

Display all the applicable Lot Development Plan Notes on the Lot Development Plan.

### **LOT DEVELOPMENT PLAN NOTES**

1. The property owner (owner) of property address shall submit a signed and notarized Lot Development Plan Operation & Maintenance Agreement Stormwater Best Management Practices (BMPs) (Agreement) to York Township (YT), with the Township permit Permit application.  
The owner, contractor, builder, etc. (operator) shall protect and maintain the lot improvements and Stormwater Best Management Practices (BMPs) in accordance with said Agreement and the approved Lot Development Plan.  
The Stormwater BMPs include, but are not limited to: *List proposed and existing Stormwater BMPs.*
2. The owner shall submit proof of recording of the proposed land preservation/protection agreement or other enforceable instrument, such as a deed restriction for the Protected Area to York Township, with the Township permit Permit application.
3. The owner shall submit the application for a York Township Driveway Permit for the driveway to street to York Township, with the Township permit Permit application.  
The operator shall implement and complete all driveway construction and related work within the public right-of-way of street in accordance with the requirements and conditions of said Driveway Permit, prior to issuance of the York Township Certificate of Use.
4. The owner shall submit a copy of the application for a York Township Department of Public Works Permit to Excavate Within the Public Right of Way to work within the right-of-way of street to York Township, with the Township permit Permit application.  
The operator shall implement and complete all excavation and related work within the right-of-way of street in accordance with the requirements and conditions of said Permit to Excavate Within the Public Right of Way, prior to issuance of the York Township Certificate of Use.
5. The owner shall submit a copy of the application for a Pennsylvania Department of Transportation Highway Occupancy Permit (HOP) to work within the right-of-way of PennDOT route to York Township, with the Township permit Permit application.  
The operator shall implement and complete all excavation and related work within the right-of-way of PennDOT route in accordance with the requirements and conditions of said HOP, prior to issuance of the York Township Certificate of Use.
6. The owner shall submit a copy of the application for a Pennsylvania Department of Environmental Protection Chapter 105 Water Obstruction and Encroachment Permit PA-DEP permit and number to York Township, with the Township permit Permit application.  
The operator shall implement and complete all said water obstruction and encroachment activities in accordance with the requirements and conditions of said Chapter 105 Water Obstruction and Encroachment Permit, prior to issuance of the York Township Certificate of Use.
7. The owner shall submit a copy of an adequate review letter from the York County Conservation District stating that the Erosion and Sediment Control (E&S) Plan meets the requirements of the PA Code, Title 25, Chapter 102 regulations, with the approved E&S Plan and applicable permits to York Township, with the Township permit Permit application.  
The operator shall implement and complete all the E&S BMPs, earth disturbance activities, and stabilization in accordance with the requirements and conditions of said E&S Plan and any required permit, prior to issuance of the York Township Certificate of Use.
8. The operator shall install perimeter E&S BMPs prior to initiating any other earth disturbance activities on the property, to prevent any sediment from leaving property address. The operator shall perform all grading to direct stormwater runoff into the intended E&S BMPs. The operator shall maintain and repair all said E&S BMPs and Stormwater BMPs on said property. The operator shall be responsible

for restoration of all areas affected by erosion or sediment resulting from stormwater runoff or earth disturbance activities on or from said property.

