; one inch equals 30 feet; one inch equals 40 feet or one inch equals 50 feet.
  - (2) Profiles shall be drawn at a vertical scale of:
    - (a) Two feet per inch, five feet per inch or 10 feet per inch (for a horizontal scale of up to one inch equals 50 feet).
    - (b) 10 feet per inch (for a horizontal scale of one inch equals 100 feet).
  - D. All dimensions shall be set forth in feet and decimal parts thereof, and all bearings shall be set forth in degrees, minutes and seconds.
  - E. Each sheet shall be identified, numbered and shall show its relationship to the total number of sheets. If match lines are employed, a legend showing sheet relationship shall be provided.
  - F. Plans shall be so prepared and shall bear an adequate legend to indicate clearly which features are existing and which are proposed.
  - G. Where any revision is made, or when the plan is a revision of a previously approved plan, dotted lines shall be used to show features or locations to be abandoned and solid lines to show the currently proposed features. Notations of revisions shall be dated.
  - H. The perimeter boundary line of the site shall be shown as a solid bold line on the plan.
3. General Information Required On All Plans.
- A. Titled; "Preliminary Plan."
  - B. Sheet title (e.g., "Layout Plan").
  - C. Name and location of subdivision or land development.
  - D. Graphic and written scales.
  - E. Date of plan and all subsequent revision dates including description of revision made to plan.
  - F. The name, address, signature, certification and seal of the professional land surveyor responsible for the tract perimeter survey and property line surveying aspects of the plan, and the name, address, signature, certification and seal of the professional engineer responsible for all of the engineering

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aspects of the plan in conformity with the Pennsylvania Engineer, Land Surveyor and Geologist Registration law, Act of May 23, 1945, P.L. 913, as amended, 63 P.S. §148 et seq., except that this requirement shall not preclude the acceptability of the preparation of a plat by a landscape architect in accordance with the Act of January 24, 1966, ((1965) P.L. 1527, No. 535), known as the "Landscape Architects Registration Law," when it is appropriate to prepare the plat using professional services as set forth in the definition of the "practice of landscape architecture" under §2 of that Act. (see, Professional Engineer's, Professional Land Surveyor's, or Professional Landscape Architect's Statement, Appendix C).

4. Information Required On All Layout Plans, Grading and Storm Drainage Plans, Utility Plans, Soil Erosion and Sedimentation Control Plans and Landscaping Plans.
  - A. General Information.
    - (1) North arrow.
    - (2) Site boundaries with closure of one in 10,000.
    - (3) Boundaries of all adjoining properties with names of landowners.
    - (4) Location and type of all existing monuments and markers.
  - B. Location map drawn at a scale of one inch equals 1,000 feet, or other scale acceptable to the Township, showing a relation of the site to adjoining properties, streets, zoning district boundaries, municipal boundaries, watercourses (as defined in Part 2, §201(2)), and any areas subject to flooding within 1,000 feet of any part of the subject property.
  - C. Location of existing manmade features on the site and within 100 feet from the site being subdivided or developed.
    - (1) Streets and rights-of-way (including name and right-of-way width) on the site and on immediately adjacent tracts.
    - (2) Existing lot layout on the site and on immediately adjacent tracts.
    - (3) State or Federally registered historic sites or structures, including name and description.
    - (4) Bridges.
    - (5) Sanitary sewer and water lines.
    - (6) Stormwater lines, drains and culverts.

- (7) Utility easements, restrictive covenants and easements for purposes which might affect development.

D. Proposed Features.

- (1) Layout of streets with centerlines, cartways and rights-of-ways and proposed names.
- (2) Layout of lots with identification number.
- (3) Building setback lines from all lot lines.
- (4) In nonresidential developments and planned residential developments, the arrangement and use of buildings and parking areas with all necessary dimensions and numbers of parking spaces (elevations and perspective sketches of proposed buildings are encouraged).
- (5) Rights-of-ways, restrictive covenants and easements for all drainage, utilities or other purposes which might affect development.
- (6) Sidewalks and pedestrian paths.
- (7) Open space areas.
- (8) Recreation facilities.
- (9) Proposed monuments with reference to proposed improvements.

5. Layout Plan.

A. Names and addresses of every:

- (1) Landowner, legal and equitable, if any.
- (2) Developer.
- (3) Applicant.
- (4) Adjoining property owners, including those across adjacent roads.

B. Owner's Statement of Intent (see Appendix C).

- (1) The owner shall acknowledge the statement contained in Appendix C before an officer who is authorized to take acknowledgments.
- (2) The seal of a notary public or other qualified officer acknowledging the owner's statement shall be impressed to the plan.

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- C. Approval/review and recording signature blocks (see Appendix C) for:
- (1) Township Board of Commissioners.
  - (2) Township Planning Commission.
  - (3) Township Engineer.
  - (4) County Planning Commission.
  - (5) Lehigh County Recorder of Deeds.
- D. Project Summary List. The following information shall be listed on the plan:
- (1) Total acreage of site.
  - (2) Applicable zoning district(s).
  - (3) Total number of lots in the proposed development.
  - (4) Required and proposed density of dwelling units per acre, if applicable.
  - (5) Required lot size.
  - (6) Proposed lot size, maximum, minimum and average.
  - (7) Open space required.
  - (8) Open space proposed.
  - (9) Type of water systems.
  - (10) Type of sanitary disposal system.
  - (11) Lineal feet of new road.
  - (12) The deed book volume and page number as entered by the County Recorder of Deeds, referencing the latest source of title to the land being subdivided or resubdivided, with copy of most recent deed(s) submitted with the plan.
  - (13) Tax map parcel number, block and lot.
  - (14) Required and proposed building and parking area setbacks and building height.



- (15) Required and proposed building coverage and impervious surface coverage.
- (16) Required and proposed number of parking spaces and method of computation.

E. Proposed Features.

- (1) Dimensions and area of lots expressed both in square feet and acres.
- (2) Streets.
  - (a) Cartway and right-of-way width.
  - (b) Centerline with bearings, distances, horizontal curve data and stations corresponding to the profile.
  - (c) Right-of-way and curb lines with horizontal curve radii at intersections.
  - (d) Beginning and end of proposed construction.
  - (e) Tie-ins by course and distance of intersection of all public roads, with their names and widths of cartway and right-of-way.

6. Grading and Storm Drainage Plan.

- A. (1) Existing and proposed contour lines at intervals of:
  - (a) Two feet (if slope is 15 percent or less).
  - (b) Five feet (if slope is over 15 percent).
- (2) These contour intervals shall be based on a field survey or photogrammetric procedure at the appropriate scale. Extrapolation from U.S.G.S. maps shall not be acceptable. The datum to which the contour elevations refer shall be stated on the plan.
- B. Natural features (if applicable, notes should appear on the plan indicating the absence of these features):
  - (1) Slope areas (differentiated by shadings or markings):
    - (a) Eight percent or less.
    - (b) Over eight percent and up to 12 percent.
    - (c) Over 12 percent and up to 15 percent.

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- (d) Over 15 percent and up to 25 percent.
  - (e) Over 25 percent.
  - (2) 100 year floodplain, flood prone and alluvial soils.
  - (3) Location and extend of various soil types with U.S. Soil Conservation Service characteristics, classifications and definitions for each.
  - (4) Wooded areas and tree masses.
  - (5) Wetlands and watercourses (as defined in Part 2, §201(2)), together with names, if any.
  - (6) Permanent and seasonal high and low water table areas.
  - (7) Rock outcrops and stone fields.
  - (8) Contours on adjacent land within 500 feet of the tract plotted from U.S.G.S. Quadrangle Maps and at contour intervals of 10 feet.
  - (9) Sinkholes and closed depressions.
- C. Street centerline data and stations corresponding to the profile.
- D. Storm Drainage.
- (1) Location and size of facilities with stations corresponding to the profile.
  - (2) Location of inlets and invert elevation of flow line and grade at the top of each inlet.
  - (3) Watershed areas for each drainage structure or swale.
  - (4) Property lines and ownership, with details of easements where required.
  - (5) Beginning and end of proposed construction.
  - (6) Location of all other drainage facilities and public utilities in the vicinity of storm drain lines.
  - (7) Hydraulic design standards for culverts, bridge structures and/or other storm facilities.
  - (8) Sewer lines, storm drains and culverts.

- E. Proposed grading, location and typical cross section of proposed drainage swales.

7. Utility Plan.

- A. If onlot sanitary sewage disposal systems are being proposed:

- (1) Existing and proposed contour lines at intervals of:
  - (a) Two feet (if slope is 15 percent or less).
  - (b) Five feet (if slope is over 15 percent) (contour intervals shall be based on a field survey or photogrammetric procedure).
- (2) Proposed location of wells.
- (3) Proposed or typical location of dwelling.
- (4) Proposed location of subsurface disposal field and alternate field.
- (5) Location of approved primary and secondary drainage fields, including percolation test holes and soil probe pits.
- (6) Permanent and seasonal high water table areas.

- B. If centralized sanitary sewers are being proposed:

- (1) Location and size of line with stations corresponding[??456] to the profile.
- (2) Location of manholes with invert elevation of flow line and grade at the tope of each manhole.
- (3) Property lines and ownership, with details of easements where required.
- (4) Beginning and end of proposed construction.
- (5) Location of laterals.
- (6) Location of all other drainage facilities and public utilities in the vicinity of sanitary sewer lines.

- C. If a municipal or public water system is being proposed:

- (1) Location and size of waterline, valves and fittings.

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- (2) Plans pertaining to water source as required by Appendix E.
    - (3) Fire hydrants.
  - D. If on lot water system is being proposed, location of all wells (existing and proposed).
  - E. Storm or sanitary sewer lines, storm drains and culverts.
- 8. Soil Erosion and Sedimentation Control Plan.
  - A. Shall be in accordance with the regulations of the Lehigh County Conservation District.
  - B. All stormwater runoff calculations shall be governed by the parameters set forth in Appendix D.
  - C. Existing and proposed contour lines at interval of:
    - (1) Two feet (if slope is 15 percent or less).
    - (2) Five feet (if slope is over 15 percent) (contour intervals shall be based on a field survey or photogrammetric procedure).
  - D. Natural Features.
    - (1) Slope area as required under §503(6)(B) of this Part.
    - (2) 100 year floodplain, flood prone and alluvial soils.
    - (3) Location and extent of various soil types with U.S. Soil Conservation Service characteristics, classifications and definitions for each.
    - (4) Wooded areas and tree masses.
    - (5) Wetlands and watercourses (as defined in Part 2, §201(2)), together with names, if any.
    - (6) Permanent and seasonal high and low water table areas.
    - (7) Rock outcrops and stone fields.
  - E. Storm or sanitary sewer lines, storm drains and culverts.
- 9. Road Profiles.
  - A. Profile of existing ground surface along centerline of street.

- B. Proposed centerline grade with percent of tangents and elevations at 50 foot intervals.
  - C. All vertical curve data including length, elevations and minimum sight distance as required by Part 10.
10. Sanitary Sewer, Water Distribution and Storm Drain Profiles.
- A. Profiles of existing ground surface water elevations at top of manholes or inlets.
  - B. Profile of storm drain, waterline or sanitary or storm sewer showing type and size of pipe, grade, cradle, manhole and inlet locations and invert elevations along flow line.
  - C. All line crossings of other utilities.
  - D. Invert elevations along flow line at manholes, inlets and at line crossing of other utilities.
11. Construction Details.
- A. Typical cross-section and specifications for street construction as required by Part 10.
  - B. Drainage swale cross-section and construction materials.
  - C. Pipe bedding details.
  - D. Storm drainage structures.
  - E. Sanitary sewer structures.
  - F. Water system appurtenances.
  - G. Curb and sidewalk details.
12. Landscaping and Street Lighting Plan.
- A. Parking lot plantings within the paved areas as required by §603(8) of the Salisbury Township Zoning Ordinance [Chapter 27].
  - B. Proposed buffer yards if required by §803(4) of the Salisbury Township Zoning Ordinance [Chapter 27].
  - C. Sizes, types and locations of shade and street trees and any other major proposed landscaping.

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- D. Detention pond fencing (including height and type) and required buffer yard landscaping as described in §§803(4)(D) and (4)(E) of the Salisbury Township Zoning Ordinance [Chapter 27].
- E. Existing wooded area and tree masses and an indication of which existing trees and plantings are to remain.
- F. Types, spacing and location of street lighting poles.
- G. Type and intensity of the proposed lamps.

(Ord. 6-97-429, 6/12/1997, §5.3)

### **§504. Supportive Documents and Information.**

1. General Information. All deed restrictions imposed as a condition of plan approval by the Township shall be referenced both in the deed of conveyance and as a note on the plan. The Planning Commission or Board of Commissioners may require the inclusion of any specific restrictive covenants which will carry out the purposes of this Chapter.
2. Certification of Public Water Supply System. If the subdivision or land development is to be served with water by an existing water company or authority, the developer shall submit a copy of a letter from such water company or authority which states that the company or authority can adequately serve the subdivision and which states any conditions required by the company or authority for the provision of services.
3. Certification of a Centralized Sewage Disposal System.
  - A. Public. If the subdivision or land development is to be served by an existing sewer company or authority, the developer shall submit a copy of a letter from the company or authority which states that the company or authority can adequately serve the subdivision or land development and which states any conditions required by the company or authority for the provision of services. The developer shall also submit a copy of the planning module application and information forwarded to the DEP. Planning module approval will be a condition of preliminary plan approval.
  - B. Private. If the subdivision or land development is to be served by a private centralized sewage disposal system, the developer shall submit a copy of the planning module application and information forwarded to the DEP. Planning module approval will be a condition of preliminary plan approval.
4. Certification of Onlot Sewage System. When the subdivision or land development is to be served by an individual onlot sewage disposal systems, the developer shall submit a copy of the planning module application and information forwarded to

the DEP. Planning module approval will be a condition of preliminary plan approval.

5. Storm Drainage Calculations. All calculations prepared by a registered professional engineer (which shall be in accordance with Appendix D) relating to facilities appearing on the grading and storm drainage plan shall be submitted for review by the Township Engineer.
6. Highway Occupancy Permit. If a subdivision or land development plan will require access to a street or highway under the jurisdiction of the Commonwealth of Pennsylvania Department of Transportation (PennDOT), the developer shall obtain and produce to the Township a highway occupancy permit approved by PennDOT, or evidence of the submission of an application to PennDOT, for access to any adjoining State highway. A note shall be placed on the submitted plan which states that 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 access to a State highway is permitted.
7. Traffic Impact Studies. Any subdivision or land development meeting any of the following requirements shall submit a traffic study report meeting the requirements of §509 of this Part.
  - A. Where a subdivision or land development is estimated to generate 500 trips per day or more (as based on the generation rates included in the Institute of Transportation Engineers, Trip Generation Manual, the latest edition).
  - B. A subdivision or land development consisting of the following:
    - (1) Residential: 50 or more dwelling units.
    - (2) Commercial: 15,000 square feet or more of total floor area.
    - (3) Office: 15,000 square feet or more of total floor area.
    - (4) Industrial: 40,000 square feet or more of total floor area of any trucking company terminal.
    - (5) Institutional: 20,000 square feet or more of total floor area.
  - C. Any use or combination of uses on a lot or on a tract including contiguous lots in common ownership which would collectively or cumulatively generate 500 or more trips per day including existing uses at the time of subdivision or land development submission.

(Ord. 6-97-429, 6/12/1997, §5.4)





## Part 6

### Final Plan for Major Subdivisions and Land Development

#### **§601. Purpose.**

The purpose of the final plan is to require formal approval by the Board of Commissioners before plans for all major subdivisions and land developments are recorded. (Ord. 6-97-429, 6/12/1997, §6.1)

#### **§602. Submission and Review Procedure.**

1. Final Plan Submission Required. A final plan submission for each major subdivision and/or land development must be submitted by the applicant and reviewed in accordance with the provisions of this Chapter and any other ordinances and regulations of the Township. The final plan shall be submitted prior to the expiration of the five year protection prior set forth in the MPC and in sufficient time to permit timely completion of the public improvements required under the final plan.
2. Required Submission.
  - A. The applicant shall submit to the Officer at least 25 days prior to a regularly scheduled Planning Commission meeting:
    - (1) The required application fee and escrow deposit as set forth in the Township Fee Schedule.
    - (2) 15 copies of the application form (see Appendix A), and two copies of the final plan checklist (see Appendix B).
    - (3) 15 copies of the final subdivision and/or land development plan.
    - (4) 15 copies of all supporting documents.
3. Initial Actions by the Officer.
  - A. The Officer shall review the submission for completeness.
  - B. If the Officer determines that the submission is lacking additional sets of plans and supporting documents as may be required in §602(2). The applicant shall submit such additional copies of plans and supporting documents to the Officer within five days from the date of such notification that §602(2) has not been met. A submission will not be accepted and plans will not be processed until §602(2) is met.

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- C. The Officer shall retain in the Township files one copy of the application form, final plan checklist, final subdivision plan and a set of supporting documents.
- D. After the Officer determination that the submission requirements of §602(2)(A) have been met, he/she shall forward copies of the plan and supporting documents to the following agencies and persons to review:

<b>Agency or Person to Receive Copy of Plan</b>	<b>Copies of Plan</b>	<b>Copies Supportive Documents</b>
Each Planning Commission Member	1	1
Planning Commission Solicitor	1	1
Township Engineer	2	2
Township Sewage Enforcement Officer	1*	1*
Pa. Dept. of Transportation	1*	1*
Township Police Department	1*	1*
Township Fire Department	1*	1*
Township Recreation Commission	1*	1*

\*If applicable or appropriate

- E. The applicant is required to make a formal submission to the County Planning Commission and the County Conservation District. The Officer will not forward the plan and supporting documents to these agencies, but will notify these agencies in writing that a submission has been made to the Township and that comments should be forwarded to the Township office within 30 days.
  - F. The Officer shall forward to the Township Planning Commission, at least five days prior to the next regularly scheduled meeting of the Township Planning Commission, a copy of the application form, final subdivision plan and supporting documents.
4. Review by Township Engineer and SEO.
- A. The Officer shall forward the plan to the Township Engineer and SEO, if applicable, for review. The Township Engineer and SEO, if applicable, shall prepare their reports and recommendations on the engineering and technical aspects of the plan for submission to the Township Planning Commission.

- B. The Township Engineer and the SEO may make additional reports and recommendations to the Township Planning Commission at any time during the review of the plan.
5. Planning Commission Review for Completeness. Based upon the review of the plan by the Township Engineer and/or the Officer against the plan checklist, the Planning Commission shall have the authority to determine whether a submission is significantly incomplete. If the submission is determined by the Commission to be significantly incomplete, the plan shall be considered to have not been officially accepted by the Township. In such case, the filing and review fees shall be returned to the applicant, along with any escrow deposits minus the cost of Township legal and engineering reviews up to that point in time. If the Commission does not make a motion on the matter, then the submittal shall be considered to be accepted. A reviews up to that point in time. If the Commission does not make a motion on the matter, then the submittal shall be considered to be accepted. A determination that a plan is significantly incomplete shall occur at a meeting of the Planning Commission within 30 days after a duly filed submittal. If a plan is not accepted, no further action is required by the Township and no deemed approval shall occur.
6. Review by the Township Planning Commission. The Township Planning Commission shall review and recommend approval, conditional approval or denial of the final subdivision and/or land development plan submitted to the Township as hereinafter set forth. Within the time required by the MPC (unless the applicant grants a written extension of time for the Township review process, and the Township Board of Commissioners agrees to the extension), the Planning Commission shall:
  - A. Review all applicable reports received from the agencies and officers listed in §§602(3)(D) and (3)(E).
  - B. Determine whether the plan meets the objectives and requirements of this Chapter and any other applicable ordinances, statutes and regulations.
  - C. Review the plan with the applicant, his agent or representative and recommend any needed revisions so that the submissions will conform to this Chapter.
  - D. Recommend approval, conditional approval or denial of the plan within the time limits and in the manner specified in the MPC.
7. Recommendation by the Township Planning Commission.
  - A. The recommendation of the Township Planning Commission shall be in writing and shall be communicated to the applicant, not later than 15 days following the date of the recommendation, by mailing a copy of the recommendation to the applicant at his last known address.

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- B. In the event the plan is recommended for disapproval, the decision shall specify the defects found in the plan, shall describe the requirements which have not been met and shall cite the provisions of the ordinance or other applicable statute or ordinance relied upon which has not been satisfied or complied with by the applicant.
  - C. Failure of the Township Planning Commission to make a recommendation and communicate it to the applicant within the time and manner required by the MPC shall be deemed a recommendation for approval of the plan as presented unless the applicant has agreed, in writing, to an extension of time or a change in the prescribed manner for communication of the decision.
8. Review by the Board of Commissioners.
- A. The applicant shall submit 10 copies of the final plan and all supporting documents to the Township Planning and Zoning Office at least 21 days prior to a regularly scheduled Board of Commissioners meeting.
  - B. The Township Commissioners shall review the final plan, the written reports and recommendations of the Township Planning Commission, the County Planning Commission, the Township Engineer and any other applicable reports. The Board of Commissioners may require such changes and modifications as they shall deem necessary or advisable in the public interest.
  - C. The Board of Commissioners shall, within the time required by law, unless such time shall be extended with the approval of the applicant, render its final decision by approving, approving with conditions or rejecting the final plan.
9. Decision by the Board of Commissioners.
- A. The decision of the Board of Commissioners shall be in writing and shall be communicated to the applicant not later than 15 days following the date of the decision, by mailing a copy of the decision to the applicant at his last known address.
  - B. (1) The approval of the final plan by the Board of Commissioners shall not constitute an acceptance of the dedication of any street or other proposed public way, space or area shown on the final plan.  
(2) If the Board of Commissioners elects to accept lands offered for dedication, the applicant shall provide the Township:
    - (a) A legal description of the area to be dedicated.

- (b) An attorney's opinion of record title or a title insurance policy issued by a reputable title insurance company authorized to transact business within the Commonwealth of Pennsylvania deemed acceptable to the Township and issued in an amount deemed reasonable by and acceptable to the Township. Such documents shall state that the title is in fee simple, and that title is good, free and unencumbered. Any title insurance policy premium shall be paid by the applicant.
- C. When the final plan submission is disapproved, the decision shall specify the defects found in the submission, shall describe the requirements which have not been met, and shall cite the provisions of this Chapter or other applicable statute or ordinance relied upon in each case.
- D. Failure of the Board of Commissioners to render a decision and communicate it to the applicant within the time and in the manner specified in the MPC shall be deemed an approval of the plan as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of communication of the decision.

(Ord. 6-97-429, 6/12/1997, §6.2)

**§603. Final Plan Requirements.**

1. All final plan submittals shall include all of the information that was required at the time of preliminary plan submittal (see §503), the additional information listed below in this §603, and any other applicable provisions of this Chapter. If specific technical supporting documents, such as stormwater calculations, are identical to those submitted at the preliminary stage, the Township may waive the requirement to submit additional copies of those items.
2. Additional Final Plan Requirements.
  - A. A property survey shall have been performed of the boundary of the entire tract, and evidence of such survey shall be presented.
  - B. Easements shall be placed on the land providing for:
    - (1) Clear sight triangle easements (see §1011(7)).
    - (2) All utility, drainage, maintenance, pedestrian, open space or other easements, as required or needed.
  - C. Required Plan Notations. The following wording shall be required to be placed as notes on any final subdivision or land development plan, as applicable:

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- (1) A highway occupancy permit approved by PennDOT, or evidence of the submission of an application to PennDOT, for access to any adjoining State highway. A note shall be placed on the plan which states that Highway Occupancy Permit is required pursuant to §420 of the Act of June 1, 1945, P.L. 1242, No. 428, known as the "State Highway Law," before driveway access to a State highway is permitted.
- (2) Wells and sewage disposal systems shall be constructed in accordance with standards of the Township and the Pennsylvania Department of Environmental Protection.
- (3) Individual owners of lots must receive approval from the Township Sewage Enforcement Officer for a sewage permit prior to undertaking the construction of an onlot sewage disposal system or a building that will need to be served by such a system.
- (4) The Planning Commission and Board of Commissioners have not passed upon the feasibility of any individual lot or location without a lot being able to sustain any type of well or sewage disposal system.
- (5) A note specifying the required monetary contribution for recreation purposes, if a monetary contribution in lieu of open space is being provided.
- (6) A note specifying that open space area(s), detention pond(s), street(s), additional rights-of-way and any other areas being offered for dedication to Township.
- (7) A note specifying any waivers granted by the Board of Commissioners from any sections of the subdivision and land development ordinance.

(Ord. 6-97-429, 6/12/1997, §6.3)

### **§604. Supportive Documents and Information.**

1. Deed Restrictions. The following supportive documents and information shall accompany the final plan submission.
  - A. All deed restrictions imposed as a condition of plan approval by the Township shall be referenced both in the deed of conveyance and as a note on the plan.
  - B. The Board of Commissioners may require the inclusion of any specific restrictive covenants which will carry out the purpose of this Chapter.
2. Nondedicated (Private) Streets and Open Space Agreements. An agreement for any street or common open space area not offered for dedication shall state who is

responsible for the improvement and maintenance of such streets and/or common space areas. In the event a condominium or homeowners association is to be responsible for said streets, or common open space, the developer shall remain responsible until such association is legally organized and operational.

3. Utilities Agreements and Permits.
  - A. All signed agreements or contracts with utility companies, water companies or authorities or sewage companies or authorities for the provision of services to the subdivision.
  - B. Approval letters from all appropriate Federal and State agencies of any private centralized water supply system or sewage disposal system.
4. Storm Drainage Calculations. All calculations prepared by a registered professional engineer relating to facilities appearing on the grading and storm drainage plan shall be submitted for review by the Township Engineer. (see Appendix D.)
5. Development Statement and Schedule. A statement setting forth in detail the character of the improvements the applicant proposes to make on the property to be developed and a development schedule indicating the approximate date when construction can be expected to begin and to be completed.
6. Legal Description. Legal descriptions of roadways, additional rights-of-way, detention ponds, recreational/open space areas and easements to be dedicated to the Township.
7. Highway Occupancy Permit. A highway occupancy permit shall be submitted for work to be undertaken in any PennDOT right-of-way.
8. Public Improvements. Forms provided by the Township Engineer delineating the amount of all public improvements.

(Ord. 6-97-429, 6/12/1997, §6.4)





## Part 7

### Minor Subdivision, Resubdivision, Lot Consolidation Plans

#### §701. Purpose.

Classification of a proposed subdivision as a minor subdivision, resubdivision, or lot consolidation plan permits the developer and Township to utilize a simplified procedure for reviewing such subdivision prior to approval and recording. (Ord. 6-97-429, 6/12/1997, §7.1)

#### §702. Minor Subdivision and Resubdivision Submission and Review Procedures.

1. Plan Submission. A plan labeled a preliminary/final minor subdivision plan for a proposed minor subdivision or a plan labeled a preliminary/final resubdivision plan for a proposed resubdivision, containing information in accordance with the provisions of this Part shall be submitted by each applicant. (Section 707 addresses the review procedures and plan requirements for a lot consolidation plan).
2. Submission Deadline and Plan Requirements. The applicant shall submit to the Township Planning and Zoning Office at least 25 days prior to a regularly scheduled Planning Commission meeting:
  - A. The required application fee and escrow deposit as set forth in the Township Fee Schedule.
  - B. Two copies of the application form (see Appendix A), and the Plan Checklist (see Appendix B).
  - C. 15 copies of the plan.
  - D. 15 copies of all supporting documents. All sheets for any submitted plan shall be folded so that title of each plan appears in the upper or lower right hand corner of the sheet.
3. Initial Actions by the Planning and Zoning Officer.
  - A. The Officer shall review the submission to determine compliance with §702(2).
  - B. If the Officer determines that the submission is lacking additional copies of the plan and supporting documents as may be required in §702(2). The applicant shall submit such additional copies of the plan and supporting documents to the Officer within five days from the date of notification that

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§702(2) has not been met. A submission will not be accepted and plans will not be processed until §702(2) is met.

- C. The Officer shall retain in the Township files the application fee receipt and one copy of the application form, final plan checklist, the plan and supporting documents.
- D. After the Officer determines that the submission requirements of §702(2) have been met, he/she shall forward copies of the plan and supporting documents to the following agencies and persons for review:

<b>Agency or Person to Receive Copy of Plan</b>	<b>Copies of Plan</b>	<b>Copies of Supporting Documents</b>
Planning Commission Member	1	1
Planning Commission Solicitor	1	1
Township Engineer	2	2
Township Sewage Enforcement Officer	1*	1*
Pa. Dept. of Transportation	1*	1*
Township Police Department	1*	1*
Township Fire Department	1*	1*

\*If applicable or appropriate.

- E. The applicant is required to make a formal submission to the County Planning Commission and possibly the County Conservation District. The Officer will not forward the plan and supporting documents to these agencies, but will notify these agencies in writing that a submission has been made to Salisbury Township and that comments should be forwarded to the Township within 30 days.
  - F. The Officer shall forward to the Township Planning Commission, at least five days prior to the next regularly scheduled meeting of the Township Planning Commission, a copy of the application form, plan checklist, and plan and supporting documents.
4. Review by Township Engineer and SEO.
- A. The Officer shall forward the plan to the Township Engineer and the SEO, if applicable, for review. The Township Engineer and SEO, if applicable, shall review the plan and prepare their reports and recommendations on the technical and engineering considerations for submission to the Township Planning Commission. Comments should be forwarded to the Township of-

office at least five days prior to the next regularly scheduled Planning Commission meeting.

- B. The Township Engineer and the SEO may make additional reports and recommendations to the Planning Commission at any time during the review of the plan.
5. **Planning Commission Review for Completeness.** Based upon the review of the plan by the Township Engineer and/or the Officer against the plan checklist, the Planning Commission shall have the authority to determine whether a submission is significantly incomplete. If the submission is determined by the Commission to be significantly incomplete, the plan shall be considered to have not been officially accepted by the Township. In such case, the filing and review fees shall be returned to the applicant, along with any escrow deposits minus the cost of Township legal and engineering reviews up to that point in time. If the Commission does not make a motion on the matter, then the submittal shall be considered to be accepted. A determination that a plan is significantly incomplete shall occur at a meeting of the Planning Commission within 30 days after a duly filed submittal. If a plan is not accepted, no further action is required by the Township, and no deemed approval shall occur.
  6. **Review by the Township Planning Commission.** The Township Planning Commission is hereby delegated by the Board of Commissioners of Salisbury Township the power, duty and authority to review and grant approval, conditional approval or denial of any plan for a minor subdivision, a resubdivision, or a lot consolidation plan submitted to the Township as hereinafter set forth. Within the time limits specified by the MPC, unless the applicant grants a written extension of time for the Township review process, the Planning Commission shall:
    - A. Review all applicable reports received from the agencies and officers listed in §702(3)(E).
    - B. Determine whether the plan meets the objectives and requirements of this Chapter, and other applicable ordinances and statutes.
    - C. Review the plan submission with the applicant, his agent or representative and recommend any needed revisions so that the submission will conform to this Chapter.
    - D. Approve, conditionally approve, or deny the plan within the time limits and in the manner specified by the MPC.
  7. **Decision by the Township Planning Commission.**
    - A. The decision of the Township Planning Commission shall be in writing and shall be communicated to the applicant, not later than 15 days following the date of the decision, by mailing a copy of the decision to the applicant at his last known address.

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- B. In the event the plan is denied, the decision shall specify the defects found in the plan, shall describe the requirements which have not been met and shall cite the provisions of the ordinance or statute relied upon which have not been satisfied or complied with by the applicant.
- C. Failure of the Planning Commission to render a decision and communicate it to the applicant within the time and in the manner required by the MPC shall be deemed an approval of the plan as presented unless the applicant has agreed, in writing, to an extension of time or a change in the pre-described manner of communication of the decision.
- D. The applicant shall have the right to appeal the decision of the Planning Commission to the Court of Common Pleas of Lehigh County, Pennsylvania, within the time limits and in the manner prescribed by the MPC.

(Ord. 6-97-429, 6/12/1997, §7.2)

### **§703. Plan Requirements.**

- 1. Drafting Standards.
  - A. Plans shall be prepared on a standard sheet of 18 inches by 24 inches, 24 inches by 36 inches, 30 inches by 42 inches or 36 inches by 48 inches.
  - B. All information shall be legibly and accurately presented.
  - C. The plan shall be drawn at one of the following scales: one inch equals 20 feet; one inch equals 30 feet; one inch equals 50 feet.
  - D. All dimensions shall be set in feet and decimal parts thereof, and bearings shall be set in degrees, minutes and seconds.
  - E. Each sheet shall be identified, numbered and shall show its relationship to the total number of sheets.
  - F. Plans shall be so prepared and shall bear an adequate legend to indicate clearly what features are proposed.
  - G. When the plan is a revision of a previously approved plan, the date of each revision shall be noted.
  - H. The perimeter boundary line of the tract(s) of land comprising the minor subdivision or the resubdivision shall be shown as a solid heavy line on the plan.
- 2. General Information. The plan shall provide the following information:




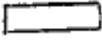



- A. Name and location of minor subdivision or resubdivision.
- B. Names and addresses of every:
  - (1) Landowner (legal and equitable, if any).
  - (2) Applicant.
  - (3) Developer.
  - (4) Adjoining property owners, including those across adjacent roads.
  - (5) Corporate officers.
- C. The landowner's statement of intent (see, Appendix C).
  - (1) The landowner shall acknowledge said statement of intent before an officer authorized to take acknowledgments.
  - (2) The seal of a notary public or other qualified officer shall be impressed to the plan acknowledging the landowner's statement of intent.
- D. The name, address, signature, certification and seal of the professional land surveyor responsible for the tract perimeter survey and property line surveying aspects of the plan, and the name, address, signature, certification and seal of the professional engineer responsible for all of the engineering aspects of the plan in conformity with the Pennsylvania Engineer, Land Surveyor and Geologist Registration Law, Act of May 23, 1945, P.L. 913, as amended, as found at 63 P.S. §148 et seq., except that this requirement shall not preclude the acceptability of the preparation of a plat by a landscape architect in accordance with the Act of January 24, 1966 (1965) P.L. 1527, No. 535), know as the Landscape Architects Registration Law, when it is appropriate to prepare the plat using professional services as set forth in the definition of the "practice of landscape architecture" under §2 of the act. (see, professional engineer's and professional land surveyor's, or professional landscape architect's statement, Appendix C).
- E. Review/approval/recording signature blocks (see Appendix C):
  - (1) Township Planning Commission.
  - (2) Township Engineer.
  - (3) County Planning Commission.
  - (4) Lehigh County Recorder of Deeds.

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- F. Location map drawn at a scale of one inch equals 1000 feet or other scale acceptable to the Township, showing the relation of the site to adjoining properties and to all streets, roads, municipal boundaries, zoning districts, watercourses, and any areas subject to flooding within 1000 feet of any part of the property.
  - G. North arrow.
  - H. Graphic and written scale.
  - I. Date of plan and all subsequent revision dates.
  - J. Boundaries of all adjoining properties with names of landowners.
  - K. The deed book volume and page number, as entered by the County Recorder of Deeds, referencing the latest source of title to the land being subdivided or resubdivided (with copy of the most recent deed(s) submitted with the plan).
  - L. Tax map parcel, block and lot number for the tract being subdivided or re-subdivided.
3. Location of Natural Features on the Site and Within 100 Feet of the Site. The following information regarding the location of natural features and natural features within 100 feet of the site shall be shown on the plan (If applicable, notes shall appear on the plan indicating the absence of these features.):
- A. Contour line based on a recent field survey, and/or photogrammetric procedures at vertical intervals of not more than two feet for land with an average natural slope of five percent or less, and at intervals of not more than five feet for land with an average natural slope exceeding five percent.
  - B. Shadings or markings differentiated the slopes noted below shall be illustrated on the plan:
    - (1) Eight percent or less slope.
    - (2) Over eight percent and up to 12 percent slope.
    - (3) Over 12 percent and up to 15 percent slope.
    - (4) Over 15 percent and up to 25 percent slope.
    - (5) Over 25 percent slope.
  - C. Permanent and seasonal high and low water table areas.

- D. Rivers, streams, creeks, rivulets, watercourses, lakes, ponds, dammed waters, springs, wetlands and all other bodies or channels of conveyance of surface and underground water with names, if any.
  - E. 100 year floodplain, flood prone and alluvial soil areas.
  - F. Location and extent of various soil types with U.S. Soil Conservation Service definitions and the characteristics and classifications for each.
  - G. Rock outcrops and stone fields.
  - H. Wooded areas and significant tree masses.
4. Boundary Line of Tract. The plan shall provide:
- A. The boundary lines of the area being subdivided or resubdivided:
    - (1) The boundaries of the lots being newly created or resubdivided shall be determined by accurate field survey, closed with an error not to exceed one in 10,000 and balanced.
    - (2) The boundaries of any residual tract which is 10 acres or less shall be determined by accurate field survey, closed with an error not to exceed one in 5,000 and balanced.
    - (3) The boundaries of any residual tract which is greater than 10 acres may be determined by deed.
  - B. Location and type of all existing monuments.
5. Location of Existing Manmade Features on the Site and Within 100 Feet of the Site. The following information regarding the location of existing manmade features on the site and within 100 feet of the site shall be shown on the plan:
- A. Sufficient bearings, lengths of lines, radii, arc lengths, street rights-of-way and cartway widths, and right-of-way 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.
  - B. Existing lot layout on the site.
  - C. State or Federally registered historic sites or structures, including names and descriptions.
  - D. Sanitary sewer and water lines.
  - E. Stormwater lines, drains and culverts.

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- F. Utility easements and restrictive covenants and easements for purposes which might affect development.
6. Zoning Requirements.
- A. Applicable district.
  - B. Lot size and yard requirements.
  - C. Building setback lines.
7. Proposed Layout.
- A. Total acreage of site.
  - B. Proposed lot layout with identification number and total number of lots.
  - C. Lot width, depth and area.
  - D. Rights-of-way, restrictive covenants and easement for all drainage, utilities and other purposes which might affect development.
  - E. Open space areas and recreation areas.
  - F. The following items shall be shown on the plan using the symbols shown:
    -  Dwelling or structure
    -  Well
    -  Septic tank
    -  Primary leach field
    -  Secondary leach field
    -  Approved soil probe location
    -  Approved percolation test location
- G. Any storm drainage facilities and structures.
  - H. Street trees (species and locations).
  - I. Buffer area, if applicable.
8. Covenant.



- A. All deed restrictions imposed as a condition of plan approval by the Township shall be referenced both in the deed of conveyance and as a note on the plan.
  - B. The Planning Commission may require the inclusion of any specific restrictive covenants which will carry out the purposes of this Chapter.
9. Additional Information. The Planning Commission may require submission of any additional information required for the final plan of a major subdivision under Part 6.

(Ord. 6-97-429, 6/12/1997, §7.3)

**§704. Supporting Documents and Information.**

- 1. Names and Addresses of Surrounding Property Owners. The applicant shall furnish to Township a list of the names and addresses of all property owners within 150 feet of the subject site so that the Township may notify surrounding property owners of the proposed plan.
- 2. Planning Module. The applicant shall submit a copy of the planning module application and information forwarded to the Pennsylvania Department of Environmental Protection (as required by the Pennsylvania Sewage Facilities Act, Act 537, as amended), if applicable.

(Ord. 6-97-429, 6/12/1997, §7.4)

**§705. Recreation Contribution.**

- 1. Each applicant for a proposed minor subdivision shall provide monetary compensation to the Township for the purpose of permitting the Township to provide recreational services and facilities for the residents of the area.
- 2. The amount of monetary compensation to be paid to the Township shall be the base fee amount per dwelling unit established by resolution by the Board of Commissioners as amended from time to time.
- 3. A note indicating that the applicant shall be required to provide monetary compensation to the Township for recreational purposes shall be placed on the plan.
- 4. The monetary compensation for recreational purposes shall be paid by the applicant after the applicant has received plan approval by the Planning Commission and prior to the applicant's recordation of the plan with the Lehigh County Recorder of Deeds.

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5. The recreation contribution when paid by the applicant shall be placed in the Township's Recreation Account.

(Ord. 6-97-429, 6/12/1997, §7.5)

### **§706. Limitations Upon Use of Minor Subdivision Submission and Review Procedures.**

No more than one minor subdivision or resubdivision plan may be approved for the same original tract, or the substantially same original tract, by utilizing the expedited submission and review procedures set forth in this Chapter 7 within a period of five years. All proposed subdivisions or resubdivisions on the same original tract, or the substantially same original tract, within said five year period shall follow the Township submission procedures and requirements for major subdivisions.

(Ord. 6-97-429, 6/12/1997, §7.6)

### **§707. Lot Consolidation Plans.**

1. Plan Submission. A plan labeled a preliminary/final lot consolidation plan for a proposed lot consolidation, or lot line deletion for the purpose of combining two or more lots, containing information in accordance with this Section, shall be submitted by each applicant.
2. Review of Plans.
  - A. The applicant shall submit to the Township Planning and Zoning Office at least 25 days prior to a regularly scheduled Planning Commission meeting:
    - (1) The required application fee and escrow deposit as required in the Township Fee Schedule.
    - (2) Two copies of the application form (see Appendix A) and plan checklist (see Appendix B).
    - (3) 10 copies of the plan and any supporting documentation.

All sheets submitted shall be folded so that the title of each plan appears in the upper or lower right hand corner of the sheet.

- B. The plans will be reviewed for completeness, distributed and reviewed for approval as described in §§702(3)(5) and (6) except that the plan shall only be distributed to the Planning and Zoning Officer, Planning Commission and County Planning Commission for review, unless some other Township Ordinance or State or Federal regulation requires review by some other outside agency. Upon review of the plans, the Planning Commission may re-

quire that the applicant submit additional information as required in §§703 or 704 of this Chapter or may request that an additional agency or person (listed in §702(3)(E)) review such plans and submit comments or recommendations.

3. Plan Requirements.

A. Drafting Standards. Lot consolidation plans may be submitted on 8 1/2 inch by 11 inch sheets along with the proposed deed description, but the plans shall meet all other requirements listed in §703(1) for drafting requirements for minor subdivisions or resubdivisions.

B. General Information. The plan shall provide the following information:

- (1) Name and location of the lot consolidation plan.
- (2) Names and addresses of every:
  - (a) Landowner (legal and equitable, if any).
  - (b) Applicant.
  - (c) Developer.
  - (d) Corporate officers.
- (3) The landowner's statement of intent (see Appendix C).
  - (a) The landowner shall acknowledge said statement of intent before an officer authorized to take acknowledgements.
  - (b) The seal of a notary public or other qualified officer shall be impressed to the plan acknowledging the landowner's statement of intent.
- (4) The name, address, signature, certification and seal of the professional land surveyor responsible for the tract perimeter survey and property line surveying aspects of the plan, and the name, address, signature, certification and seal of the professional engineer responsible for all of the engineering aspects of the plan in conformity with the Pennsylvania Professional Engineers Registration Law, Act of May 23, 1945, P.L. 913, as amended, as found at 63 P.S. §148 et seq., except that this requirement shall not preclude the acceptability of the preparation of a plat by a landscape architect in accordance with the Act of January 24, 1966 (1965 P.L. 1527, No. 535), know as the Landscape Architects Registration Law, when it is appropriate to prepare the plat using professional services as set forth in the definition of the "Practice of Landscape Architecture" under §2 of that act. (see, profes-

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sional engineer's and professional land surveyor's statements, Appendix C).

- (5) Review/approval/recording signature blocks (see Appendix C) for:
    - (a) Township Planning Commission.
    - (b) County Planning Commission.
    - (c) Lehigh County Recorder of Deeds.
  - (6) North arrow.
  - (7) Graphic and written scale.
  - (8) Date of plan and all subsequent revision dates.
  - (9) The deed book volume and page number, as entered by the County Recorder of Deeds, referencing the latest source of title to the land being consolidated (with a copy of the most recent deeds submitted with the plan).
  - (10) Tax map parcel, block and lot number for the tracts being consolidated.
  - (11) Zoning requirements.
    - (a) Applicable zoning district.
    - (b) Lot size and yard requirements.
    - (c) Building setback lines.
    - (d) Zoning variances, including description and date of action.
- C. Boundary lines of tract. The plan shall provide:
- (1) The boundary lines of the area being consolidated.
    - (a) The boundaries of the lots being consolidated shall be determined by accurate field survey, closed with an error not to exceed one in 10,000 and balanced.
    - (b) Any plans with a residual tract shall be considered a resubdivision and shall meet the requirements of §§702 through 706 of this Chapter.
- D. Proposed Layout.

- (1) Total acreage of site.
- (2) Proposed lot layout with identification number and total number of lots.
- (3) Lot width, depth and area.
- (4) Rights-of-way, restrictive covenants and easements for all drainage, utilities and other purposes which might affect development.

E. Covenant.

- (1) All deed restrictions imposed as a condition of plan approval by the Township shall be referenced both in the deed of conveyance and as a note on the plan.
- (2) The Planning Commission may require the inclusion of any specific restrictive covenants which will carry out the purposes of this Chapter.

F. Supporting Documents and Information. The applicant shall furnish to Township a list of the names and addresses of all property owners within 150 feet of the subject site so that the Township may notify surrounding property owners of the proposed plan.