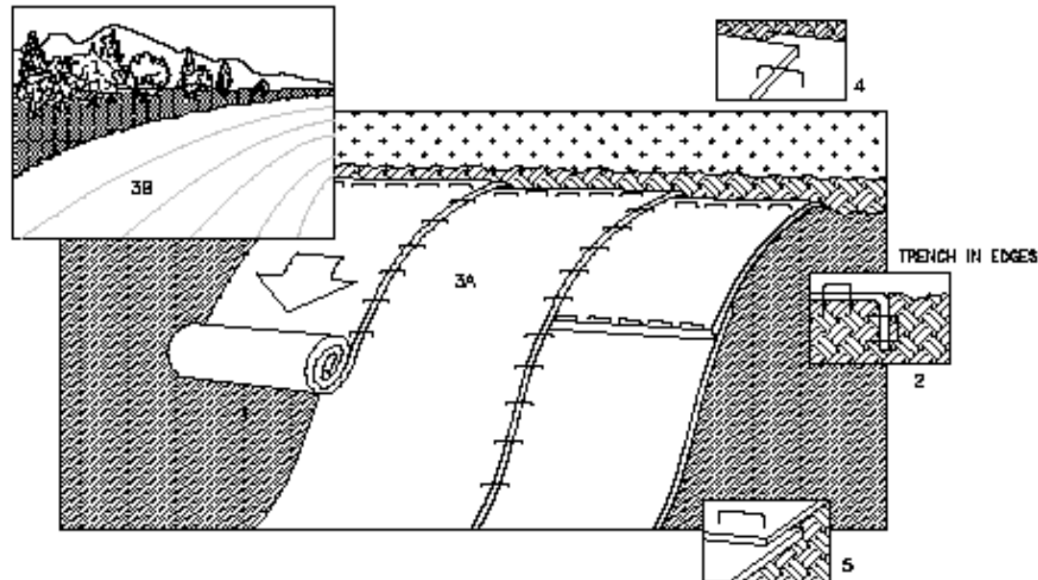
9. The operator shall relocate or cause to be relocated all utility poles, fire hydrants, and/or other utility facilities located within 6 inches of proposed sidewalks, so that said facilities do not to interfere with said sidewalk installations and/or use. All said facility relocations shall be implemented prior to sidewalk installations.
10. The operator shall coordinate all utility facility locations with the utility contractors to avoid installation of above ground utility facilities within stormwater easements, channels or swales (swales), or Stormwater BMPs and to avoid installation of underground utility facilities through or within underground portions of Stormwater BMPs. The operator shall relocate or cause to be relocated said utility facilities, prior to the construction of said swales or Stormwater BMPs and issuance of the York Township Certificate of Use.
11. The operator shall install and maintain swales along the property line identification(s) such as northern, southwestern, etc. property line(s) to prevent stormwater runoff from flowing onto adjacent properties. Said swales shall be installed in a manner that does not create slopes 3:1 or steeper.
12. The operator shall install and maintain all roof drains so that said drains discharge to \_\_\_\_\_. *(List proposed Stormwater infiltration BMPs. If none are proposed, insert "splash pads located on stable grass areas".)*
13. The operator shall construct and maintain all private entrances in accordance with York Township standards for residential driveway centerline profiles from edge of curb.
14. The driveway is subject to a clear sight triangle with the apex located on the driveway centerline, five (5) feet from the house side of the street right-of-way line, and the legs measured from said driveway centerline's intersection with the street centerline, seventy-five (75) feet in each direction along said street centerline. Plantings, embankments, or structures over eighteen (18) inches above horizontal level of driveway are prohibited within the clear sight triangle.
15. During construction of proposed Stormwater infiltration BMPs, a qualified designer licensed by the Commonwealth of Pennsylvania as qualified to perform and to be responsible for site evaluation and soil infiltration testing, shall perform said evaluation and testing for each of the listed Stormwater infiltration BMPs. Prior to the second inspection of the bed, said qualified designer shall submit a signed and certified Site Evaluation and Soil Infiltration Testing Report prepared in compliance with the York Township Stormwater Management Ordinance, verifying that the soils characteristics of the excavated level infiltration bed bottom are consistent with the observations and data reported for the location and design of the listed Stormwater infiltration BMPs, to York Township.
16. Prior to initiating any activities at property address, the operator shall resolve all apparent conflicts between the approved Lot Development Plan any other approved plan or permit, with the YT Engineering Department (ED).

The operator shall complete and permanently stabilize swales, final lot grades, driveway and parking areas, Stormwater BMPs, all other lot improvements, and all other off-site improvements in accordance with the approved Lot Development Plan or shall post a letter of credit or escrow moneys with the Township, in amounts sufficient for the Township to complete all the unfinished improvements, prior to issuance of the York Township Certificate of Use.