(Ord. 6-97-429, 6/12/1997, §7.7)



**Part 8**

**Completion of Improvements, Improvements Agreement and Financial Security**

**§801. Completion of Improvements.**

No subdivision or land development plan shall be finally approved unless the streets, sidewalks, curbs, gutters, street lights, fire hydrants, street trees, water mains, sanitary sewers, storm sewers, stormwater management facilities and other related drainage facilities, recreational facilities, buffer or screen plantings and other improvements required under this Chapter, and any other applicable Township ordinance, have been constructed and installed in accordance with the Township's ordinances and construction standards and specifications. (Ord. 6-97-429, 6/12/1997, §8.1)

**§802. Guarantees in Lieu of Completion of Improvements Prior to Final Plan Approval.**

1. In lieu of the completion of any improvements required for final or preliminary/final plan approval, and as a condition prerequisite for final or preliminary/final plan approval, the developer shall execute a developer's improvements agreement prepared by the Township Solicitor and the developer shall deliver to the Township financial security, in a form and manner deemed acceptable to the Board of Commissioners, to guarantee the construction and installation of the required improvements.
2. The developer's improvements agreement shall, inter alia, include provisions whereby the developer agrees:
  - A. To construct or cause to be constructed, at developer's own expense, all streets, curbs, sidewalks, sanitary sewers, water supply and distribution systems, fire hydrants, stormwater management facilities, monuments and markers, street lights, street signs, street trees, buffer or screen plantings and landscaping, recreation and open space facilities, or any other improvements shown on the approved final or preliminary/final plan as depicted on the plan and in accordance with the requirements of this Chapter and the Township's design/construction standards and specifications.
  - B. To maintain, at developer's own cost, the said streets, curbs, sidewalks, sanitary sewers, water supply and distribution systems, fire hydrants, stormwater management facilities, street lights, street signs, street trees, buffer or screen plantings and landscaping, recreation and open space facilities, and any other improvements shown on the final or preliminary/final plan until the same are accepted by resolution of the Township Board of Commissioners.

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- C. To repair, at developer's own expense, the required improvements for reasons of lack of structural integrity, failure to properly function, defective workmanship or materials, or otherwise, as directed by the Township for a period of 18 months after the Township's inspection and certification of acceptance of the developer's completed improvements.
- D. To pay all of the Township's reasonable administrative, inspection, engineering and legal fees as related to the review and processing of the subdivision or land development and the creation and enforcement of the developer's improvements agreement.
- E. To obtain any easements or releases which may be necessary for the construction of any improvement which traverses lands of persons other than the developer. Any such easement or release shall inure to the benefit of the Township, as well as to the developer.
- F. To exonerate, indemnify and hold harmless the Township, its officers, engineers and solicitors, its appointees and employees, and its other agents, independent contractors and assigns, from liability arising from the developer's construction or development of the subdivision or land development.
- G. To prevent soil erosion, sedimentation and water damage to the subject and adjacent properties.
- H. To make provisions and be responsible, at developer's own cost and expense, for removing all mud, litter and/or debris on roads in the Township resulting from any vehicles and equipment leaving the subdivision or land development and entering onto streets within the Township.
- I. To be responsible for and repair, at the developer's own cost and expense, any damage done to any existing streets within the Township and the Township's water and sewer systems as a result of, or in connection with, the performance of any work related to the subdivision and land development.
- J. To maintain general liability, property damage and any other required insurance in forms and amounts deemed acceptable to the Township, naming the Township, its agents, building/zoning inspectors, officials, employees and authorized representatives, as an additional insured.
- K. To dedicate to the Township by deed, in a form and manner deemed acceptable to the Township Solicitor, any streets, stormwater management areas and facilities, open space areas or other lands, intended for dedication to, and accepted by, the Township.
- L. To transfer to the Township by bill of sale, in a form and manner deemed acceptable to the Township Solicitor, any water, sanitary sewer and storm sewer mains, lines and facilities, and to provide to the Township as-built



plans certified by the developer's engineer for any constructed streets, water, sanitary sewer, storm sewer mains and lines and storm sewer drainage facilities to be conveyed or transferred to the Township, as well as any other underground utilities constructed in or for the subdivision or land development.

(Ord. 6-97-429, 6/12/1997, §8.2)

### **§803. Release of Plan.**

The final or preliminary/final plan shall not be signed by the Township and shall not be released by the Township to the developer for recording until the developer shall have executed the required developer's improvements agreement and shall have delivered the required financial security deemed acceptable to the Township.

(Ord. 6-97-429, 6/12/1997, §8.3)

### **§804. Expiration of Conditional Plan Approval.**

1. The Board of Commissioner's resolution of conditional final or preliminary/final plan approval shall expire and be deemed to be automatically rescinded and revoked upon developer's failure to accept or reject the conditions of approval within such time as shall be established by the Township.
2. The Board of Commissioner's resolution of conditional final or preliminary/final plan approval shall expire and be deemed to be automatically rescinded and revoked if the developer's improvements agreement is not executed and financial security posted by the developer within 90 days after conditional final or preliminary/final plan approval by the Board of Commissioners, unless a written extension is granted by the Board of Commissioners, which extension shall not be unreasonably withheld and which extension request shall be initiated and placed in writing by the developer.

(Ord. 6-97-429, 6/12/1997, §8.4)

### **§805. Form and Amount of Financial Security.**

1. Without limitation as to other types of financial security which the Board of Commissioners may approve, which approval shall not be unreasonably withheld, Federal or Commonwealth chartered lending institution irrevocable letters of credit and restrictive or escrow accounts in such lending institutions shall be deemed acceptable financial security.
2. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the fi-

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nancial security, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth.

3. In evaluating the reasonableness of accepting financial security proposed to be posted by the developer with a bonding company, which financial security the Township may approve, Township shall make the determination that the bonding company satisfied at least the following criteria:
  - A. The bonding company is financially sound.
  - B. The bonding company is reputable, reliable and reasonably prompt in performance on its surety bonds and any claims made on its surety bonds.
  - C. The bonding company has a Best rating of A, or better.
  - D. The bonding company is in good standing with and authorized to transact business in the Commonwealth of Pennsylvania.
4. The financial security shall provide for, and secure to the public, the completion of all required improvements within the time period fixed in the developer's improvements agreement for completion of the improvements.
5. The developer shall deliver financial security to guarantee completion of the required improvements in the amount of 110 percent, (or such other amount specified in the MPC as it may hereafter be amended), of the cost of all improvement required by this Chapter, determined in the manner and in accordance with the procedures set forth in §509 of the MPC, 53 P.S. §10509. Annually, the Township may adjust the amount of the financial security by comparing the actual cost of the required improvements which have been completed and the estimated cost for the completion of the remaining uncompleted improvements as of the expiration of the 90th day after either the original date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the Township may require the developer to post additional security in order to assure that the financial security equals said 110 percent.
6. If the developer requires more than one year from the date of delivering the financial security to complete the required improvements, the Township may require the amount of financial security to be increased by an additional 10 percent, (or such other amount as permitted by the MPC), for each one year period beyond the first anniversary date from delivering the financial security, or to an amount not exceeding 110 percent, (or such other amount specified in the MPC as it may hereafter be amended), of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one year period by using the procedures set forth in Section 509 of the MPC.
7. In the case where development is projected over a period of years, the Board of Commissioners may authorize submission of final plats by section or stages of development subject to such requirements or guarantees as to improvements in fu-

ture sections or stages of development as the Board of Commissioners finds essential for the protection of any finally approved section of the development.

(Ord. 6-97-429, 6/12/1997, §8.5)

**§806. Reduction and Release of Financial Security.**

1. In General. As the work of installing the required improvements proceeds, the developer may request the Board of Commissioners to release or authorize the release, from time to time, of such portions of the financial security necessary for payment to the contractor or contractors performing the work.
2. Notice of Completion. When the developer has completed the improvements, or any portion thereof, the developer shall, in writing, notify the Board of Commissioners by certified or registered mail of such completion and send a copy of said notice to the Township Engineer. The Board of Commissioners shall, within 10 days after receipt of such notice, direct and authorize the Township Engineer to inspect all of the aforesaid improvements. The Board of Commissioners shall have 45 days from receipt of notice from the developer within which to allow the Township Engineer to certify, in writing, to the Board of Commissioners that such portion of the work upon the improvements has been completed in accordance with the approved final or preliminary/final plan.
3. Engineer's Report.
  - A. Within 30 days of the receipt of such request from the Board of Commissioners, the Township Engineer shall submit a written report certifying which improvements have been completed in accordance with the approved plan to the Board of Commissioners and mail a copy of such report by certified or registered mail to the developer at his last known address.
  - B. This report shall be based on the inspections made according to the approved plan, shall be detailed and shall recommend approval or rejection of the improvements, either in whole or in part.
  - C. If the Township Engineer finds any or all of the improvements to lack conformity with the approved plan or to be deficient, he shall include in the report a statement of the reasons for recommending nonapproval or rejection of the improvements, or any portion thereof.
  - D. The Board of Commissioners shall notify the developer within 15 days of the receipt of the Township Engineer's report, in writing by certified or registered mail of the action of the Board of Commissioners with relation thereto.
  - E. If the improvements, or any portion thereof, shall not be approved or shall be rejected by the Board of Commissioners, the developer shall proceed to

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complete the same as directed by the Township and, upon completion, the same notification procedure outlined above shall be followed.

4. Upon certification of the completion of the improvements by the Township Engineer and the approval of same by the Board of Commissioners, the Board shall authorize a reduction in the amount of the financial security as estimated by the Township Engineer fairly representing the value of the improvements completed.
5. If the Board of Commissioners fails to act within the aforesaid 45 day time period, or such other time period specified in the MPC, the Board of Commissioners shall be deemed to have approved the improvements and the release of financial security as requested.
6. The Board of Commissioners may, prior to final release of the financial security at the time of completion and certification by the Township Engineer, require retention of 10 percent of the estimated cost of the aforesaid improvements.

(Ord. 6-97-429, 6/12/1997, §8.6)

### **§807. Maintenance Security.**

1. The developer shall post financial security to secure the proper functioning and structural integrity of the required improvements in accordance with the design and specifications depicted on the final or preliminary/final plan for a term not to exceed 18 months from the date of the developer's completion and the Township's inspection and certification of acceptance of any of the required improvements.
2. The form and manner of the maintenance security shall be acceptable to the Township Board of Commissioners and the amount of the financial security shall not exceed 15 percent of the actual cost of the said improvements.

(Ord. 6-97-429, 6/12/1997, §8.7)

### **§808. Indemnification and Insurance.**

The written developer's improvements agreement entered into by the developer with the Township shall include therein an indemnification agreement whereby the developer agrees to indemnify and hold the Township harmless from any and all liability, including, but not limited to, any and all aspects of construction, water management, site grading, utility line trenching and construction, and street excavation. The developer's improvements agreement entered into by the developer with the Township shall also require the developer to provide to the Township insurance and insurance coverages in form and amounts deemed acceptable to the Township Board of Commissioners.

(Ord. 6-97-429, 6/12/1997, §8.8)

**§809. Default Under Developer's Improvements Agreement.**

1. In the event that any required improvements have not been installed as provided in this Chapter or in accordance with the approved final or preliminary/final plan, the Township Board of Commissioners may draw upon or enforce any posted financial security as specified in the developer's improvements agreement or by any appropriate legal or equitable remedies.
2. If the proceeds of such financial security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said financial security, the Township Board of Commissioners may, at its option, elect to install part of such improvements in all or part of the subdivision or land development, and may institute appropriate legal or equitable action to recover the money necessary to complete the remainder of the improvements.
3. All of the proceeds whether resulting from the security or from any legal or equitable action brought against the developer, or other surety, shall be used solely for the installation of the improvements covered by such financial security, and not for any other Township purpose.

(Ord. 6-97-429, 6/12/1997, §8.9)

**§810. Completion of Improvements After Preliminary Plan Approval and Prior to Final Plan Approval.**

1. If the developer begins any construction or development activities for a subdivision or land development after preliminary plan approval and prior to final plan approval, the developer shall enter into an agreement with the Township prepared by the Township Solicitor whereby the developer, inter alia, agrees:
  - A. To indemnify and hold the Township harmless from any and all liability, including, but not limited to, any and all aspects of construction, water management, site grading, utility line trenching and construction, and street excavation.
  - B. To provide general liability, property damage and any other required insurance in forms and amounts deemed acceptable to the Township, naming the Township, its agents, building/zoning inspectors, officials, employees and authorized representatives, as an additional insured.
  - C. To prevent soil erosion, sedimentation and water damage to the subject and adjacent properties.
  - D. To make provisions and be responsible, at developer's own cost and expense, for removing all mud, litter and/or debris on roads in the Township result-

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ing from any vehicles and equipment leaving the subdivision or land development and entering onto streets within the Township.

- E. To be responsible for and repair, at the developer's own cost and expense, any damage done to any existing streets within the Township and the Township's water and sewer systems as a result of, or in connection with, the performance of any work related to the subdivision and land development.
- F. To post an escrow account to cover the cost of all soil erosion and sedimentation control measures, traffic control measures, and the reasonable costs of all Township required administrative costs, inspections, engineering and legal fees.
- G. That the developer shall furnish to the Township a cost estimate, satisfactory to the Township, of all of the required improvements for the subdivision or land development.
- H. That no lots or land(s) within the subdivision or land development shall be sold, transferred or otherwise conveyed and no building permits shall be issued by the Township unless and until the developer has submitted and received final plan approval and the final plan has been recorded with the Office of the Recorder of Deeds of Lehigh County, Pennsylvania.
- I. That the Township shall not accept any improvements intended for dedication to the Township until after the developer has submitted and received final plan approval and the final plan has been recorded with the Office of the Recorder of Deeds of Lehigh County, Pennsylvania.

(Ord. 6-97-429, 6/12/1997, §8.10)

## Part 9

### Recording of Final or Preliminary/Final Plans and As-Built and Record Plan Requirements

#### §901. Applicant's Duty to Record.

1. **Deadline.** The applicant shall record the final or preliminary/final plan approved by the Board of Commissioners or the Planning Commission, as the case may be, in the Office of the Recorder of Deeds of Lehigh County within 90 days of the release of such approved final or preliminary/final plan by the Township. An extension of the 90 day period may be granted by the Township approving body following a written request for an extension by the applicant.
2. **Notification.**
  - A. The applicant shall notify the Board of Commissioners in writing of the date of such recording and the plan book and page wherein such plan is recorded.
  - B. Such notification shall include a copy of the County Recorder's receipt.
3. **Failure to Record.** If the plan is not recorded, or if a written extension has not been granted by the Township approving body within the required time period, the approval of the final or preliminary/final plan shall lapse and become void.

(Ord. 6-97-429, 6/12/1997, §9.1)

#### §902. Record Plan.

The record plan shall be a clear and legible blue or black line print on mylar or paper, and shall be an exact copy of the approved final or preliminary/final plan on a sheet of the size required for final or preliminary/final plans. After the final or preliminary/final plan has been recorded, one reproducible copy thereof and two prints, on a stable base material, shall be supplied to the Township for its permanent files. (Ord. 6-97-429, 6/12/1997, §9.2)

#### §903. Effect of Recording.

1. **Official Map.** After a subdivision or land development has been duly recorded, the streets, parks, and other public improvements shown thereon shall be considered to be part of any official map of the Township.
2. **Dedication of Improvements.** Every street, park or other improvement shown on a subdivision or land development plan that is recorded as provided herein, shall be deemed to be a private street, park, or improvement until such time as:

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- A. It has been offered for dedication to the Township and accepted by the Township by ordinance or resolution, and recorded.
- B. It has been condemned by the Township for use as a public street, park, or improvement.

(Ord. 6-97-429, 6/12/1997, §9.3)

### **§904. As-Built Plans.**

As-built plans shall be prepared by the developer's engineer from information recorded by the developer's contractors during construction. Such plans shall be submitted to the engineer upon the completion of construction. Following are the as-built plan submission and drawing requirements:

- A. **Submission Requirements.** The developer shall be required to provide one mylar reproducible plan and three blue line prints of the final as-built plan. Prior to submitting these plans, one blue line print of the as-built plan(s) shall be submitted to the Township Engineer for review and approval.
- B. **Drawing Requirements.** All construction changes shall be noted by drawing a line through the design data and adding the record data adjacent thereto. The following specific information shall also be noted:
  - (1) **Water Distribution System.** Stationing of each gate valve, bend, tee, cross, plug, and lateral. Each curb stop and valve box shall be stationing and defined with reference ties when necessary. The location of the water main with respect to the street centerline or utility easement line shall be shown and dimensioned.
  - (2) **Sanitary Sewerage System.** Depth, length, and station of each lateral. In the case of skewed laterals additional reference ties shall be provided. Stationing shall be based on the commonly accepted practice of applying Station 0+00 to the centerline of the nearest downstream manhole base slab.
  - (3) **Storm Sewerage System.** Invert elevations, sewer lengths, slopes, pipe diameters, and types.
  - (4) **Roads.** As-built curb and/or pavement grades for intersections. Any significant deviations in the centerline profile shall be noted on the plan.
  - (5) **Other Underground Utilities.** Location and depth of electric, telephone, cable TV, and gas lines within the rights-of-way. The utility locations and depths should be shown where they cross other utilities or



cross under streets. Any encasement of the above utilities should be identified.

(Ord. 6-97-429, 6/12/1997, §9.4)



## Part 10

### Design Standards and Required Improvements

#### §1001. Application.

1. Evaluating Plans. The design standards and improvements required in this Chapter shall be the minimum requirements applied by the Planning Commission and the Board of Commissioners in evaluating plans for any proposed subdivision or land development.
2. Additional Improvements. Additional or more stringent improvements may be required in specific cases where, in the determination of the Board of Commissioners, or the Planning Commission, as the case may be, they are reasonably related to and necessitated by the subdivision and land developed in order to protect the public health, safety and welfare.
3. Modifications and Waivers. See §1202 of this Chapter.

(Ord. 6-97-429, 6/12/1997, §10.1)

#### §1002. Required Improvements.

The remainder of this Part sets forth the design and construction standards for required improvements. All improvements installed by the subdivider or land developer shall be constructed in accordance with both the design specifications noted in this Chapter and the standard construction specifications and details of the Township. (Ord. 6-97-429, 6/12/1997, §10.2)

#### §1003. Overall Requirements.

1. Land shall be suited to the purpose for which it is intended to be subdivided or developed.
2. Hazardous Conditions. Land subject to hazardous conditions including, but not limited to, open quarries, unconsolidated fill, floods, excessive erosion, sinkhole prone soils or unsafe water supply shall not be subdivided until the hazards have been eliminated or overcome by adequate safeguards provided by the developer and approved by the Board of Commissioners or Planning Commission, as applicable. The floodplain requirements of the Township zoning ordinance shall also apply as necessary.
3. Comprehensive Plan. The subdivision or land development shall generally be designed in consideration of the applicable provisions of the Township Comprehensive Plan.

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4. **Zoning.** All aspects of a proposed subdivision or land development shall conform to the Township zoning ordinance and floodplain regulations and all other Township ordinances and specifications.
5. **Nearby Development.** A subdivision or land development design, including its street pattern, shall be coordinated with existing or approved nearby developments or neighborhoods so that the area as a whole may be developed harmoniously and serious conflicts between neighboring developments may be prevented.
6. **Safety.** No subdivision or land development shall occur in such a way that would significantly threaten the public health and safety, including but not limited to, hazards of toxic substances, groundwater pollution, traffic hazards and explosive and fire hazards.
7. **Erosion and Sedimentation Control.** No earthmoving activity of any kind shall take place prior to approval of an erosion and sedimentation control plan by the County Conservation District.
8. **Agency Approvals.** No construction activities shall take place that will affect any area of a subdivision or land development where State or Federal agencies have jurisdiction and require permits for those activities until all necessary State and/or Federal permits are received or evidence is provided demonstrating that no permit(s) is required.

(Ord. 6-97-429, 6/12/1997, §10.3)

### **§1004. Streets.**

1. **General Standards.**
  - A. The location and width of all streets shall conform to the official plans, or to such parts thereof as may have been adopted by the Township.
  - B. The proposed street system shall extend existing or recorded streets at the same width, but in no case less than the required minimum width, unless modified by the Township Board of Commissioners.
  - C. Where, in the opinion of the Township Commissioners, it is desirable to provide for street access to adjoining property, street stubs shall be physically extended and dedicated to the boundary of such property. Temporary turnarounds with adequate right-of-way may be required.
  - D. New local streets shall be so designed as to discourage through traffic, but the subdivider shall give adequate consideration to provision for the exten-

sion and continuation of arterial, collector, and local streets into and from adjoining properties.

- E. Where a subdivision or land development abuts or contains an existing street of improper width or alignment, the Township may require the dedication of land sufficient to widen the street or correct the alignment.
- F. Where feasible and desirable from a safety or traffic flow standpoint, at least two accesses to existing streets shall be provided for a proposed subdivision or land development.
- G. Private streets, where permitted under the Township Zoning Ordinance [Chapter 27], may be approved only if they are designed to meet the Township specifications for an appropriately classified public street, including reservation of the required right-of-way for any street classification.
- H. New half or partial streets will not be permitted, except where essential for the reasonable development of a tract in conformance with the other requirements and standards of these regulations and where, in addition, satisfactory assurance for dedication of the remaining part of the street and the posting of acceptable financial security is provided.

2. Intersections.

- A. The centerlines of streets shall intersect at right angles unless existing conditions dictate otherwise. In such case, the intersection shall be at right angles as nearly as possible, but in no case less than 75 degrees.
- B. Intersections of more than two streets at one point shall be prohibited. Where streets intersect other streets, the intersecting street shall be aligned directly across from any street intersecting on the other side, or be offset by the minimum distance stated in this subsection. This minimum offset shall also be the minimum distance between centerlines of streets intersecting a cross street on the same side, as follows:
  - (1) 150 feet along a local street.
  - (2) 400 feet along a collector street.
  - (3) 1,000 feet along an arterial street.

The distances of this subsection shall be measured between the intersections of the centerlines of the legal rights-of-way of the streets.

- C. Street curb intersections shall be rounded by a tangential arch with a minimum radius of:
  - (1) 20 feet for intersections involving only local streets.

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- (2) 30 feet for intersections involving a collector street.
  - (3) 40 feet for intersections involving an arterial street.
- D. Street right-of-way lines shall be concentric with curb arcs at intersections.
3. Arterial Street Frontage. Where a subdivision or land development abuts or contains an existing or proposed arterial street, the Board of Commissioners shall require one of the following methods of layout and site design to avoid increased traffic congestion and promote public safety:
- A. The use of marginal access or reverse frontage streets for access only onto side or interior streets, to collect traffic from numerous driveways and direct it to a select few number of entrances to the arterial street.
  - B. The minimization of the number of driveway cuts or street intersections onto an arterial street, which may include requiring the use of shared driveways between adjacent uses or lots.
  - C. The restriction of ingress and egress involving left-hand turns onto or off of the arterial street.
  - D. The prohibition of driveways from individual dwellings entering directly onto an arterial street.

If provided with no alternative, each driveway entering onto an arterial street shall have adequate turn-around space provided within the lot so that vehicles must not back onto the street.

4. Street Design Standards.
- A. Minimum street right-of-way and cartway widths shall be as follows:

**Table 10.1 Design Standards for Streets**

<b>Street Type</b>	<b>Required Width (in feet)</b>
Arterial Street	
Right-of-way	80
Cartway	48
Collector Street	
Right-of-way	60
Cartway	36

**Table 10.1 Design Standards for Streets**

<b>Street Type</b>	<b>Required Width (in feet)</b>
Local & Marginal Access Streets	
Right-of-way	50
Cartway	30
Service Street (nonresidential only)	
Right-of-way	33
Cartway	24
Alley	
Right-of-way	20

5. Street Grades. Proposed streets shall be adjusted to the contour of the land so as to produce usable lots and streets of reasonable gradient.
  - A. There shall be a minimum centerline grade of one percent.
  - B. Centerline grades shall not exceed the following:
    - (1) Local street – 10 percent.
    - (2) Collector street – six percent.
    - (3) Arterial street – six percent.
  - C. All street approaches to an intersection shall have a leveling area wherein the centerline vertical slope is not greater than four percent grade for a distance of 25 feet measured from the extended right-of-way line of the intersecting street.
  - D. The maximum grade across the pavement surface of the cul-de-sac bulb is five percent.
  - E. To provide for adequate drainage, the minimum grade of any projected street gutter shall be not less than two percent across an intersection unless storm sewer inlets are provided to collect stormwater prior to its crossing the intersection.
  
6. Horizontal Curves.
  - A. Whenever street lines are deflected in excess of five degrees, connection shall be made by horizontal curves.

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- B. To ensure adequate sight distance, minimum centerline radii for horizontal curves shall be as follows:
    - (1) Local streets – 150 feet.
    - (2) Collector streets – 300 feet.
    - (3) Arterial streets – 500 feet.
  - C. A tangent of at least 100 feet shall be introduced between all reverse horizontal curves.
  - D. To the greatest extent possible, combinations of the minimum radius and maximum grade shall be avoided.
  - E. Compound curves are prohibited.
7. Vertical Curves. Vertical curves shall be used at changes of centerline vertical grades exceeding one percent. The minimum length of the vertical curve shall be determined by multiplying the absolute difference in change of percent in grade by the following factors:
- A. Arterial streets 160 feet.
  - B. Collector streets One hundred 80 feet.
  - C. Local and marginal access streets 30 feet.
- Vertical curves should be designed to provide a maximum stopping sight distance of 200 feet for local streets and 300 feet for all other streets.
8. Sight Distance at Intersections. Refer to §803(3) Zoning Ordinance [Chapter 27].
9. Streets With Only One Outlet.
- A. Dead-end streets, other than stub and cul-de-sac streets, shall be prohibited, except as hereinafter provided.
  - B. Stub Streets.
    - (1) All stub streets of abutting subdivisions shall be incorporated into the proposed street system of a subdivision or land development.
    - (2) Stub streets shall be less than 250 feet in length measured from the intersection of the centerlines of the stub and intersecting streets to the termination of the stub street and shall be provided with a temporary turnaround to the standards required for cul-de-sacs. The use of such turnaround shall be guaranteed to the public and appropriate



easements or rights-of-way shall be provided and documented for the turnaround on the plan(s) to be recorded.

- (3) The turnaround right-of-way shall be placed immediately adjacent to the tract boundary.

C. Cul-de-sac Streets.

- (1) A cul-de-sac street must have a fully paved turnaround and a minimum cartway radius of 40 feet to the outside of the curb, except that such radius may be reduced to 35 feet if qualified by PennDOT for liquid fuels reimbursement and if adequate for emergency vehicle maneuverability. The maximum radius of the right-of-way of the cul-de-sac bulb shall be 60 feet. The width between the edge of the cartway and the edge of the right-of-way along the stem of the street leading to the cul-de-sac bulb shall be maintained around the cul-de-sac bulb.
- (2) The paving of the cul-de-sac bulb shall join the approach road paving by an arc having a radius of not less than 25 feet.
- (3) The Board of Commissioners, with consideration of the recommendation of the Planning Commission, may permit acceptable alternative turnaround designs, including turnarounds with acceptable radii having a parking court or a landscaped island (with acceptable provisions for private maintenance) within the cul-de-sac bulb.
- (4) If stormwater runoff on a cul-de-sac street is directed toward the cul-de-sac bulb, stormwater shall be conveyed via an underground storm sewer.
- (5) The gutter line slope around the cul-de-sac bulb shall be a minimum of one percent.
- (6) Cul-de-sac streets shall have a maximum length of 600 feet and furnish access to not more than 15 single family dwelling units including corner lots whether or not they front on the cul-de-sac. For every 50 feet of cul-de-sac length proposed which is greater than the 600 foot length permitted, there shall be a corresponding reduction of one permitted dwelling unit. For instance, a permitted cul-de-sac of 650 feet in length shall be permitted a maximum of 14 dwelling units, a 700 foot cul-de-sac is permitted a maximum of 13 dwelling units, etc. The maximum number of dwelling units refers to all dwelling units on a cul-de-sac, existing and proposed, not just the number of dwelling units within the proposed subdivision.
- (7) The length of a cul-de-sac street shall be measured from the center of the cul-de-sac bulb to the point of centerline intersection of the cul-de-sac to an approved through street. For any cul-de-sac that ends in a

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loop rather than a bulb, the length of total roadway measured along its centerline should not exceed the permitted cul-de-sac length.

10. Service Streets.
  - A. Service streets are prohibited in all residential subdivisions.
  - B. Service streets may be permitted in a nonresidential development, provided that the subdivider or developer produces evidence satisfactory to the Township demonstrating the need for such service streets.
  - C. No part of any structure shall be located within 20 feet of the centerlines of a service street.
  - D. Dead-end service streets shall be avoided, but where this is demonstrated to be impossible, dead-end service streets shall terminate with a paved circular turnaround constructed to Township specifications with a minimum radius to the outer pavement edge (curb line) of 50 feet.
  - E. Service street intersections and sharp changes in alignment shall be avoided, but where necessary, shall be designed to public street local road standards to permit safe vehicular circulation.
  
11. Street Design and Construction Standards.
  - A. General. Streets shall be graded, improved and surfaced to the grades and dimensions shown on the plans, profiles and cross sections submitted by the developer and approved by the Board of Commissioners.
  - B. Right-of-Way Grading.
    - (1) The entire right-of-way width shall be graded to the approved cross-section. All obstructions including, but not limited to, trees, stumps and other material deemed unsuitable by the Township Engineer shall be removed. The excavation shall be backfilled and suitably compacted to the satisfaction of the Township Engineer.
    - (2) The typical street section shall be crowned.
    - (3) Properly super-elevated curves (banked curves) shall be provided on arterial and collector streets and when required by the Township Engineer.
  - C. Grading Beyond Right-of-way.
    - (1) The subdivider or developer may be required to grade beyond the right-of-way line in order to provide continuous slope from the pro-

posed right-of-way line elevation to the existing elevation of the abutting property.

- (2) Such grading beyond the right-of-way shall maintain the original drainage patterns except where stormwater runoff designs dictate or warrant improvement or alteration of the original slope and contours.
- (3) Approved plans, either preliminary or final, showing proposed grading, shall contain a note on the plan, which note shall state that the grading proposed on the plan shall be maintained, and that the note constitutes a covenant running with the land enforceable by the Township and binding upon the developer, his heirs, executors, administrators, successors-in-title, successors, and/or assigns, unless altered by written permission from the Board of Commissioners after recommendation from the Lehigh County Conservation District.
- (4) In areas of earth excavation or earth fill, such grading shall be done to the maximum extent practical at a slope of four feet horizontal to one foot vertical. If steeper slopes are required, permanent ground stabilization shall be accomplished with a maintenance free planting.

D. Drainage of Streets.

- (1) Parallel and cross drainage facilities shall be properly located, designed and installed to maintain proper drainage of the completed streets.
- (2) Proper design may require the use of curb and gutter or paved drainage swales to prevent erosion. Drainage facilities shall be designed in accordance with requirements of §1010.
- (3) Open pipe ends must be fitted with concrete end walls or prefabricated end sections and with protective safety gratings.
- (4) No open pipes shall be allowed to end within the Township street right-of-way, except in cases where new or existing driveways must cross deep swales adjacent to new or existing Township roads. In the case of these exceptions to the standard, the pipe shall be located as far off the edge of pavement as possible, and at least 20 feet from the road centerline.
- (5) Energy dissipaters shall be placed at the outlets of all pipes where flow velocities exceed maximum permitted for the proposed channel lining.
- (6) Consideration shall be given for subgrade drainage of those soils subject to frost heave. Design of the road bed in such locations may require parallel drainage facilities and/or underdrains to properly stabil-

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ize the subgrade. The Board of Commissioners may require that such drainage facilities be provided. The requirement and design of such subgrade drainage facilities shall be subject to the recommendation, review and approval of the Township Engineer.

### 12. Required Traffic Improvements.

- A. Purpose. In recognition of the provisions of the Article V-A and §503(2)(ii) and 503(3) of the MPC, this Section is primarily intended to ensure that streets bordering a subdivision or land development are coordinated and of such widths and grades and in such locations as deemed necessary to accommodate prospective traffic and to facilitate fire protection and to ensure that the access into and out of subdivisions and land developments is sufficiently safe.
- B. Process. Determinations under this subsection 12 shall be made by the Board of Commissioners, after considering any recommendations of the Planning Commission, the Township Engineer, the applicant, the applicant's professional representatives, any comments from PennDOT that may be provided regarding a State road and any professional traffic studies that may have been submitted.
- C. Onsite Traffic Improvements. An applicant for a subdivision or land development shall be required to pay for and install, at his own expense, all requested onsite improvements as defined in Article V-A, §502-A of the MPC. Onsite improvements may include, but are not limited to, a new traffic signal or traffic control devices, the improvement of an abutting roadway or intersection, realignment of a curve in an abutting roadway or the widening of an abutting cartway or right-of-way.
- D. Widening of Abutting Street. An applicant for any land development or subdivision shall be required to widen the cartway and any shoulders of abutting streets to Township standards (or other specifications approved by the Board of Commissioners or PennDOT) and to a width determined to be adequate by the Board of Commissioners as reasonably related to, and necessitated by, the land development or subdivision for the public health, safety, and welfare. The applicant shall only be responsible for improvements from the centerline of the street right-of-way inward toward the project's lot lines, unless the Board of Commissioners determine that improvements on the other side of the centerline are reasonably related to, and necessitated by the subdivision or land development for ingress and egress and are essential for public safety.

### 13. Maintenance of Private Streets. Where private streets are permitted under the Township Zoning Ordinance, the developer shall enter into a legally binding agreement (which agreement shall be recorded in the Office of the Recorder of Deeds of Lehigh County) specifying who shall be responsible for the improvement

and perpetual maintenance of any private street as a condition of final plan approval.

14. Street Names.

- A. A proposed street which is obviously in alignment with an existing named street shall bear the name of the existing street unless separated by an arterial street, in which case the proposed street may bear the name of the existing street.
- B. In no case shall the name of a proposed street duplicate or be similar with an existing street name in the Township, irrespective of the use of the suffix street, road, avenue, boulevard, drive, way, place, court, lane, etc.
- C. All street names shall be subject to the approval of the Board of Commissioners.

(Ord. 6-97-429, 6/12/1997, §10.4)

**§1005. Blocks.**

- 1. Layout. The length, width, and shape of blocks shall be determined with due regard to:
  - A. Provision of adequate sites for buildings of the type proposed.
  - B. Zoning requirements.
  - C. Topography.
  - D. Requirements for safe and convenient vehicular and pedestrian circulation, including the impact of intersections with streets.
- 2. Length.
  - A. For residential subdivisions located in zoning districts which require a minimum lot size of less than 43,560 square feet, the block length shall not exceed 1,000 feet.
  - B. For residential subdivisions located in zoning districts which require a minimum lot size of 43,560 square feet or more, the block length shall not exceed 1,500 feet in length.
  - C. Nonresidential blocks shall not be less than 800 feet in length.
  - D. Where practical blocks along arterial streets shall not be less than 1,500 feet in length.

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3. Depth. Residential blocks shall be sufficient depth to accommodate two tiers of lots, except where prevented by the size and topographical conditions of property, in which case the Township may approve a single tier of lots.
4. Crosswalks.
  - A. Crosswalks shall be required wherever necessary to facilitate pedestrian circulation, and to give access to community facilities. Crosswalks shall be required in all intersections and in blocks of over 1,000 feet in length.
  - B. Such crosswalks shall have a width of not less than 10 feet and a paved walk of not less than five feet. Access to crosswalks shall meet Americans with Disabilities Act (ADA) standards.

(Ord. 6-97-429, 6/12/1997, §10.5)

### **§1006. Lots and Parcels.**

1. General Standards.
  - A. Side lot lines shall be at right angles to straight street lines, or radial to curved street lines.
  - B. Lot lines should follow municipal boundaries rather than cross them in order to avoid jurisdictional problems.
  - C. The depth of residential lots should be not less than one nor more than 2 1/2 times their width.
2. Lot Frontage.
  - A. All lots shall have frontage on a public street improved to Township standards, or for which such improvements have been insured by the posting of an acceptable performance guarantee under this Chapter. Where permitted in the Township Zoning Ordinance [Chapter 27] (e.g., townhouses and condominium apartments development), lots may have frontage on a private street improved as specified in §1004(1)(G) of this Chapter, or for which such improvements have been insured by the posting of an acceptable performance guarantee, provided the developer complies, inter alia, with §801(1)(A)(2) of the Township Zoning Ordinance [Chapter 27] and all other applicable provisions of this Chapter.
3. Through Lots.
  - A. Through lots shall ordinarily not be created except as needed to avoid direct vehicular access onto an arterial street by individual driveways.

- B. (1) On any through or reverse frontage lots, each lot shall include a 15 foot deep planting strip along one of the streets with access across this strip clearly prohibited by notes on any approved plan (see Figure C below).

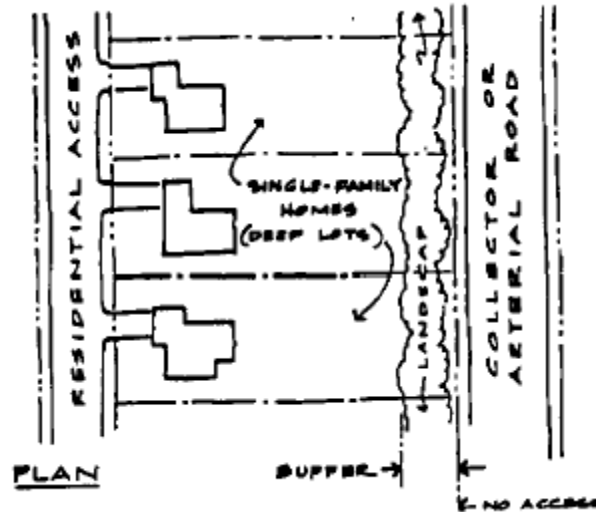


Figure C Through Lot

- (2) In addition to the street trees required by Section 10.16 of this Chapter, this planting strip shall meet the requirements of §803(4) of the Township Zoning Ordinance [Chapter 27]. Any fencing in the rear of such lots shall be placed on the inner perimeter of such plantings.
- (3) This planting strip shall be placed along the street that the Board of Commissioners determines will eventually serve the most through-traffic. (For example, if a lot abuts a collector and a local street, the planting strip shall be placed along the collector street and the lot shall only have vehicular access onto the local street).
4. If remnants of land (other than rights-of-way) exist after subdividing, they shall be incorporated in existing or proposed lots. No lot shall be created that would not be suitable for a use permitted in that zoning district and meet all dimensional zoning requirements for that zoning district.
5. Bus Stops.
- A. The developer of residential land developments or subdivisions that involve 15 or more dwelling units shall contact the school district to establish one or more acceptable and safe locations for a school bus stop within the proposed development.
- B. The developer of a major subdivision or land development may be required by the Board of Commissioners to contact the local public transportation

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agency to seek an appropriate location for a public bus stop within the proposed development.

(Ord. 6-97-429, 6/12/1997, §10.6)

### **§1007. Sanitary Sewage Disposal Systems.**

1. The developer shall provide the most effective type of sanitary sewage disposal consistent with the natural features, location, and proposed development of the site. The following types of sanitary sewage disposal are accepted:
  - A. Connection to existing centralized sanitary sewage collection and treatment system.
  - B. Provision for a centralized sanitary sewage collection and treatment system by the developer to be in accordance with the requirements of the Pennsylvania Department of Environmental Protection.
  - C. Capped sewers with temporary, approved onlot facilities.
  - D. Onlot sewage disposal systems.
2. Connection to an existing centralized sanitary sewerage system shall be required where such a system can feasibly be provided to the proposed subdivision or land development tract and where such a system can adequately fulfill the sewage disposal needs of the project.
3. Where connection to an existing centralized sanitary sewerage system is not feasible, a centralized system with a treatment plant shall be designed and constructed according to current Pennsylvania Department of Environmental Protection regulations and reviewed by the Township Engineer. All treatment plants shall have a tertiary level of treatment.
4. Where a centralized sanitary sewerage system is not yet accessible to the site, but is planned for extension to the subdivision within a 10 year period, the developer shall install sewer lines, including lateral connections as may be necessary to provide adequate service to each lot when connection with the sewerage system is made. The sewer lines shall be suitably capped at the street right-of-way line. When capped sewers are provided, onlot disposal facilities shall also be provided. Design of the capped system shall be in accordance with the standards of the Pennsylvania Department of Environmental Protection and shall be subject to approval by the Township Board of Commissioners.
5. Where neither connection to an existing centralized system nor the construction of a centralized system with a treatment plant is feasible, sewage disposal shall be provided on individual lots.



- A. The Township Sewage Enforcement Officer's site and soils investigation and favorable report are required prior to approval of the preliminary plan.
  - B. Any use with an onlot sewage disposal system that does not have capped sewers shall include a tested and suitable land area set aside and kept undisturbed for a second system that could be used if the first system failed.
6. When required by PaDEP, a PaDEP sewage facilities planning module shall be submitted pursuant to Act 537. Planning module approval must be obtained prior to the initiation of any earthmoving activities.

(Ord. 6-97-429, 6/12/1997, §10.7)

**§1008. Water Supply, Distribution and Fire Protection.**

- 1. Centralized Water System.
  - A. Whenever an existing centralized water system is within 1/4 mile of the proposed lot, subdivision, or land development and geographically and economically accessible to a proposed subdivision or land development, a distribution system shall be designed with adequate main sizes to furnish an adequate supply of water to each lot and/or use and shall be connected to the existing system. Multiple connections shall be provided where feasible and when required by the Township Engineer.
  - B. Where an existing system is not accessible, the average lot size is less than 30,000 square feet and more than 12 dwellings or one or more nonresidential buildings are proposed the applicant shall provide a centralized water supply and distribution system.
  - C. All centralized systems shall be designed to meet the requirements of the Township, the Pennsylvania Department of Environmental Protection and other appropriate agencies. The minimum size of mains shall be eight inches, although six inches may be acceptable in a cul-de-sac when approved by the Township Engineer. The Township may, where necessary and appropriate, require larger mains to service the immediate subdivision or land development.
  - D. Suitable agreements shall be executed for the design, specifications, construction, ownership and maintenance of such systems.
  - E. Where a centralized water system is provided, the system shall also be designed with adequate capacity for fire fighting purposes. Sufficient fire hydrants shall be installed so that all dwelling units and principal nonresidential buildings are no more than 300 feet from a fire hydrant.

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- F. Fire hydrants shall deliver water at the minimum rates in the categories shown below.

Type of Subdivision	Minimum Fire Flow at 20psi Residual Pressure	Minimum Duration of Sustained Minimum Flow Rate
<b>Residential</b>		
<b>Distance Between Units (Ft.)</b>		
Over 100		5002
31-100		7502
11-30		1,0002
Less than 11		1,5002
<b>Nonresidential and residential greater than two stories</b>		2,0004

\* Fire flow tests shall be conducted using the National Board of Fire Underwriters method of testing.

### 2. Onlot Water System.

- A. Where individual onsite water supply system(s) are to be utilized, each lot so served shall be of a size and shape to allow the safe location of such a system.
- B. Where individual onsite water supply system(s) are to be utilized, it is required that the subdivider or land developer provide at least one test well for each 10 proposed dwelling units. Such wells shall be drilled, cased, and grout-sealed into bedrock at least 50 feet deep and shall have a production capacity of at least five gallons per minute (gpm) per proposed dwelling unit of safe, potable water meeting all maximum contaminant level (MCL) parameters of the PaDEP new source drinking water standards as certified by the PaDEP or a PaDEP approved laboratory. The well(s) and appurtenances shall be located, drilled and installed in accordance with all applicable requirements of the PaDEP. The contaminant, its test result, and its established MCL for a community water system as described by the PaDEP, shall be included on the recorded plan for any contaminant which exceeds the established MCL. The test well(s) should be located such that they are remote from each other, and such that they may be utilized as permanent wells by future lot owners. The proposed location(s) shall be subject to review by the Township Engineer. During the drilling operation, straw bales and filter fabric shall be provided, placed and properly anchored as necessary for temporary control of silt-laden runoff and soil erosion. The test well(s) shall be subjected to drawdown tests (simultaneously if more than one test well) for a period of at least eight hours to confirm that the capacity is adequate and to determine the effects on existing wells adjacent to the land development. The pumping rate shall be constant throughout the duration of the test and

shall be based on a minimum of five gpm per proposed dwelling unit, with the resultant total rate distributed approximately evenly over the total number of test wells. The test well(s), along with existing wells adjacent to the land development, shall be monitored for drawdown. The location(s) of the existing well(s) which are to be monitored shall be subject to review by the Township Engineer and shall depend on site-specific conditions such as topography, soils, types, geology, test well pumping rate, etc. The pumping rate and water level of each test well, and the water level of each monitor well, shall be logged according to the following schedule.

**Well Test Logging Requirements**

<b>Elapsed Time to Test</b>	<b>Recording Frequency</b>
First 10 minutes	One every minute
From 10 minutes to two hours	One every 10 minutes
From two hours to end of test	One every hour

**Recovery Logging Requirements**

<b>Elapsed Time of Test</b>	<b>Recording Frequency</b>
First 10 minutes	One every minute
From 10 minutes to two hours	One every 15 minutes
From two to four hours, or to 90 percent of the initial level, whichever occurs sooner	One every 30 minutes

After completion of the well testing, the developer shall install a watertight, overlapping locked cover on the top of the casing to prevent contamination of the test well(s).