The Lot Development Plan designer shall submit signed certification that the swales, final lot grades, driveway and parking areas, Stormwater BMPs, all other lot improvements, and all other off-site improvements are completed and permanently stabilized in accordance with the Lot Development Plan to the Township, prior to issuance of the York Township Certificate of Use.

17. The operator shall maintain a copy of the Township permit Permit, the approved Lot Development Plan, and the approved E&S Plan and any required permit, the York Township Department of Public Works Permit for Excavation within the Right of Way, the PennDOT HOP and plan, and the PA DEP Permit and plan on the property at all times for review upon request by York Township representatives.

18. The operator shall schedule all required inspections with the YT Codes Enforcement Department, the YT DPW, and the YT ED, as applicable.
19. The issuance of the York Township Certificate of Use shall be required to use and/or operate the approved building and/or lot improvements. The issuance of the Certificate of Occupancy does not and shall not imply the right to use and/or operate said building and/or improvements, but is required prior to issuance of the York Township Certificate of Use.
20. If the Township notifies the owner of property address that any swale or Stormwater BMP has been eliminated, altered, or improperly maintained, said owner shall implement corrective measures to the fully resolve the problem within the period of time identified by the Township. If said owner does not implement said corrective measures, the Township may implement corrective measures to resolve the problem. Said owner shall be responsible to fully reimburse the Township for all costs associated with the corrective measures.
21. Private On-Lot Sewage Disposal System and Private Potable Water Supply System Notification: York Township hereby notifies the owner of property address, which is to be served by a private on-lot sewage disposal system and/or a private potable water supply system, that York Township hereby makes no representation or certification as to the ongoing operation, adequacy or suitability of said system(s). York Township is neither obligated nor responsible to provide public sanitary sewage disposal service and/or public potable water supply service to said property in the event that said proposed private system(s) fails or becomes inadequate. Said owner assumes all risks associated with said system(s) for said property.
22. Acknowledgement of Responsibility for Private Potable Water Supply System: Know all men by these presence, that we the Owners, Heirs, Executors, Administrators and Successors in title, of property address, said property which is proposed to use groundwater source, hereby acknowledge that with York Township's approval of this Lot Development Plan, York Township neither expresses nor implies that sufficient water quantity and/or quality will be available or achievable. The quality of the water provided by the private potable water supply system must comply with the minimum public health water quality standards as set forth in the National Safe Drinking Water Regulations of the Environmental Protection Agency (EPA) or be capable of being treated to obtain said standards.
23. The private potable water supply system must supply potable water for to the single family dwelling in accordance with the following requirements:
  - a. A potable water supply source of adequate quality and quantity must be accessible and available for the proposed dwelling. The owner shall submit the well driller's certification of the water source quantity and quality, with the Township permit Permit application.
  - b. The quality of the water supplied by said system must comply with the minimum public health water quality standards as set forth in the National Safe Drinking Water Regulations of the EPA or be capable of being treated to obtain said standards. If said water must be treated to comply with said standards, the owner shall submit a water treatment plan with details of the treatment system to the YT Codes Enforcement Department, with the Township permit Permit application.
24. Acknowledgement of Roadway Improvements Requirement: Know all men by these presence, that we the Owners, Heirs, Executors, Administrators and Successors in title, of property address, will, upon six (6) months written notice from York Township, at our own expense, install road widening, curbs and sidewalks along the entire public street frontage of the property as shown hereon, in accordance with the existing specifications of York Township at the time of said notice.
25. Unless otherwise detailed on the Lot Development Plan or approved E&S Plan, the operator shall stabilize all surfaces of slopes 3:1 or steeper and of grass swales with either sod over at least 6 inches of topsoil or erosion control blankets over at least 6 inches of topsoil in accordance with the Township's Typical Embankment Slope Stabilization Detail.



STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-D-SEED DO NOT SEED PREPARED AREA. CELL-D-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

## TYPICAL EMBANKMENT SLOPE STABILIZATION DETAIL

N.T.S.