(Ord. 6-97-429, 6/12/1997, §10.8)

**§1009. Utilities Other Than Water and Sewer.**

All electric power, telephone, cable television and natural gas distribution lines shall be placed underground in accordance with the current standards of the utility serving the subdivision or land development except where the Board of Commissioners, or Planning Commission, as the case may be, determine such placement is not feasible. When notifying public utilities of the opportunity to serve any new subdivision or land development, the developer shall also notify all cable operators licensed to operate a cable system in Salisbury Township of the opportunity to install cable facilities to serve the subdivision or land development. Each separate tract of land within a subdivision or land development shall have the opportunity to connect to any cable operator permitted in Salisbury Township. No public utility easements shall prevent any other cable operator authorized to operate in Salisbury Township, now or in the future, from using such easements to extend other and further lines to such subdivision or land development. Also refer to the Cable Television Franchise Ordinance [Chapter 13, Part 2] for further cable license

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agreement provisions. (Ord. 6-97-429, 6/12/1997, §10.9; as amended by Ord. 11-98-457, 11/12/1998)

### **§1010. Stormwater Drainage.**

1. General Requirements.
  - A. Storm drainage facilities shall be designed and provided to permit unimpeded flow of natural water courses without damage to persons or property.
  - B. Storm drainage facilities should be designed not only to handle the anticipated peak discharge from the property being subdivided or developed, but also to accommodate or receive the runoff that will occur from properties at higher elevations (i.e., which drain through the property being subdivided or developed).
  - C. Storm sewers shall tie into reasonably accessible existing storm sewers if required by the Township and if adequate capacity exists in the existing system.
  - D. All lots shall be laid out and graded to prevent cross lot drainage and to provide positive drainage away from proposed building areas and onsite sewage disposal facilities. A note to this effect shall be placed on all plans to be recorded.
  - E. An adequate storm sewerage system consisting of inlets and other underground drainage structures with approved outlets shall be constructed where the proper collection of stormwater runoff and the prevention of erosion cannot be accomplished satisfactorily by surface drainage facilities.
  - F. Outlets shall be approved by the Township Engineer and by the Board of Commissioners:
    - (1) Natural drainage shall be maintained where reasonable.
    - (2) The existing points of natural drainage discharge onto adjacent property shall not be altered nor shall the rate of runoff be increased because of development without the written approval of all affected landowners.
    - (3) No stormwater runoff or natural drainage water shall be so diverted as to overload drainage systems, or create flooding or the need for additional drainage structures on other private properties or public lands, without provisions deemed acceptable to the Township being made by the developer to satisfactorily handle such conditions.

- G. Storm sewerage systems shall not be combined with sanitary sewerage systems.
  - H. Design of storm drainage systems shall be based at a minimum upon 25 year return frequency storm flows and shall be prepared and sealed by a professional engineer licensed in the Commonwealth of Pennsylvania. Complete sealed calculations shall be submitted to the Township for review by the Township Engineer (see Appendix D). All designs must be approved by the Township Engineer.
2. Specific Requirements (refer to Appendix D for design criteria).
- A. Collection Systems.
    - (1) Stormwater runoff from streets shall not be permitted to flow across building lots but shall be collected with the street right-of-way and discharged in a controlled manner.
    - (2) Inlets shall be placed at all low points, at points at points where the flow in gutters exceeds three inches, and at a distance appropriate to collect peak runoff expected from a 25 year minimum return frequency storm. Inlets or manholes shall be placed, as appropriate, at points of change in the horizontal or vertical directions of the storm sewers. In streets, inlets shall normally be located along the curb line and at or beyond the curb radius points. For the purpose of inlet location at corners, the depth of flow shall be considered for each gutter. At intersections, flow across through streets shall be avoided but, if unavoidable, will not exceed one inch in depth. Pennsylvania Department of Transportation standard two foot x four foot Type C, M, S inlets or approved equivalents should be used. Inlets shall be depressed two 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.
    - (3) Storm sewers shall have a minimum diameter of 15 inches and shall be coated, corrugated metal pipe with paved inverts or reinforced concrete pipe. Concrete pipe shall be used within the street right-of-way and in other areas required by the Township Engineer. Minimum pipe slope shall be 1/2 percent.
    - (4) Drainage structures that are located in State highway rights-of-way shall be approved by the PennDOT, and a letter from that office indicating such approval shall be directed to the Township before final plan approval or prior to the commencement of any earth-moving, grading or construction.

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- (5) Vertical pipes, inlets, and other surface water receiving structures shall be installed with child-proof protection and trash racks where necessary.
- (6) Bridges and culverts shall be designed to support expected loads, to carry expected flows, and to be constructed to the full width of the right-of-way in accordance with Pennsylvania Department of Transportation Construction Standards. Hydraulic designs shall be based on criteria established by Pennsylvania Department of Environmental Protection.
- (7) Minimum slopes of all turf swales shall be 0.01 foot per foot. Concrete low flow channels must be provided within all open channels with slopes less than one percent.
- (8) 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 inlet and outlet control. The lower value of the two shall be used to determine the capacity of the storm sewer.

### B. Detention Basins.

- (1) Detention or retention basins shall be provided if the post-development peak rate of runoff exceeds the predevelopment rate, unless determined unnecessary by the Township Engineer. Basin designs shall be in accordance with any Act 167 Watershed Plan adopted in the area of development.
- (2) Storage facilities shall, at a minimum, be designed to contain the 100 year frequency design storm. Maximum allowable discharge from the basin for the two, 10, 25 and 100 year storms shall be based upon the applicable Act 167 release rate criteria. If no Act 167 Watershed Act is adopted for the area of development the maximum allowable discharge shall not exceed the predevelopment rate for the respective storm events.
- (3) Method of design.
  - (a) A generally accepted basin design procedure such as SCS Method, Penn State Runoff Model, or the Storage Indication Method shall be used for basin design.
  - (b) The Modified Rational Method may be used for basin design only if the tributary area is less than 750 acres in size.
- (4) Discharge from the basin shall reproduce the existing drainage patterns from the site as closely as possible.

- (5) Detention basins shall be designed to drain completely after every storm. Basins in residential areas should to the extent practical have slopes less than four horizontal to one vertical and 25 year stormwater depths less than 30 inches.
- (6) Fencing shall be required around detention basins in the following cases:
  - (a) The maximum depth of water in the basin for a 25 year design storm is greater than 30 inches.
  - (b) The side slopes of the basin are steeper than four horizontal to one vertical.
  - (c) The time to empty basin is longer than three hours.
  - (d) The detention basin is to be dedicated to Salisbury Township, and fencing is requested by the Township.
  - (e) The Board of Commissioners determines that the public safety would be endangered if the basin is not fenced.
- (7) If fencing is required around any detention pond, then a buffer yard shall be installed which meets the requirements of §§803(4)(D) and (4)(E) of the Salisbury Township Zoning Ordinance [Chapter 27].
- (8) The minimum basin bottom slope shall be two percent. A paved low flow channel is required in basins with bottom slopes less than two percent.
- (9) Basins shall be lined when proposed for construction in areas with sinkhole prone soils as determined by the Natural Resources Conservation Service. The liner must have a maximum permeability rate of five times 10 to the negative sixth power centimeters per second.

(Ord. 6-97-429, 6/12/1997, §10.10)

#### **§1011. Driveways.**

1. Access to all roads within the Township shall conform to the requirements set forth herein and any other applicable Township regulations. A PennDOT highway occupancy permit is required for each entrance of a driveway onto a legislative route.
2. Location. Refer to §803(1) of the Zoning Ordinance [Chapter 27] for minimum corner lot setbacks for driveways [Chapter 27].

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3. The following minimum separations shall be provided between side or rear lot lines and the near edge of a driveway:
  - A. Nonresidential use or building, 25 feet.
  - B. Common parking area(s) for more than 10 dwelling units, 20 feet.
  - C. For driveway setback requirements for other residential dwellings, refer to the Salisbury Township Zoning Ordinance [Chapter 27].
4. For the purpose of servicing any property held under single and separate ownership, the number of driveways shall be limited to two along the frontage of any single street, and their centerlines shall be spaced at least 80 feet apart. If the frontage of the lot or tract is greater than 300 feet, the centerlines of driveways on the same tract shall be no closer to each other than 200 feet at the street right-of-way line.
5. Nonresidential driveways shall intersect streets at right angles and shall provide adequate turnaround space so that cars will not be required to back out onto a street in order to leave a nonresidential lot.
6. Grades. Driveway centerline vertical grades shall not exceed the following:
  - A. Seven percent when access is to an arterial street.
  - B. 10 percent when access is to a collector or local street.
  - C. The grade of the initial 20 feet behind the right-of-way line shall not exceed four percent.
7. Sightlines at Intersections of Driveways with Streets.
  - A. At each point where a driveway for one or two dwelling units enters onto a local or collector street, a clear sight triangle area as defined below shall be maintained, within which vegetation and other visual obstructions shall not be located at a height between two feet and eight feet above the existing or theoretical top of curb. Such triangular area shall be bounded by the intersection of the edge of the driveway and the street right-of-way line and a diagonal line connecting two points. Each of the two points shall be 10 feet from the intersection of the two lines measured along the edge of the driveway and along the street right-of-way line. For any driveway serving more than two residential units or any nonresidential use, the sight distance requirements of §803(3)(E) of the Township Zoning Ordinance shall be met [Chapter 27]. If the Township determines that the sight distance should be increased, PennDOT standards for an appropriately classified driveway (i.e., high, medium or low volume) shall be applied.



- B. By means of deed restriction and/or plan note constituting a covenant running with the land nothing shall be erected, placed, planted, or allowed to grow in such a manner as to impede the vision of drivers of vehicles utilizing the driveway.
  - C. No signs, except required traffic directional signs, shall be placed nor shall any vehicles be parked in such locations that would obstruct clear sight distance from any driveway.
8. Widths.
- A. See §603(4) of the Salisbury Township Zoning Ordinance [Chapter 27] for required widths for access drives and driveways.
  - B. When curb returns are required to define the driveway, the maximum width between the ends of the returns at the curb line may be up to 40 feet greater than the maximum width at the street right-of-way line. The curb returns shall be rounded at the following minimum radii:
    - (1) Access road entrances for multi-family residential developments, mobile home parks, and all nonresidential subdivisions shall be rounded at minimum radius of 20 feet.
    - (2) Driveway entrances for a single-family residential subdivision shall be rounded at a minimum radius of 10 feet.
9. Drainage.
- A. Provision shall be made to maintain uninterrupted parallel drainage along a street where it is intersected by a driveway.
  - B. Only reinforced concrete culvert pipe may be used for all storm sewer lines to be constructed within the street right-of-way. All such pipes shall be installed and maintained by the property owner.
  - C. The minimum diameter of any drainage pipe shall be 15 inches.
  - D. The ends of all pipes shall be protected with a structure. At the minimum, pipe ends shall extend far enough from the driveway edge to produce a slope no steeper than two horizontal to one vertical from the edge of the driveway down to the top of the structure.
  - E. If the depth of the roadside swale or gutter does not warrant the installation of a pipe, the channel may be extended across the driveway provided the following conditions are met:
    - (1) The top of the driveway is the same elevation as the invert of the swale.

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- (2) The anticipated depth of flow in the swale for a 25 year frequency storm does not exceed six inches.

10. Construction Specifications. All driveways shall be graded, surfaced with bituminous concrete, or other appropriate material approved by the Township and drained to the extent necessary to prevent dust, erosion, or excessive water flow across streets or adjoining properties, unless a driveway or parking area meets the exceptions listed in §603(5) of the Township Zoning Ordinance [Chapter 27].

(Ord. 6/97-429, 6/12/1997, §10.11)

### **§1012. Sidewalks and Curbs.**

1. Sidewalks shall be installed along any existing or proposed arterial or collector street or within any nonresidential subdivision or land development. Sidewalks may be required in residential areas and along streets other than arterial or collector streets, if deemed appropriate by the Board of Commissioners.
2. The Board of Commissioners may, after receiving the recommendation of the Planning Commission, defer or waive a requirement for sidewalks on one or both sides of a street if the development is within an industrial area, where all the lots in a residential subdivision would be both greater than one acre and have greater than 150 feet of street frontage, or where a developer demonstrates a hardship unique to the development which makes the installation of sidewalks impractical.
3. Sidewalks shall be a minimum of five feet wide, and shall be located one foot from the right-of-way line.
4. All sidewalks and curbs at the intersection of two or more streets shall include a sloped curb cut and ramp suitable for use by wheelchairs and designed and installed in accordance with ADA requirements.
5. Curbs shall be installed along both sides of all streets, except along service streets. Adequate provisions shall be made for driveway entrances and shall include driveway aprons across sidewalks.

(Ord. 6-97-429, 6/12/1997, §10.12)

### **§1013. Monuments and Markers.**

1. Permanent concrete monuments shall be accurately placed at all points marking changes in the direction of external boundary lines of a property subdivided.
2. Monuments shall be made of reinforced concrete with minimum dimensions of four inches at the top, six inches at the bottom and be 30 inches long. The monu-

ment should be tapered and have at least 1/2 inch diameter, 30 inch long steel reinforcing rod inserted vertically in the monument and protruding 1/2 inch above the top of the monument.

3. All monuments shall be placed by or under the direction of a professional land surveyor so that the center of the top of the monument, shall coincide exactly with the point of intersection of the property lines being monumented.
4. Monuments shall be set with their top level with the proposed finished grade of the surrounding ground, except:
  - A. Monuments which are placed within the lines of existing or proposed sidewalks shall be so located (preferably beneath the sidewalks) that their tops will not be affected by lateral movement of the sidewalks.
  - B. Where monuments are located beneath a sidewalk, proper access shall be provided for their use.
  - C. Where sidewalks are existing, a stone point (a four inch square chisel cut in the sidewalk with a drill hole in center) may be substituted for a monument.
5. All streets shall be monumented on the street right-of-way lines at the following locations:
  - A. At least two monuments at each street intersection.
  - B. At changes in direction of street right-of-way lines, including ends of radii at street intersections.
  - C. At intermediate points wherever topographical or other conditions make it impossible to sight directly between two otherwise required monuments.
  - D. At such other places along the right-of-way lines of streets as may be determined by the Township Engineer to be necessary so that street rights-of-way will be readily defined.

(Ord. 6-97-429, 6/12/1997, §10.13)

#### **§1014. Street Lights and Parking Lot Illumination.**

1. Street lights are required to be installed in all subdivisions and land developments in accordance with the conditions agreed upon by the subdivider or land developer, the Township and the Pennsylvania Power and Light Company as a condition of final plan approval.
2. All off-street parking areas and driveways, except a driveway and off-street parking area accessory to a single family dwelling, a semidetached dwelling (twin) or a

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single family attached dwelling (townhouse) which has individual rather than a shared or common parking area, shall be illuminated adequately during the hours between sunset and sunrise when the use is in operation. The lighting shall meet the requirements outlined in §511 of the Salisbury Township Zoning Ordinance [Chapter 27]. A street lighting and site lighting plan must be submitted with each major subdivision or land development plan.

(Ord. 6-97-429, 6/12/1997, §10.14)

### **§1015. Easements.**

1. Easements with a minimum width of 20 feet plus an additional five foot width for each additional utility shall be provided for poles, wires, conduits, storm drainage, sanitary sewers, water mains and/or other utility lines intended to service the abutting lots.
2. To the fullest extent possible, easements shall be centered on or be adjacent to front, side, and rear lot lines. In cases deemed necessary by the Township, easements shall be formally dedicated to the Township via a deed of dedication in a form satisfactory to the Township Solicitor for the perpetual maintenance of the facilities contained therein.
3. A 100 foot wide easement shall be provided along the banks of a stream (50 feet on each side), lake, pond or other watercourse.
4. There shall be a minimum distance of 50 feet, measured in the shortest distance, between any proposed dwelling unit and any petroleum, petroleum products, or natural gas transmission line which traverses the subdivision or land development, unless a greater distance is recommended by the transmission line company.

(Ord. 6-97-429, 6/12/1997, §10.15)

### **§1016. Street Trees and Landscaping.**

1. Parking Lot Landscaping. All off-street parking areas including more than 25 parking spaces are required to provide landscaped areas within the paved area which meet the requirements of §603(8) of the Salisbury Township Zoning Ordinance [Chapter 27].
2. Buffer Yards. Required Buffer yards are to be installed as designated in §803(4) of the Salisbury Township Zoning Ordinance [Chapter 27].
3. Shade and Street Trees. Street trees of approved deciduous hardwood varieties shall be planted within the street right-of-way by the developer or subdivider for

all subdivisions and land developments. Tree species and spacing for planting shall follow the guidelines of this Section.

- A. The shade and street trees shall be planted at minimum intervals of between 30 and 40 feet, depending upon the type of tree.
- B. Trees shall be of a nursery stock quality, grown under the same climatic conditions as at the location of the development.
- C. All planting shall be performed in conformance with good and accepted nursery and landscape practices.
- D. All trees shall be balled and burlapped unless this requirement is waived by the Board of Commissioners or Planning Commission, as the case may be, for any specified variety.
- E. The requirement for shade and street trees may, upon just cause shown, be waived by the Board of Commissioners, or the Planning Commission, as applicable. If there are existing trees along the street right-of-way which meet Township standards they may be considered in lieu of the required street trees.
- F. Street trees shall be planted prior to the final inspection of public improvements for the subdivision or land development.
- G. Trees permitted shall be of symmetrical growth, free of insect, pests and disease.
- H. The size of the shade and street trees shall be three to 3 1/2 inches (caliper) measured six inches above the ground level. Trees shall have a minimum of a seven foot single straight stem to the first lateral branches above ground level.
- I. In all subdivisions and land developments street trees shall be planted midway between the curb and sidewalk, with a width in accordance with the following standards:
  - (1) In a 50 foot street right-of-way, with a 10 foot sidewalk area, the planting area is 3 1/2 feet.

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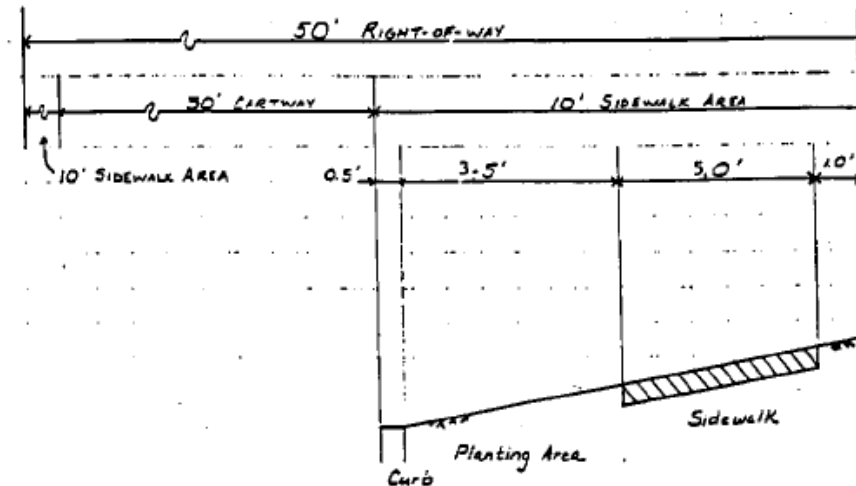


FIGURE D<sup>3</sup>.

- (2) In a 60 foot street right-of-way, with a 12 foot sidewalk area, the planting area is 5 1/2 feet.

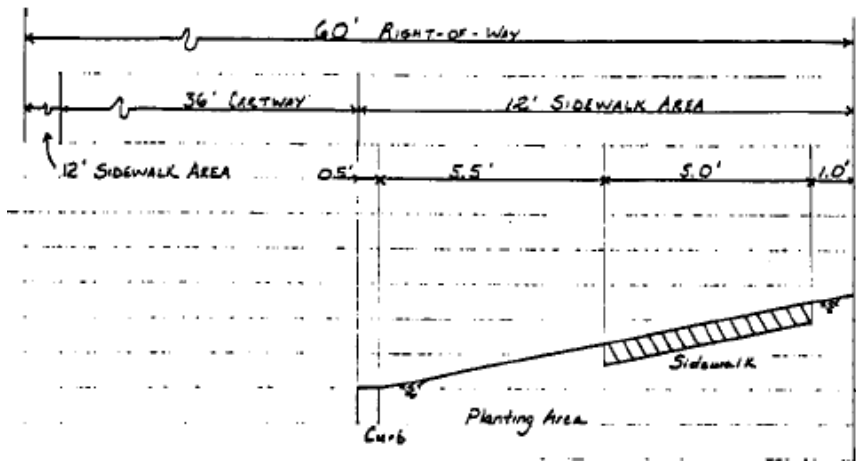


FIGURE E<sup>4</sup>

- (3) In a situation where curbing and/or sidewalks are deferred or waived, the street trees shall still be planted in the same intervals as subsections (1) and (2) above, providing for the future installation of curb or sidewalk.

J. The following is a list of trees recommended for planting as shade or street trees between the curb and sidewalk.

<sup>3</sup> Not to scale

<sup>4</sup> Not to scale

- (1) Trees recommended for planting strips at minimum spacing of 30 feet between trees. All trees should be of single stemmed treeform:

Hedge maple – *Acer campestre*.

Upright European hornbeam – *Carpinus betulus fastigiata*.

Pyramidal singleseed hawthorn – *Crataegus monogyna stricta*.

Crimson Cloud hawthorn – *Crataegus osyacantha* Crimson Cloud.

Washington hawthorn – *Crataegus phaenopyrum*.

Tschonoskii crabapple – *Malus tschonoskii*.

Rancho Columnar Sargent Cherry – *Prunus sargentii* Rancho.

Kwanzan cherry – *Prunus serrulata* Kwanzan.

- (2) Trees recommended for planting strips at a minimum spacing of 40 feet between trees:

European hornbeam – *Carpinus betulus*.

Katsura tree – *Cercidiphyllum japonicum*.

Hop hornbeam – *Ostrya virginiana*.

Bradford Callery pear – *Pyrus calleryana* Bradford.

Korean mountain-ash – *Sorbus alnifolia*.

Sugar maple – *Acer saccharum*.

Green Mt. sugar maple – *Acer saccharum* Green Mt.

Ginkgo – *Ginkgo biloba* (male only).

Shademaster Thornless honeylocust – *Gleditsia triacanthos inermis* Shademaster.

Skyline locust – *Gleditsia triacanthos inermis* Skyline.

Sawtooth oak – *Quercus acutissima*.

Shingle oak – *Quercus imbricaria*.

Littleleaf linden – *Tilia cordata*.

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Greenspire linden – *Tilia cordata* Greenspire.

Norway maples – *Acer platanoides*.

White ash – *Fraxinus Americana*.

Pin Oak – *Quercus palustris*.

American sycamore – *platanus occidentalis*.

Red Maple – *Acer Rubrum*.

Chinese Elm.

Green Ash (Marshall's seedless type).

*Fraxinus Pennsylvania lanceolata*.

Scarlet oak – *Quercus Coccinea*.

Sour gum (Black tupelo, Black gum) – *Nussa Sylvatica*.

Red oak – *Quercus rubra*.

Zelkova – *Zelkova serrata*.

- (3) Additional varieties not listed above may be utilized as street trees if the applicant provides adequate reference material or a letter from a registered landscape architect to prove to the satisfaction of the Board of Commissioners or Planning Commission, as the case may be, that a substitute would be appropriate, but in no case shall the following species be utilized as street trees:

<b>Common Name</b>	<b>Botanic Name</b>
Boxelder	<i>Acer negundo</i>
Norway Maple	<i>Acer platanoides</i>
Silver Maple	<i>Acer saccharinum</i>
Horsechestnut	<i>Aesculus species</i>
Tree of Heaven	<i>Tilanthus</i>
Silk Tree or Mimosa	<i>Albizia julibrissin</i>
Catalpa	<i>speciosa</i>
Ginko (female)	<i>Ginko biloba</i>



<b>Common Name</b>	<b>Botanic Name</b>
Thorned Honeylocust	Gleditsia triacanthos
Black Walnut	Juglans nigra
Hopa, Eley and Almey and Crabapple	Malus Hopa, Eley, Almey
Mulberry	Morus species
Plane Tree or Sycamore	Plantanus species
Black Locust	Robinia pseudoacaia
Willows	Salix species
Regent Scholartree	Sophora japonica
European Mountain Ask	Sorbus aucuparia
American Elm	Ulmus americana
Birch	Betula species
Lussian Olive	Elaeagnus species
Osage Orange	Macluna pomifera
Apple	Malus pumila
Poplar, Aspen	Poplus species
Coniferous Order	Coniferates ord.
Fruit Trees	
Dogwood	
Thorned Trees	

- K. After expiration of the 18 month maintenance period, the land owner, tenant, or his agent, if any, shall be jointly and severally responsible for maintaining all street tree or other required landscaping in good condition, free from refuse, debris, weeds, and undergrowth. All trees, shrubs, ground covers, and other plant materials must be replaced within 120 days if they die or become unhealthy because of accidents, drainage problems, disease, or other causes.

(Ord. 6-97-429, 6/12/1997, §10.16)

**§1017. Open Space, Recreation Areas and Fees.**

Salisbury Township adopts the Comprehensive Plan of Salisbury Township, Community Facilities Plan, Recreation and Open Space, adopted May 28, 1992, by the Board of Commissioners as the Recreation Plan for Salisbury Township.

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- A. Purpose. To provide adequate open spaces, recreation lands and recreation facilities to serve new residents of new developments, for both active and passive recreation, and to recognize and work to carry out the Recreation Plan for Salisbury Township. This Section shall apply to any major subdivision, minor subdivision or residential land development reviewed and approved by the Township, but shall not apply to any resubdivision or lot consolidation plan.
- B. Limitations on Use of Fees.
- (1) Any fees collected under this Section shall be accounted for separately from other Township funds.
  - (2) To ensure that the lands and facilities are accessible to the residents and employees of the developments that paid fees towards their cost, the Township designates two Recreation Fee Districts. These districts are the Eastern Recreation Fee District and the Western Recreation Fee District. Any fees collected under this Section shall only be expended within the same recreation fee district as the subdivision or land development that contributed the fees.
  - (3) Such fees shall only be used for the following: acquisition of public open space, development and/or redevelopment of existing or proposed public recreational facilities, landscaping of public open space and closely related engineering and design work.
- C. Land Dedication. Any subdivision or residential land development regulated under this Section shall be required to dedicate the specified amount of common open space, unless the Board of Commissioners determines that such land in that location would not be desirable or efficient based upon the standards of this Section, in which case recreation fees-in-lieu of land shall be required.
- (1) Generally, it is the intent of this Section that development of 10 or fewer dwelling units that do not include land that is adjacent to existing publicly-owned land should be required to pay recreation fees in lieu of dedicating land.
  - (2) The land and fee requirements of this Section shall be based upon the number of new dwelling units that would be permitted on the lots of a subdivision or land development after the plan is approved.
  - (3) Prime Open Space. For the purposes of this Section, the term Prime Open Space shall mean land proposed to be dedicated as common open space that would meet all of the following standards:
    - (a) Less than six percent slope.

- (b) Not a wetland under Federal and/or State regulations.
  - (c) Be part of a contiguous tract of at least two acres (which may include pre-existing common open space that is adjacent).
  - (d) Not be within the 100 year floodplain, as defined by official floodplain maps of the Township.
4. Amount of Common Open Space. A subdivision or land development shall be required to dedicate the following amounts of common open space for each permitted new dwelling unit, unless the Board of Commissioners determines that recreation fees in lieu of the open space would be more in the public interest:

<b>Percentage of the Total Required Common Open Space that Would Meet the Definition of Prime Open Space</b>	<b>Minimum Required Common Open Space Per Permitted Dwelling Unit</b>
0% to 25.0%	2,000 square feet
25.1% to 75.0%	1,500 square feet
75.1% to 100%	1,200 square feet

- D. Fees for Residential Development. If the Board of Commissioners determines that a land dedication within a proposed subdivision or land development would not be in the public interest, the applicant shall be required to pay fees in lieu of dedicating open space. A notation stating that such fees are required shall be stated on the final record plan. This fee shall be established per permitted dwelling unit, and is included in the Township Fee Schedule, which may be updated from time to time by resolution of the Board of Commissioners.
- E. Decision on Land vs. Fees. The Board of Commissioners shall determine whether a land dedication or the payment of fees shall, or a combination of the two shall be required. This determination should, but is not required to, be made at the time of sketch plan review. The Board of Commissioners should, at a minimum, consider the following in reaching its decision:
  - (1) Whether the land in that location would serve a valid public purpose and be suitable for active or passive recreation.
  - (2) Whether there is potential to make a desirable addition to an existing public recreation area.
  - (3) Whether the proposed land would meet the objectives and requirements of this section and any relevant policies of the Township Comprehensive Plan.

## SUBDIVISION AND LAND DEVELOPMENT

- (4) Whether the area surrounding the proposed development has sufficient existing recreation and open space land, and whether it is possible for pedestrians and bicyclists to reach those lands.
- (5) Any recommendations that may be received from the Planning Commission, Township Engineer, the Recreation Advisory Committee and other Township staff.
- (6) Whether the proposed open spaces would preserve important natural features (such as woodlands or creek valleys) that might otherwise be negatively affected.
- (7) Whether it could be possible to combine common open space on this tract with the additional open spaces on an adjacent tract, when the tract is developed in the future.

### F. Common Open Space to be Dedicated.

- (1) Land required to be dedicated shall be suitable for its intended purpose. The applicant shall state what improvements, if any, he/she intends to make to the land to make it suitable for its intended purpose, such as rough grading, landscaping or development of trails. Such land shall be free of construction and other debris at the time of dedication.
- (2) Required common open space shall be dedicated to the Township, unless the Board of Commissioners agree to allow a dedication to any of the following: the Salisbury Township School District, the County, a homeowner association or an environmental organization acceptable to the Board of Commissioners. In the case of a rental development, the Township may permit the common open space to be retained by the owner of the rental development.
- (3) If required common open space is to be owned by a homeowner association, the developer shall establish such association in a form that requires all property owners within the development to annually contribute to the maintenance of the common open space. Provisions of any homeowner association agreements regarding required common open space shall be subject to acceptance by the Board of Commissioners, based upon review by the Township Solicitor. The provisions of §705(f) of the MPC should serve as a model for such agreement.
- (4) Any required common open space dedication shall include deed restrictions to permanently prevent the development of buildings, except buildings for noncommercial recreation or to support maintenance of the land for recreation.

- (5) Priority shall be given to dedication of land in approximate locations identified by the Township Comprehensive Plan.
- (6) Areas intended for active recreation shall be well-drained, of less than four percent average slope and not require filling in of a wetland for use.
- (7) Land shall not be used to meet the minimum requirements for common open space if it has any of the following conditions:
  - (a) Lacks adequate access for maintenance and for pedestrians.
  - (b) Is not suitable for either active or passive recreation.
  - (c) Is within a stormwater detention basin, unless the applicant proves to the satisfaction of the Board of Commissioners that such area would be designed so that it clearly would be usable on a regular basis for recreation.
  - (d) Is required to be provided under another section of this Chapter or another Township Ordinance.
  - (e) Is within 15 feet of any principal building.
  - (f) Is within 15 feet of a parking area of more than six parking spaces (other than parking areas specifically developed to serve the open space).
  - (g) Would result in a total contiguous tract of common open space of less than one acre.
  - (h) Is within the right of way or easement of an overhead electric powerline with a capacity of 35 KV or higher.
- (8) Residual Lands. If only a portion of a larger tract is currently proposed to be subdivided, or the applicant owns one or more adjacent tracts that are not currently proposed to be subdivided, the applicant shall provide a sketch of a possible future land dedication on these adjacent lands in case they would be developed in the future.
- (9) Coordination With Future Adjacent Dedication. The Board of Commissioners may require that a required land dedication within a property currently being subdivided be placed along an edge of the property so that it may, in the future, be combined with an open space dedication on the edge of an adjoining property when that adjoining property is subdivided or developed.

## SUBDIVISION AND LAND DEVELOPMENT

- G. Combination of Land and Fees. Upon approval of the Board of Commissioners, the Township may accept a combination of common open space and fees in lieu of land to meet the requirements of this Section for a residential subdivision or land development. This combination shall be based upon the common open space requirement that applies to a certain number of dwelling units and the fee in lieu of land requirement that applies to the remaining number of dwelling units.
- H. Timing of Fees. Fees required under this Section shall be paid prior to the recording of the final plan, except as follows:
- (1) If the Township agrees to provisions in a binding development improvement agreement to require the payment of all applicable recreation fees prior to the issuance of any building permits within each clearly defined phase of the development, then the fees are not required to be paid prior to recording of the final plan but may instead be paid within the requirements of that development agreement.
  - (2) If the applicant agrees to pay such fees in installments, then all such fees shall not be considered to be paid, for the purposes of any applicable time limitations for utilization under the MPC, until all such fees are paid in full, including all installments and phases.
- I. Facilities in Place of Land or Fees. An applicant may seek a modification from the recreation fee or open space requirements of this Section under the procedures of §1202 of this Chapter by substituting for such fee the construction of permanent recreation facilities within the proposed subdivision or land development, on nearby public open space, and/or within existing nearby parks or Recreation areas. The applicant must demonstrate to the satisfaction of the Board of Commissioners that the value of the proposed permanent recreation facilities will be approximately equal or greater than the land or fees that would otherwise be required. Permanent recreation facilities may include any play equipment, courts, ballfields, picnic areas, pavilions, bike paths, parking areas or other facilities related or accessory to public recreation. The cost of improvements for any recreation facilities proposed under this section will be determined by the Township.

(Ord. 6-97-429, 6/12/1997, §10.17)

### **§1018. Traffic Impact Studies and Traffic Improvements.**

1. Purposes. To allow the Township to determine the safety and congestion impacts, and related costs, of proposed major traffic generating uses. To require that applicants respond with reasonable proposals to resolve the negative traffic impacts that their proposed uses will cause on the public. To recognize that sufficient Federal, State, and Township funds are not available to resolve traffic problems caused by private development. To assist in carrying out §§502(2)(ii) and 503(3) of

the Pennsylvania Municipalities Planning Code as amended. To ensure that streets bordering a subdivision or land development are coordinated and of such widths and grades and in such locations as deemed necessary to accommodate prospective traffic and to facilitate fire protection. To ensure that the access into and out of subdivisions and land developments is reasonably safe.

2. Administration.
  - A. The full cost of the traffic study shall be borne by the applicant.
  - B. The traffic study shall be reviewed by the Township Engineer or alternate Township Engineer, the cost of which shall be borne by the applicant.
  - C. The project manager for any traffic impact report shall be a registered professional traffic engineer.
  - D. The Board of Commissioners shall require such onsite traffic improvements to be provided by the applicant, as the Board deems appropriate, in light of the traffic impact study as a specific condition of preliminary plan approval for all land developments, subdivisions, or conditional use applications for which a study has been required.
  - E. Joint traffic studies between different applicants are acceptable and are strongly encouraged.
3. Contents of a Traffic Study.
  - A. Project information containing the following data:
    - (1) Applicant and project name.
    - (2) Site size and location.
    - (3) Identification of an appropriate transportation study area for the proposal. (Prior to the start of a traffic study, the applicant's traffic engineer shall meet with the Township Engineer or alternate Township Engineer to establish the limits of the study area and the streets and intersections to be studied).
    - (4) Identification of existing and proposed site use(s) and intensity of development (e.g., number and type of dwelling units, square footages, etc.).
    - (5) Identification of current and proposed land uses within the identified study area.
    - (6) Any staging of development and completion date.

## SUBDIVISION AND LAND DEVELOPMENT

- B. **Traffic Facilities Description.** Existing traffic conditions shall be measured and documented for all streets and intersections in the identified study area. (see §1018(3)(A)(3)). Existing traffic volumes for average daily traffic, peak highway hour(s) traffic and peak development-generated hour(s) traffic shall be recorded. Traffic counts at designated intersections in the study area shall be conducted, encompassing the peak highway and peak development generated hour(s), and documentation shall be included in the report. A volume/capacity analysis based upon existing volumes shall be performed during the peak highway hour(s) for all designated streets and intersections in the study area. Levels of service shall be determined for each roadway segment to be studied and including all turning movements. Detailed traffic counts of existing local streets are not required, unless recommended by the Township Engineer or Alternate Township Engineer. A tabulation of specific accident data including locations and types of accidents for the most recent four year period shall be included in the analysis. This analysis will determine the adequacy of the existing roadway system to serve the current traffic demand. Roadways and/or turning movements experiencing levels of Service D, E, or F, as described in TRB Special Report 209: Highway Capacity Manual, Third Edition (1994), shall be noted as congestion locations.
- C. An analysis of future traffic conditions without proposed development. The total future traffic demand shall be calculated and analyzed. This demand shall consist of a combination of the existing traffic expanded to the proposed project build-out year and the traffic generated by other anticipated development within the study area. This analysis shall be performed for the peak hour(s) for all roadways and designated intersections in the study area. Level of service (LOS) calculations shall be provided for all designated intersections within the study area. All access points shall be examined as to the necessity of installing traffic signals. This evaluation shall compare the projected traffic to PennDOT warrant regulations for traffic signal installation.
- D. **Traffic Impact of the Development.** Estimation of vehicular trips resulting from the proposed project shall be completed for the peak highway and peak development-generated hour(s). Vehicular trip generation rates to be used for this calculation shall be obtained from the most recent Trip Generation Manual, published by the Institute of Transportation Engineers. These development generated traffic volumes shall be provided for the inbound and outbound traffic movements as estimated, and the reference source(s) and methodology followed shall be documented. All turning movements shall be calculated. These generated volumes shall be distributed to the area and assigned to the existing streets and intersections throughout the study area. Documentation of all assumptions used in the distribution shall be provided. Traffic volumes shall be assigned to individual access points. Any characteristics of the site that will cause particular trip generation problems shall be noted. The impact of any diversion or rerouting of existing traffic by the



proposal shall be analyzed. For retail sales uses, the increased traffic during the Christmas season and during weekends shall be forecast and analyzed.

- E. An analysis of future traffic conditions with proposed development. The total future traffic demand shall be calculated and analyzed. This demand shall consist of a combination of the existing traffic expanded to the proposed project build-out year, the proposed development-generated traffic, and the traffic generated by other proposed development within the study area. This analysis shall be performed for the peak hour(s) for all designated roadways and intersections within the study area. All access points shall be examined as to the necessity of installing traffic signals. This evaluation shall compare the projected traffic to PennDOT warrant regulations for traffic signal installation.
  - F. Recommendations and Conclusions. Levels of service for all designated streets and intersections within the study area shall be listed. All streets and/or intersections showing a level of service below "C" shall be considered deficient and specific recommendations for the elimination of these problems shall be identified. This listing of recommended improvements shall include, but not be limited to, the following elements: internal circulation design, site access location and design, external roadway and intersection design and improvements, and traffic signal installation and operation including signal timing. All physical street improvements and existing traffic control devices shall be shown on plan drawings.
  - G. An estimate of the costs of the required improvements. Approximate costs for all required improvements within the study area shall be developed.
  - H. A statement about the financial responsibilities for the needed improvements. The applicant shall respond to the traffic impact report by stating what onsite improvements he/she proposes and to what degree he/she is willing to assist in funding any off-site improvements that are identified in the traffic study. The improvements financing must be consistent with the Pennsylvania Municipalities Planning Code, as amended, Article V-A, Municipal Capital Improvement.
  - I. An improvement construction schedule. Such schedule shall include priority listing of the needed improvements. The expected beginning and ending of construction for each improvement shall be identified.
4. Timing of Required Traffic Improvements. For developments not the subject of an improvements agreement under this Chapter, no occupancy permit shall be granted for a use or uses until such traffic improvements that have been required by PennDOT and the Township to serve the use are in place and operating, unless the Board of Commissioners require or allow funds for a required traffic improvement to be placed in a dedicated escrow account to be used when such improvements are warranted.

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(Ord. 6-97-429, 6/12/1997, §10.18)

## Part 11

### Mobile Home Parks

#### §1101. Permits and Inspections.

1. It shall be unlawful for any person to operate, maintain, construct, alter or extend any mobile home park within the Township unless a person holds a zoning permit issued by the Township.
2. 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 Chapter and other applicable ordinances of the Township. The land development plans shall comply with the submission and procedural requirements of this Chapter, the design criteria of Part 10, the requirements of §403 of the Salisbury Township Zoning Ordinance for Mobile Manufactured Home Parks and Mobile/Manufactured Homes [Chapter 27], and the improvements requirements of this Chapter.
3. The Zoning Officer or any other representative of the Township may inspect a mobile home park at reasonable intervals and at reasonable times to determine compliance with this Part and other applicable Township regulations.
4. The following definitions shall apply to this Section in addition to the definitions of Part 2 of this Chapter.

**MOBILE HOME** – a transportable, single family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly 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, which is leased or rented by the park owner to the occupants of the mobile home erected on the lot.

**MOBILE HOME STAND** – that part of an individual lot which has been reserved for the placement of the mobile home, appurtenant structures or additions.

**SANITARY SEWER RISER PIPE** – the sanitary sewer riser pipe is that portion of the sanitary sewer lateral which extends vertically to the ground elevation and terminates at each mobile home space.

**SEWER CONNECTION** – the sewer connection consists of all pipe, fittings and appurtenances from the sanitary sewerage system within the mobile home park to the connection to the plumbing system in the mobile home.

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**WATER RISER PIPE** – the water riser pipe is that portion of the water service pipe which extends vertically to the ground elevation, and terminates at a designated point at each mobile home lot.

**WATER SERVICE PIPE** – the water service pipe consists of all pipes, fittings, valves, and appurtenances from the water distribution system within the mobile home park to the connection to the plumbing system in the mobile home.

(Ord. 6-97-429, 6/12/1997, §11.1)

### **§1102. Design Standards.**

1. Any land development plan for a mobile home park shall meet all requirements of §402(KK) of the Salisbury Township Zoning Ordinance [Chapter 27] which addresses, among other things, lot size, density, open space, buffer yards, setbacks and separation distances, and parking requirements.
2. Storm drainage management shall be provided consistent with the requirements of §1010 of this Chapter.
3. A landscaping plan consistent with §1016 of this Chapter and §§603(7), 603(1), 603(9), 803(4) and 804 of the Salisbury Township Zoning Ordinance [Chapter 27] shall be submitted.
4. The interior, private street system shall be designed and built to the following standards:
  - A. The street layout system shall comply with the requirements of §402(KK) of the Salisbury Township Zoning Ordinance [Chapter 27].
  - B. Any road serving five or more dwellings shall meet the designs standards of §1004 of this Chapter.
  - C. The roads shall be built as outlined in the Salisbury Township specifications for streets, curbs, and sidewalks, although curbs and sidewalks are not required within mobile home parks.
  - D. Since the internal street system will remain private, the developer of the mobile home park or any subsequent property owner will be responsible to maintain and repair all streets and street signs located within the mobile home park.
5. Mobile homes shall meet all requirements of and shall be sited on mobile home stands in conformance with the provisions outlined in §402(JJ) of the Salisbury Township Zoning Ordinance [Chapter 27].

(Ord. 6-97-429, 6/12/1997, §11.2)

**§1103. Water Supply.**

1. All mobile home parks shall be connected to and served by the public water system. It shall be the developer's responsibility to demonstrate that the existing water distribution system and the availability of service are both adequate to service the proposed mobile home park.
2. The new water supply distribution and proposed fire protection system within the mobile home park shall remain private and shall meet the standards and requirements of §1008 of this Chapter.
3. Individual Water Riser Pipes and Connections.
  - A. Individual water riser pipes shall be located within the confined area of the mobile home stand at a point where the water connection will approximate a vertical position, thereby insuring the shortest water connection possible and decreasing susceptibility to freezing of the water pipe.
  - B. The water riser pipe shall have a minimum inside diameter of 3/4 inches and terminate at least four inches above the ground surface. The water outlet shall be provided with a cap when a mobile home does not occupy the lot.
  - C. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipes.
  - D. A shut-off valve below the frost line shall be provided near the water riser pipe on each mobile home lot. Underground stop and waste-valves are prohibited unless their type of manufacture and their method of installation are approved.
  - E. A compound metering system shall be provided by the developer in a pit immediately adjacent to the right-of-way line at the entrance to the mobile home park and surrounded by a 20 by 20 foot easement.

(Ord. 6-97-429, 6/12/1997, §11.3)

**§1104. Sewage Disposal.**

1. All mobile home parks shall be connected to the public sewerage system upon construction or expansion. It shall be the developer's responsibility to demonstrate that the existing public system is adequate to convey and treat the additional flows.

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2. The new sanitary sewerage collection system shall remain private and shall be installed in a manner that complies with all requirements of §1007 of this Chapter and the Salisbury Township specifications for sanitary sewers and appurtenances.
3. Individual Sewer Connections.
  - A. The sanitary sewer lateral for each mobile home stand shall be at least a four inch diameter sanitary sewer riser pipe. The riser pipe shall be so located on each stand that the sewer connection to the mobile home drain outlet will approximate a vertical position.
  - B. The sewer connection (see definition) shall have a nominal inside diameter of not less than four inches and the slope of any portion thereof beyond the riser shall be at least 1/4 inch per foot. All joints shall be watertight.
  - C. All materials used for sewer connections shall be semi-rigid, corrosive resistant, nonabsorbent and durable in accordance with the Township Plumbing Code. The inner surface shall be smooth.
  - D. Provision 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 1/2 inch above ground elevation.

(Ord. 6-97-429, 6/12/1997, §11.4)

### **§1105. Electrical Distribution System.**

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 specifications regulating such systems and the National Electric Code.
2. Power Distribution Lines. All power lines shall be located underground.

(Ord. 6-97-429, 6/12/1997, §11.5)

### **§1106. Refuse Handling.**

Refuse disposal containers shall be provided in paved areas. The containers shall meet screening and setback requirements outlined in §513 of the Salisbury Township Zoning Ordinance [Chapter 27].

(Ord. 6-97-429, 6/12/1997, §11.6)

**§1107. Additional Requirements.**

1. No part of any mobile home park shall be used for nonresidential purposes, except such uses that are required for the direct servicing of park residents and for the management and maintenance of the park, recreation facilities and utility appurtenances.
2. All mobile home parks shall be furnished with lighting standards so spaced and equipped so that they provide levels of illumination for the safe movement of pedestrians and vehicles at night without causing a glare or nuisance on adjoining private property or streets. All such lighting shall comply with the standards and requirements set forth in §511 of the Salisbury Township Zoning Ordinance [Chapter 27] and §1014 of this Chapter.
3. Responsibilities of the Management.
  - A. The person to whom a permit for a mobile home park is issued shall operate the park in compliance with this Chapter and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
  - B. The management shall supervise the placement of each mobile home on its mobile home stand which includes securing its stability and installing all utility connections.
  - C. The management shall give Township officials free access to all mobile home lots, service buildings and other community service facilities for the purpose of inspection.
  - D. The management shall maintain a register containing the names of all park occupants and the date of arrival of each mobile home. Such register shall be available to any authorized person inspecting the park.
  - E. The management shall report new park residents, except transients, to the Township Tax Collector. This report shall be made no less than monthly and on a report form provided by the Township. The management shall report the departure of all persons, other than transients, not less than 30 days prior to such departure.

(Ord. 6-97-429, 6/12/1997, §11.7)





## Part 12

### Administration and Amendments

#### §1201. Amendments.

1. The Board of Commissioners may, from time to time, revise and amend this Chapter in accordance with law. Amendments to this Chapter 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 amendment by §§505 and 506 of the MPC. In the circumstance where a proposed amendment to this Chapter has not been prepared by the Township Planning Commission, the Board of Commissioners shall submit each such amendment to the Township Planning Commission for recommendations at least 30 days prior to the date fixed for the public hearing on such proposed amendment. In addition, at least 30 days before the Board of Commissioners' hearing on the proposed amendment to this Chapter, the Township shall submit the proposed amendment to the County Planning Commission for recommendations.
2. Within 30 days after adoption of any such amendment, the Township shall forward a certified copy of the amendment to this Chapter to the County Planning Commission.

(Ord. 6-97-429, 6/12/1997, §12.1)

#### §1202. Waivers/Modifications.

1. The Township Board of Commissioners or Township Planning Commission, as applicable, may grant a waiver or modification of the requirements of one or more provisions of this Chapter if it is demonstrated to the satisfaction of the Board of Commissioners or Planning Commission that:
  - A. Literal enforcement of the provision(s) of this Chapter will exact undue hardship because of peculiar conditions pertaining to the land in question, or, that under the peculiar conditions pertaining to the land in question, an alternative standard will provide equal or better results than the provision(s) of this Chapter.
  - B. The requested waiver or modification will not be contrary to the public health, safety, welfare and interest.
  - C. The purpose and intent of this Chapter will be observed.
2. All requests for a waiver or modification shall be in writing and shall accompany and be a part of the initial plan application for subdivision or land development. The request shall state in full the grounds and facts of hardship or unreasonable-

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ness upon which the request is based, the provision or provisions of the ordinance involved, and the minimum modifications necessary.

3. The Board of Commissioners, in considering requests for a waiver or modification, shall consider the recommendations of the Township Planning Commission in regard thereto.
4. The Board of Commissioners, or the Township Planning Commission, as applicable, shall keep a written record of all action on all requests for waivers or modifications.
5. If a waiver or modification of one or more requirements of this Chapter is granted, a note stating the provision(s) waived or modified, the nature of the waiver or modification and the justification for the granted waiver shall appear on the plan sheet to be recorded at the Recorder of Deeds Office.

(Ord. 6-97-429, 6/12/1997, §12.2)

### **§1203. Fees.**

1. The Township Board of Commissioners shall establish, from time to time by resolution, a schedule of application fees to be paid by the developer to the Township and a schedule of escrow deposits for money to be posted by the developer with the Township at the time of filing a sketch, preliminary, preliminary/final and/or final plan submission. No plan shall be accepted for filing unless the required number of plans are submitted to the Township, accompanied by the supplemental materials required under this Chapter for any such plan submission and the required application fee and escrow deposit.
2. The developer shall be required to reimburse the Township for all of the reasonable and necessary administrative costs, legal, engineering and other professional consultant fees and costs actually incurred by the Township for the review and processing of a proposed subdivision or land development plan. The review fees from the Township's Engineer, Solicitor or other professional consultants, shall be based upon a schedule established by resolution. Such review fees shall be reasonable and in accordance with the ordinary and customary charges by the Township Engineer, Solicitor or other professional consultants for similar service in the community, but in no event shall the fees exceed the rate or cost charged by the Township Engineer, Solicitor or other professional consultant to the Township when fees are not reimbursed or otherwise imposed upon applicants.
3. The money placed in escrow with the Township shall be utilized to reimburse the Township for any and all reasonable and necessary administrative costs, engineering, legal or other professional consultant fees and expenses incurred by the Township for reviewing and processing any plan submission. Whenever the escrow deposit balance is 50 percent or less of the required initial escrow deposit,

the developer shall make payment within 15 days after request by the Township in an amount necessary to fully fund the escrow account.

4. Upon the recordation of the subdivision and/or land development plan with the County Recorder of Deeds and the payment of all Township administrative costs, engineering, legal and other professional consultant fees and expenses, the balance of the escrow account shall be refunded to the developer. Money held in escrow will not be returned until all invoices from the Township Engineer, Township Solicitor or other professional consultant have been received by the Township and paid by the developer.
5. In the event the developer disputes the amount of such review fees, the developer shall, within 10 days of the billing date, notify the Township Planning and Zoning Office in writing that such fees, or any portion thereof, are in dispute.
6. In the event that the developer and the Township cannot reach agreement, within 20 days of the billing date, on the amount of the review fees, then the developer and the Township shall follow the procedures for dispute resolution set forth in §510(g) of the MPC.

(Ord. 6-97-429, 6/12/1997, §12.3)

#### **§Enforcement and Enforcement Remedies.**

The preventative and enforcement remedies as delineated in §§515.1 and 515.3, respectively, of the MPC shall apply.

- A. The Board of Commissioners shall appoint one or more agents to enforce the provisions of this Chapter and the accompanying design standards and improvement specifications required under this Chapter.
- B. Review of actual construction under any approved subdivision or land development plan to determine compliance with this Chapter, and any conditions of approval for such plan, shall be undertaken solely by the Township, its agents or representatives.
- C. Any action inconsistent with the provisions of this Chapter shall be subject to a cease and desist order, and other appropriate measures deemed appropriate by the Board of Commissioners, or agent authorized by it to enforce the provisions of this Chapter.

(Ord. 6-97-429, 6/12/1997, §12.4)

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### **§1205. Enforcement Remedies.**

1. Completion of Improvements. In the event that any improvements which may be required have not been installed as required in the Subdivision and Land Development Ordinance or in accord with the approved final plat, the Township will enforce any security by appropriate legal and equitable remedies, as outlined in the MPC.
2. In addition, any person, partnership or corporation violating the provisions of this Chapter may be named in a civil enforcement proceeding commenced by the Township, pursuant to the enforcement remedies provided for in the MPC.

(Ord. 6-97-429, 6/12/1997, §12.5)

### **§1206. Appeals.**

An appeal from a decision of the Township Board of Commissioners, or Township Planning Commission where it is authorized to approve applications, with respect to the approval or disapproval of a subdivision or land development plan shall be appealed directly to the Court of Common Pleas of Lehigh County, Pennsylvania, within the time period and in the manner prescribed by the MPC. (Ord. 6-97-429, 6/12/1997, §12.6)

*22 Attachment 1*

Township of Salisbury

File Number \_\_\_\_\_

**APPENDIX A**  
**Application for Subdivision Plan, Land Development Plan and Site Plan Review for Selected Residential and Nonresidential Uses**

Name of Subdivision/Land Development/Site Plan \_\_\_\_\_  
\_\_\_\_\_

Location \_\_\_\_\_

Date of Application \_\_\_\_\_, 19\_\_\_\_

Applicant's Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Owner's Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Professional Engineer's Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Professional Land Surveyor's Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_



22 Attachment 2

Township of Salisbury

**APPENDIX B  
Plan Checklists**

**Minor Subdivision and/or Resubdivisions Plan Checklist**

**Ordinance**

**Section**

**Yes**

**No**

**General Submission Items - Does the submission include:**

§702(2)(A)	_____	_____	The required application fees as set forth in the Township Fee Schedule?
§702 (2) (B)	_____	_____	Two copies of the application form (Appendix A)?
§702 (2) (B)	_____	_____	Two copies of the Plan Checklist (Appendix B)?
§702 (2) (C)	_____	_____	Fifteen copies of the plan (prints)?
§702(2)(D)	_____	_____	Fifteen copies of the supporting documents?

Specific Plan Requirements

**Drafting Standards - Does the plan have:**

§703(1)(A)	_____	_____	Plan drawings at a size of 18" x 24", 24" x 36" or 36" x 48"?
§703 (1)(C)	_____	_____	A scale not less than 1" = 50'?
§703(1)(D)	_____	_____	Dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds?
§703(1)(E)	_____	_____	Sheets numbered and showing their relationship to the total number of sheets?
§703(1)(F)	_____	_____	An adequate legend indicating clearly which features are existing and which are proposed?
§703(1)(G)	_____	_____	Revisions noted, if plan is a revision of previously approved plan?
§703(1)(H)	_____	_____	A boundary line shown as a solid heavy line?

**General Information - Does the plan have:**

§703(2)(A)	_____	_____	Name and location of subdivision?
§703(2)(B)	_____	_____	Names and addresses of:

SUBDIVISION AND LAND DEVELOPMENT

<b>Ordinance Section</b>	<b>Yes</b>	<b>No</b>	
§703(2)(B)(1)	_____	_____	*Landowner?
§703 (2)(B)(2)	_____	_____	*Applicant (including equitable owner, if any)?
§703(2)(B)(3)	_____	_____	*Developer?
§703(2)(B)(4)	_____	_____	*Adjoining property owners?
§703(2)(B)(5)	_____	_____	*Corporate officers?
§703(2)(C)	_____	_____	Owners Statement of Intent (Appendix C)?
§703(2)(D)	_____	_____	Name, address, signature and seal of the Professional Land Surveyor and Professional Engineer (see Appendix C)?
§703(2)(E)	_____	_____	Approval/review signature blocks for: (see Appendix C)
§703(2)(E)(1)	_____	_____	*Township Planning Commission?
§703(2)(E)(2)	_____	_____	*Township Engineer?
§703(2)(E)(3)	_____	_____	*Joint Planning Commission Lehigh-Northampton Counties?
§703(2)(E)(4)	_____	_____	Lehigh County Recorder of Deeds?
§703(2)(F)	_____	_____	Location map at 1" = 1,000' or larger showing the relationship of the site to the adjoining properties, streets, roads, municipal boundaries, zoning districts, watercourses and any areas subject to flooding within 1,000 feet of any part of the property?
§703(2)(G)	_____	_____	North arrow?
§703(2)(H)	_____	_____	Graphic and written scale?
§703(2)(I)	_____	_____	Date of plan and all subsequent revision dates?
§703(2)(J)	_____	_____	Boundaries of all adjoining properties with names of landowners?
§703(2)(K)	_____	_____	The deed book volume and page number, as entered by the County Recorder, referencing the latest source of title to the land being subdivided or resubdivided?
§703(2)(L)	_____	_____	Tax map, parcel, block and lot number for the tract being subdivided or resubdivided?



**Ordinance  
Section**

**Yes      No**

**Natural Features** – Does the plan include the location of the following natural features on the site and within 100 feet of the site:

§703(3)(A)	_____	_____	Contour lines, based on a recent field survey or photogrammetric procedure, at vertical intervals of not more than two feet for land with an average natural slope of 5% or less, and at intervals of not more than five feet for land with an average natural slope exceeding 5%?
§703(3)(B)	_____	_____	Shadings or markings differentiating slopes of: <ol style="list-style-type: none"> <li>a. Eight percent or less?</li> <li>b. Over 8% and up to 12%?</li> <li>c. Over 12% and up to 15%?</li> <li>d. Over 15% and up to 25%?</li> <li>e. Over 25%?</li> </ol>
§703(3)(C)	_____	_____	Permanent and seasonal high and low water table areas?
§703(3)(D)	_____	_____	Rivers, streams, creeks, rivulets, watercourses, lakes, ponds, dammed waters, springs, wetlands and all other bodies or channels of conveyance of surface and underground water with names, if any?
§703(3)(E)	_____	_____	One-hundred year floodplain, flood prone and alluvial soil areas?
§703(3)(F)	_____	_____	Location and extent of various soil types with U.S. Soil Conservation Service Definitions and the DEP classifications for each?
§703(3)(G)	_____	_____	Rock outcrops and stone fields?
§703(3)(H)	_____	_____	Wooded areas and tree masses?
<b>Boundary Lines of Tract -</b>			<b>Does the plan show:</b>
§703(4)(A)	_____	_____	Boundary lines of the area being subdivided or resubdivided?
§703(4)(B)	_____	_____	Location and type of all existing monuments?

SUBDIVISION AND LAND DEVELOPMENT

**Ordinance**

<b>Section</b>	<b>Yes</b>	<b>No</b>	
----------------	------------	-----------	--

**Manmade Features** – Does the plan include the location of the following manmade features on the site and within 100 feet of the site:

- |                  |       |       |   |
|------------------|-------|-------|---|
| §703(5)(A)       | _____ | _____ | Sufficient bearings, length of lines, radii, arc lengths, street rights-of-way and cartway widths, rights-of-way, easements and community or public areas to accurately and completely reproduce each and every course on the ground? |
| §703(5)(B)       | _____ | _____ | Existing lot layout on the site?  |
| §703(5)(C)       | _____ | _____ | State and Federally registered historic sites or structures, including name and description?  |
| §703(5)(D) & (E) | _____ | _____ | Sewer lines, water lines, stormwater lines, drains and culverts?  |
| §703(5)(F)       | _____ | _____ | Utility easements and restrictive covenants and easements for purposes which might affect development?  |

**Zoning Requirements** – Does the plan include the following zoning information:

- |            |       |       |                                 |
|------------|-------|-------|---------------------------------|
| §703(6)(A) | _____ | _____ | Applicable zoning district?     |
| §703(6)(B) | _____ | _____ | Lot size and yard requirements? |
| §703(6)(C) | _____ | _____ | Building setback lines?         |

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

- |            |       |       |   |
|------------|-------|-------|---|
| §703(7)(A) | _____ | _____ | Total acreage of the site?  |
| §703(7)(B) | _____ | _____ | Proposed lot layout with identification number and total number of lots?  |
| §703(7)(C) | _____ | _____ | Lot width, depth and area?  |
| §703(7)(D) | _____ | _____ | Rights-of-way, restrictive covenants and easements for all drainage, utilities and other purposes which might affect development? |
| §703(7)(E) | _____ | _____ | Open space and recreation areas?  |
| §703(7)(F) | _____ | _____ | Dwelling or structure?  |
| §703(7)(F) | _____ | _____ | Well location?  |
| §703(7)(C) | _____ | _____ | Septic tank location?   |
| §703(7)(D) | _____ | _____ | Primary leach field?  |
| §703(7)(E) | _____ | _____ | Secondary leach field?  |
| §703(7)(F) | _____ | _____ | Approved soil probe location?   |

**Ordinance Section**

**Yes No**

- §703(7)(F) \_\_\_\_\_ Approved percolation test location?
- §703(7)(G) \_\_\_\_\_ Storm drainage facilities or structures?
- §703(7)(H) \_\_\_\_\_ Street tree species and location?
- §703(7)(I) \_\_\_\_\_ Buffer area, if applicable?
- §703(8)(A) \_\_\_\_\_ Deed restrictions and a note on the plan re: deed restrictions?
- §703(8)(A) \_\_\_\_\_ The letter R (signifying a restriction on the lot) placed in the lower left hand corner of each individual lot in the plan encumbered by any deed restriction or covenant?

**Supporting Documents and Information** - Are the following items included in the submission:

- §704(1) \_\_\_\_\_ Names and addresses of surrounding property owners within 150 feet of the subject site?
- §704(2) \_\_\_\_\_ Planning module?

**Recreation Contribution** -Does the plan include:

- §705(3) \_\_\_\_\_ A note on the plan indicating that the applicant shall be required to provide monetary compensation per dwelling unit to the Township for recreational purposes?

**Environmental Requirements** - Permits and approvals:

- \_\_\_\_\_ DEP?
- \_\_\_\_\_ EPA?
- \_\_\_\_\_ U.S. Army Corps of Engineers?
- \_\_\_\_\_ Soil Conservation Service Permit?
- \_\_\_\_\_ Soil Conservation Service Review and Approval?
- \_\_\_\_\_ PennDOT Highway Occupancy Permit?
- \_\_\_\_\_ Other?

SUBDIVISION AND LAND DEVELOPMENT

**Applicant**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

22 Attachment 3

Township of Salisbury

\_\_\_\_ Preliminary Plan  
\_\_\_\_ Final Plan

**APPENDIX B**

**Plan Checklists**

**Major Subdivisions and/or Land Development Plan Checklist**

Note: Reference to Ordinance Section applies to Preliminary Plan only.

Ordinance Section      Yes    No

**General Submission Items-** Does the submission include:

§502(2)(A)(1)	_____	_____	The required application fees and escrow deposit as set forth in the Township Fee Schedule?
§502(2)(A)(2)	_____	_____	15 copies of the application form (see Appendix A) and two copies of the Preliminary Plan Checklist (see Appendix B)?
§502(2)(A)(3)	_____	_____	15 copies of the Preliminary Plan and/or Land Development Plan (prints)?
§502(2)(A)(4)	_____	_____	15 copies of the supporting documents?
§502(2)(A)(5)	_____	_____	Review letter from PennDOT (if applicable)?

**Drafting Standards for all Plans -** Does the plan have:

§503(2)(A)	_____	_____	Plan drawings at a size of 18" x 24", 24" x 36", 30" x 42" or 36" x 48"?
§503(2)(C)	_____	_____	A scale not less than 1" = 100'?
§503(2)(D)	_____	_____	Dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds?
§503(2)(E)	_____	_____	Sheets numbered and showing their relationship to the total number of sheets?
§503(2)(F)	_____	_____	An adequate legend indicating clearly which features are existing and which are proposed?
§503(2)(G)	_____	_____	Revisions noted, if plan is a revision of previously approved plan?
§503(2)(H)	_____	_____	Boundary lines of the subdivision or land development shown as a solid heavy line?

**General Information Required on all Plans and Profiles –** Does the plan have:

SUBDIVISION AND LAND DEVELOPMENT

§503(3)(A)	_____	_____	A title Preliminary Plan?
§503(3)(B)	_____	_____	Sheet title (such as Layout Plan)?
§503(3)(C)	_____	_____	Name of subdivision or land development?
§503(3)(D)	_____	_____	Graphic and written scales?
§503(3)(E)	_____	_____	Date of plan and subsequent revision dates including description if revision of plan (or an area on plans for such future notes)?
§503(3)(F)	_____	_____	Name and address, signature, seal and statement of the plan preparer (see Appendix C)?

**Information Required on all Layout Plans, Grading and Storm Drainage Plans, Utility Plans and Soil Erosion and Sedimentation Control Plans – Do the plans have:**

§503(4)(A)	_____	_____	General Information
§503(4)(A)(1)	_____	_____	North Arrow?
§503(4)(A)(2)	_____	_____	Site boundaries with closure of one in 10,000?
§503(4)(A)(3)	_____	_____	Boundaries of all adjoining properties with names of landowners?
§503(4)(A)(4)	_____	_____	Location and type of existing monument and markers?
§503(4)(B)	_____	_____	Location map at scale 1" = 1,000' or larger?

**Manmade Features – Does the plan include the location of the following existing features with 100 feet from the site:**

§503(4)(C)(1)	_____	_____	Streets and rights-of-way (including name and right-of-way width) on site and immediate adjacent tracts?
§503(4)(C)(2)	_____	_____	Existing lot layout on the site and immediately adjacent?
§503(4)(C)(3)	_____	_____	State or Federally registered historic sites or structures including name and description?
§503(4)(C)(4)	_____	_____	Bridges?
§503(4)(C)(5)	_____	_____	Sanitary sewer and water lines?
§503(4)(C)(6)	_____	_____	Stormwater lines, drains and culverts?
§503(4)(C)(7)	_____	_____	Utility easements, restrictive covenants and other easements?

**Proposed Features - Do the plans include the locations of the following proposed features:**

§503(4)(D)(1)	_____	_____	Streets with centerlines, cartways, rights-of-way and proposed names?
§503(4)(D)(2)	_____	_____	Layout of lots with identification numbers?
§503(4)(D)(3)	_____	_____	Building setback lines from all lot lines?
§503(4)(D)(4)	_____	_____	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)?
§503(4)(D)(5)	_____	_____	Rights-of-way, restrictive covenants and easements for all drainage, utilities and other purposes?
§503(4)(D)(6)	_____	_____	Sidewalks and pedestrian paths?
§503(4)(D)(7)	_____	_____	Open space areas?
§503(4)(D)(8)	_____	_____	Recreation facilities?
§503(4)(D)(9)	_____	_____	Proposed monument with reference to proposed improvements?

**Layout Plan** - Does the plan show the following information:

§503(5)(A)			Names and addresses of:
§503(5)(A)(1)	_____	_____	Landowner, legal and equitable?
§503(5)(A)(2)	_____	_____	Developer?
§503(5)(A)(3)	_____	_____	Applicant?
§503(5)(A)(4)	_____	_____	Adjoining property owners including those across adjacent roads?
§503(5)(B)	_____	_____	Owners statement of intent (Appendix C)?
§503(5)(C)			Approval/review signature blocks for:
§503(5)(C)(1)	_____	_____	*Township Board of Commissioners?
§503(5)(C)(2)	_____	_____	*Township Planning Commission?
§503(5)(C)(3)	_____	_____	*Township Engineer?
§503(5)(C)(4)	_____	_____	*Planning Commission?
§503(5)(C)(5)	_____	_____	*Lehigh County Recorder of Deeds?
§503(5)(D)			Project summary list:
§503(5)(D)(1)	_____	_____	Total acreage of site?
§503(5)(D)(2)	_____	_____	Zoning district (s)?
§503(5)(D)(3)	_____	_____	Total number of lots in proposed development?
§503(5)(D)(4)	_____	_____	Density of dwelling units per acre?
§503(5)(D)(5)	_____	_____	Required lot size?
§503(5)(D)(6)	_____	_____	Proposed lot size, maximum, minimum and average?
§503(5)(D)(7)	_____	_____	Open space required?
§503(5)(D)(8)	_____	_____	Open space proposed?
§503(5)(D)(9)	_____	_____	Type of water system?

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§503(5)(D)(10)	_____	_____	Type of sanitary disposal system?
§503(5)(D)(11)	_____	_____	Linear feet of new road?
§503(5)(D)(12)	_____	_____	Deed source: volume and page (with copy of most recent deed included with submission?)
§503(5)(D)(13)	_____	_____	Tax map parcel number, block and lot?
§503(5)(D)(14)	_____	_____	Required and proposed building and parking area setbacks and building heights?
§503(5)(D)(15)	_____	_____	Required and proposed building coverage and impervious surface coverage?
§503(5)(D)(16)	_____	_____	Required and proposed number of parking spaces and method of computation?
§503(5)(E)			Proposed features:
§503(5)(E)(1)	_____	_____	Dimensions and areas of lots expressed in square feet and acres?
§503(5)(E)(2)	_____	_____	Streets
§503(5)(E)(2)(a)	_____	_____	*Cartway and right-of-way width?
§503(5)(E)(2)(b)	_____	_____	*Centerline with bearings, distances, horizontal curve data plus stations corresponding to profile?
§503(5)(E)(2)(c)	_____	_____	*Right-of-way and curb lines with horizontal curve radii at intersections?
§503(5)(E)(2)(d)	_____	_____	*Beginning and end of proposed construction?
§503(5)(E)(2)(e)	_____	_____	*Tie-ins by course and distance of intersection of all public roads with their names and widths of cartway and right-of-way?

**Grading and Storm Drainage Plan** - Does the plan show the following information:

§503(6)(A)(1)	_____	_____	Existing and proposed contours?
§503(6)(A)(2)	_____	_____	Contours based on field survey or photogrammetric procedure. The datum to which the contours elevations refer shall be stated on plan?

**Natural Features** - Does the plan show the following features:

§503(6)(B)(1)	_____	_____	Shadings or markings differentiating slopes of:
			Eight percent or less?
			Over eight percent and up to 12 percent?
			Over 12 percent and up to 15 percent?
			Over 15 percent and up to 25 percent?
			Over 25 percent?



§503(6)(B)(2)	_____	_____	100 year floodplain, flood prone and alluvial soils?
§503(6)(B)(3)	_____	_____	Soil types?
§503(6)(B)(4)	_____	_____	Wooded areas?
§503(6)(B)(5)	_____	_____	Wetlands and watercourses as defined in Chapter 2, §201(2)?
§503(6)(B)(6)	_____	_____	Permanent and seasonal high and low water table areas?
§503(6)(B)(7)	_____	_____	Rock outcrops?
§503(6)(C)	_____	_____	Street centerline data?

**Storm Drainage** - Does the plan include the following:

§503(6)(D)(1)	_____	_____	Locations and size of facilities with stations corresponding to the profiles?
§503(6)(D)(2)	_____	_____	Location of inlets with invert elevations and grade at top of inlets?
§503(6)(D)(3)	_____	_____	Watershed areas for each drainage structure or swale?
§503(6)(D)(4)	_____	_____	Property lines and ownership with easement details?
§503(6)(D)(5)	_____	_____	Beginning and end of proposed construction?
§503(6)(D)(6)	_____	_____	Location of all other drainage facilities?
§503(6)(D)(7)	_____	_____	Hydraulic design standards for culverts, etc.?
§503(6)(D)(8)	_____	_____	Sewer lines, storm drains, culverts?
§503(6)(E)	_____	_____	Proposed grading, location and typical cross-section of proposed drainage swales?

**Utility Plan** - Does the plan show the following: (If onlot sewerage system is proposed).

§503(7)(A)(1)	_____	_____	Existing and proposed contours?
§503(7)(A)(2)	_____	_____	Proposed location of wells?
§503(7)(A)(3)	_____	_____	Proposed location of dwelling?
§503(7)(A)(4)	_____	_____	Proposed location of primary and alternate disposal fields?
§503(7)(A)(5)	_____	_____	Location of approved primary and secondary drainage fields including percolation test holes and soil prove pits?
§503(7)(A)(6)	_____	_____	Permanent and seasonal high water table areas?

(If central sewerage system is proposed)

§503(7)(B)(1)	_____	_____	Location and size of lines with stations corresponding to the profiles?
§503(7)(B)(2)	_____	_____	Location of manholes with invert elevation and grade at top?

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- §503(7)(B)(3)            \_\_\_\_\_    \_\_\_\_\_            Property lines and ownership and ease-  
ment details?
- §503(7)(B)(4)            \_\_\_\_\_    \_\_\_\_\_            Beginning and end of proposed construc-  
tion?
- §503(7)(B)(5)            \_\_\_\_\_    \_\_\_\_\_            Location of laterals?
- §503(7)(B)(6)            \_\_\_\_\_    \_\_\_\_\_            Location of all other drainage facilities in  
vicinity of sanitary sewer lines?

(If municipal or public water system is proposed)

- §503(7)(C)(1)            \_\_\_\_\_    \_\_\_\_\_            Location and size of waterlines, valves  
and fittings?
- §503(7)(C)(2)            \_\_\_\_\_    \_\_\_\_\_            Plans pertaining to water source?
- §503(7)(C)(3)            \_\_\_\_\_    \_\_\_\_\_            Fire hydrants?

(If on lot water system is proposed)

- §503(7)(D)                \_\_\_\_\_    \_\_\_\_\_            Locating of existing and proposed wells?
- §503(7)(E)                \_\_\_\_\_    \_\_\_\_\_            Sewer lines, storm drains and culverts?

**Soil Erosion and Sedimentation Control Plan** – Does the plan include the follow-  
ing:

- §503(8)(C)                \_\_\_\_\_    \_\_\_\_\_            Existing and proposed contours?

**Natural Features** – Does the plan include the following:

- §503(8)(D)(1)            \_\_\_\_\_    \_\_\_\_\_            Shadings or markings differentiating  
slopes per §503(6)(B)(1)?
- §503(8)(D)(2)            \_\_\_\_\_    \_\_\_\_\_            100 year floodplain, flood prone and al-  
luvial soil?
- §503(8)(D)(3)            \_\_\_\_\_    \_\_\_\_\_            Soil types?
- §503(8)(D)(4)            \_\_\_\_\_    \_\_\_\_\_            Wooded areas?
- §503(8)(D)(5)            \_\_\_\_\_    \_\_\_\_\_            Wetlands and watercourses as defined in  
Chapter 2, §202(2)?
- §503(8)(D)(6)            \_\_\_\_\_    \_\_\_\_\_            Permanent and seasonal high and low  
water table areas?
- §503(8)(D)(7)            \_\_\_\_\_    \_\_\_\_\_            Rock outcrops and stone fields?
- §503(8)(E)                \_\_\_\_\_    \_\_\_\_\_            Storm or sanitary sewer lines, storm  
drains and culverts?

**Road Profiles** – Do the plans include the following:

- §503(9)(A)                \_\_\_\_\_    \_\_\_\_\_            Profile of existing ground surface along  
street?
- §503(9)(B)                \_\_\_\_\_    \_\_\_\_\_            Proposed centerline grade?
- §503(9)(C)                \_\_\_\_\_    \_\_\_\_\_            Vertical curve data?

**Sanitary Sewer, Water Distribution and Storm Drain Profiles** – Do the plans include the following:

- |             |       |       |   |
|-------------|-------|-------|---|
| §503(10)(A) | _____ | _____ | Profile of existing ground surface with top of manhole or inlet elevations? |
| §503(10)(B) | _____ | _____ | Profile of storm drain, waterline or sewer?                                 |
| §503(10)(C) | _____ | _____ | Line crossings of other utilities?  |
| §503(10)(D) | _____ | _____ | Invert elevations?  |

**Construction Details**

- |             |       |       |   |
|-------------|-------|-------|---|
| §503(11)(A) | _____ | _____ | Street cross-sections and specifications for street construction? |
| §503(11)(B) | _____ | _____ | Drainage swale cross-sections and construction materials?         |
| §503(11)(C) | _____ | _____ | Pipe bedding materials?   |
| §503(11)(D) | _____ | _____ | Storm drainage structures?  |
| §503(11)(E) | _____ | _____ | Sanitary sewer structures?  |
| §503(11)(F) | _____ | _____ | Water system appurtenance?  |
| §503(11)(G) | _____ | _____ | Curb and sidewalk details?  |

**Landscaping Plan** – Does the plan include the following?

- |             |       |       |  |
|-------------|-------|-------|--|
| §503(12)(A) | _____ | _____ | Parking lot plantings?   |
| §503(12)(B) | _____ | _____ | Proposed buffer yards?   |
| §503(12)(C) | _____ | _____ | Sizes, types and locations of shade and street trees and other proposed landscaping? |
| §503(12)(D) | _____ | _____ | Detention pond fencing and landscaping?  |
| §503(12)(E) | _____ | _____ | Existing wooded areas?   |

**Supporting Documents and Information**

- |            |       |       |  |
|------------|-------|-------|--|
| §504(1)    | _____ | _____ | Private deed restrictions or covenants already imposed or will be imposed noted on plan?   |
| §504(2)    | _____ | _____ | Certification of public water supply system?   |
| §504(3)    | _____ | _____ | Certification of centralized sewage disposal system?   |
| §504(3)(A) | _____ | _____ | Public – copy of the letter from the company or authority which states the development can be adequately served by the company or authority? Copy of the planning module application and information shall be submitted? |
| §504(4)    | _____ | _____ | Certification of onlot sewage system?  |
| §504(5)    | _____ | _____ | Storm drainage calculations?   |

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§504(6)                    \_\_\_\_\_    \_\_\_\_\_                    Highway occupancy permit?

**Final Plan Requirements**

§603(1)                    \_\_\_\_\_    \_\_\_\_\_                    All final plan submittals shall include all of the information that was required at the time of preliminary plan submittal (see §503)?

§603(2)                    \_\_\_\_\_    \_\_\_\_\_                    Additional Final Plan Requirements:  
§603(2)(A)                    \_\_\_\_\_    \_\_\_\_\_                    Certification of a tract boundary survey?  
§603(2)(B)(1)                    \_\_\_\_\_    \_\_\_\_\_                    Sight triangle easements?  
§603(2)(B)(2)                    \_\_\_\_\_    \_\_\_\_\_                    Utility, drainage, open space and other easements?  
§603(2)(C)                    \_\_\_\_\_    \_\_\_\_\_                    Required plan notations (see §603 (2)(C)?

**Supporting Documents and Information** – Are the following provided where applicable:

§604(1)                    \_\_\_\_\_    \_\_\_\_\_                    Deed restrictions?  
§604(2)                    \_\_\_\_\_    \_\_\_\_\_                    Nondedicated (private) streets and open space agreements?  
§604(3)                    \_\_\_\_\_    \_\_\_\_\_                    Utilities agreements and permits?  
§604(4)                    \_\_\_\_\_    \_\_\_\_\_                    Storm drainage calculations?  
§604(5)                    \_\_\_\_\_    \_\_\_\_\_                    Development statement and schedule?  
§604(6)                    \_\_\_\_\_    \_\_\_\_\_                    Legal descriptions of areas to be dedicated to Township?  
§604(7)                    \_\_\_\_\_    \_\_\_\_\_                    Highway occupancy permits?  
§604(8)                    \_\_\_\_\_    \_\_\_\_\_                    Public improvements?

Applicant

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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Township of Salisbury

APPENDIX B

Plan Checklists

Major Subdivisions and/or Land Development Checklist

Ordinance Section      Yes    No

Required Information – Does the plan have:

§403(1)(A)	_____	_____	Name and location of subdivision or land development?
§403(1)(B)			Names and addresses of every:
§403(1)(B)(1)	_____	_____	Landowner (including legal and equitable if any)?
§403(1)(B)(2)	_____	_____	Developer?
§403(1)(B)(3)	_____	_____	Individual responsible for preparing the sketch plan?
§403(1)(C)	_____	_____	Location map?
§403(1)(D)			General Information:
§403(1)(D)(1)	_____	_____	North arrow?
§403(1)(D)(2)	_____	_____	Graphic scale?
§403(1)(D)(3)	_____	_____	Date of plan?
§403(1)(D)(4)	_____	_____	Site boundaries?
§403(1)(D)(5)	_____	_____	Names of adjoining landowners?
§403(1)(D)(6)	_____	_____	Deed book volume and page (with copy of most recent deed(s) included with submission)?
§403(1)(D)(7)	_____	_____	Tax map parcel number, block and lots?
§403(1)(E)			Zoning requirements:
§403(1)(E)(1)	_____	_____	Applicable district?
§403(1)(E)(2)	_____	_____	Minimum lot size, lot-width, setback requirements, maximum building coverage and impervious coverage?
§403(1)(F)			Proposed layout:
§403(1)(F)(1)	_____	_____	Total acreage of site?
§403(1)(F)(2)	_____	_____	Proposed general lot layout?
§403(1)(F)(3)	_____	_____	Proposed general street layout and linear feet of new streets?
§403(1)(F)(4)	_____	_____	Rights-of-way, restrictive covenants and easements?
§403(1)(F)(5)	_____	_____	Number of units and types of buildings proposed?
§403(1)(F)(6)	_____	_____	Open space and recreation areas?

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§403(1)(F)(7)	_____	_____	Tax assessment map showing contiguous holdings of landowner and developer?
§403(1)(G)	_____	_____	Plan drawings at a size of 18" x 24", 24" x 36" or 36"x 48"?

**Supplemental Information** – Does the plan show:

§403(2)(A) Location of natural features on the site:			
§403(2)(A)(1)	_____	_____	Contour lines and slope information
§403(2)(A)(2)	_____	_____	Watercourse, lakes and wetlands, including one-hundred year flood boundary?
§403(2)(A)(3)	_____	_____	Location and extent of soils?
§403(2)(A)(4)	_____	_____	Wooded areas and tree masses?
§403(2)(B)			Location of existing manmade features:
§403(2)(B)(1)	_____	_____	Street names and rights-of-way widths?
§403(2)(B)(2)	_____	_____	Existing lot layout and immediately adjacent tracts?
§403(2)(B)(3)	_____	_____	Historic sites or structures?
§403(2)(B)(4)	_____	_____	Sewer lines, waterlines, stormwater pipes, drains and culverts?
§403(2)(B)(5)	_____	_____	Utility easements and restrictive covenants?
§403(2)(C)	_____	_____	Letter of intent explaining concept?

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Township of Salisbury

**APPENDIX B**

**Plan Checklists  
Lot Consolidation Checklist**

Ordinance Section      Yes    No

**General Submission** – Does the submission include:

§707(2)(A)(1)	_____	_____	The required application fees as set forth in the Township Fee Schedule?
§707(2)(A)(2)	_____	_____	Two copies of the application form (Appendix A)?
§707(2)(A)(2)	_____	_____	Two copies of the Plan Checklist (Appendix B)?
§707(2)(A)(3)	_____	_____	Ten copies of the plan (prints)?
§707(2)(A)(3)	_____	_____	Ten copies of the supporting documents?

Specific Plan Requirements

**Drafting Standards** – Does the plan include:

§707(3)(A)	_____	_____	Plan drawing at a minimum size of 8-1/2" x 11" and deed description?
§707(3)(A)	_____	_____	A scale not less than 1" = 50'?
§707(3)(A)	_____	_____	Dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds?
§707(3)(A)	_____	_____	Sheets numbered and showing their relationship to the total number of sheets?
§707(3)(A)	_____	_____	An adequate legend indicating clearly which features are existing and which are proposed?
§707(3)(A)	_____	_____	Revisions noted, if plan is a revision of previously approved plan?
§707(3)(A)	_____	_____	A boundary line shown as a solid heavy line?

**General Information** – Does the plan have:

§707(3)(B)(1)	_____	_____	Name and location of the plan?
§707(3)(B)(2)	_____	_____	Names and addresses of:
§707(3)(B)(2)(a)	_____	_____	Landowner (including equitable owner, if any)?

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§707(3)(B)(2)(b)	_____	_____	Applicant?
§707(3)(B)(2)(c)	_____	_____	Developer?
§707(3)(B)(2)(d)	_____	_____	Corporate officers?
§707(3)(B)(3)	_____	_____	Owner's statement of intent (Appendix C)?
§707(3)(B)(4)	_____	_____	Name, address, signature, seal and certification of the plan preparer?
§707(3)(B)(5)(a)	_____	_____	Township Planning Commission?
§707(3)(B)(5)(b)	_____	_____	County Planning Commission?
§707(3)(B)(5)(c)	_____	_____	Lehigh County Recorder of Deeds?
§707(3)(B)(6)	_____	_____	North arrow?
§707(3)(B)(7)	_____	_____	Graphic and written scale?
§707(3)(B)(8)	_____	_____	Date of plan and any revision dates?
§707(3)(B)(9)	_____	_____	Deed book, volume and page (with copy of most recent deed included with submission)?
§707(3)(B)(10)	_____	_____	Tax map parcel number, block and lot?

**Zoning Requirements** – Does the plan contain the following zoning information:

§707(3)(B)(11)(a)	_____	_____	Applicable zoning district?
§707(3)(B)(11)(b)	_____	_____	Lot size and yard requirements?
§707(3)(B)(11)(c)	_____	_____	Building setback lines?
§707(3)(B)(11)(d)	_____	_____	Zoning variances, including description and date of action?

**Boundary Lines of Tract** – Does the plan show:

§707(3)(C)(1)	_____	_____	Boundary lines of area being consolidated?
§707(3)(C)(1)(a)	_____	_____	Closure error not to exceed one in 10,000?

**Proposed Layout** – Does the plan show:

§707(2)(D)(1)	_____	_____	Total acreage of tract?
§707(2)(D)(2)	_____	_____	Proposed lot layout, identification number and total number of lots?
§707(2)(D)(3)	_____	_____	Lot width, depth and area?
§707(2)(D)(4)	_____	_____	Rights-of-way, restrictive covenants and easements for drainage and utilities?
§707(2)(E)(1)	_____	_____	Deed restrictions and a note on the plan re: deed restrictions?



§707(2)(E)(2)            \_\_\_\_\_

The letter R signifying a restriction on the lot placed in the lower left hand corner of each individual lot in the plan encumbered by any deed restriction or covenant?

§707(2)(F)            \_\_\_\_\_

Names and addresses of surrounding property owners within 150 feet of the subject site?

**Applicant**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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



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Township of Salisbury

**APPENDIX C**

**PROFESSIONAL ENGINEER'S STATEMENT, PROFESSIONAL LAND SURVEYOR'S STATEMENT, OWNER'S STATEMENT, OWNER'S CONSENT AND APPROVAL/REVIEW SIGNATURE BLOCK FORMS**

**C.1 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 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 Regulations of Salisbury Township.

\_\_\_\_\_  
Professional Engineer's Signature

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Address  
\_\_\_\_\_

**C.2 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 Engineer, Land Surveyor and Geologist Registration Law, Act of May 23, 1945, P.L. 913, as amended December 16, 1992 found at 63 P.S. §148 et seq., and do hereby certify that this Plan has been prepared from a field survey, and that to the best of my knowledge the Plan complies with the requirements of the Subdivision and Land Development Ordinance of Salisbury Township.

\_\_\_\_\_  
Professional Land Surveyor's Signature

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\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Address  
\_\_\_\_\_

**C.3 PROFESSIONAL LANDSCAPE ARCHITECT'S STATEMENT**

I, \_\_\_\_\_, do hereby certify that I am a Professional Landscape Architect, licensed and registered to prepare plats in the Commonwealth of Pennsylvania, pursuant to the Pennsylvania Landscape Architect's Registration Law, of January 24, 1996 (1965 P.L. 1527, No. 535), and do hereby certify that this Plan has been prepared from a field survey, and that to the best of my knowledge the Plan complies with the requirements of the Subdivision and Land Development Ordinance of Salisbury Township.

\_\_\_\_\_  
Professional Landscape Architect's Signature

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Address  
\_\_\_\_\_

**C.4. 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, and that I/We hereby dedicate to the Township of Salisbury for public use all the road rights-of-way, utility easements and rights-of-way of public improvements such as sewer lines and storm drainage facilities as shown on this Subdivision Plan. I/We do further depose and state that I/We have complied with all the requirements and provisions of the Salisbury Township Subdivision and Land Development Regulations and shall save the Township harmless and indemnify the Township of Salisbury against any liability or loss resulting from the subdivision of this plat for whatever reasons present or future.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature

**SWORN TO AND SUBSCRIBED**

before me this  
day of                    199

\_\_\_\_\_  
Notary Public

**C.5 OWNER'S CONSENT FOR ONSITE INSPECTION<sup>1</sup>**

Owner(s) hereby gives consent to and authorizes the Township Board of Commissioners, the Township Planning Commission, the Township Engineer, the Township Solicitors, the Township Zoning and Planning Office and other Township personnel, agents, representatives, officials and officers to conduct or perform an onsite 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

\_\_\_\_\_  
Owner's Signature

**C.6 REVIEW/APPROVAL/RECORDING SIGNATURE BLOCKS**

- (a) REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION OF LEHIGH AND NORTHAMPTON COUNTIES.

\_\_\_\_\_  
<sup>1</sup> Consent of Owner to permit onsite inspection is not mandatory.

SUBDIVISION AND LAND DEVELOPMENT

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LVPC Staff Person Responsible for Review Date

(b) APPROVED BY THE SALISBURY TOWNSHIP ENGINEER<sup>1</sup>

---

Date

(c) APPROVED BY THE SALISBURY TOWNSHIP PLANNING COMMISSION<sup>2</sup>

---

Chairman Secretary Date

(d) APPROVED BY THE SALISBURY TOWNSHIP BOARD OF COMMISSIONERS<sup>3</sup>

---

President Secretary Date

(e) RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS LEHIGH COUNTY, PENNSYLVANIA ON \_\_\_\_\_, 19\_\_\_\_, IN MAP BOOK VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

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Lehigh County Recorder of Deeds

<sup>1</sup> For Site Plan Reviews for Selected Residential and Nonresidential Uses, Minor Subdivisions and Resubdivisions the word "approved" shall be replaced with the words "Closure Reviewed."

<sup>2</sup> For Major Subdivisions, the word "approved" shall be replaced by the words "Recommended for approval."

<sup>3</sup> For Minor Subdivisions and Resubdivisions this signature block is not required on the Plan.

*22 Attachment 7*

Township of Salisbury

**APPENDIX D  
Stormwater Drainage System Design Calculations**

Stormwater drainage system design calculations shall be based upon both the adopted Act 167 Watershed Plan governing any portion of the project area and the Pennsylvania Department of Environmental Resources Erosion and Sediment Pollution Control Program Manual, latest edition, (E&S Manual).

In the event the entire project area does not lie in any adopted Act 167 Watershed area, the developer shall use the methods of analysis and data provided by the most current Act 167 Watershed Plan adopted by the Township. The types of drainage design information provided by the Act 167 Watershed Plans and the E&S Manual are as follows:

- A. Method of calculating runoff; e.g., rational method.
- B. Coefficients.
- C. Storm Intensity Values (I).
- D. Manning Equation "n" values.
- E. Permissible Channel Runoff Velocities.

The grading and storm drainage plan and design calculations shall include; but not be limited to, the following information:

- A. Pre- and post-development drainage area maps showing existing and proposed grades and including any off-site tributary area.
- B. Pre- and post-development runoff calculations.
- C. Detention basin design calculations (if needed).
- D. Pipe and swale sizing calculations.
- E. If construction is to proceed in phases, an overall stormwater management plan for the entire site shall be submitted at the time of Phase 1 review.
- F. Any and all information required to construct all storm drainage facilities including but not limited to pipe and swale slopes, proposed structure top and invert elevations, typical cross-sections, structure details, etc.
- G. Any other information required by the Township.