

SUBDIVISION AND LAND DEVELOPMENT

22 Attachment 2

Township of East Rockhill

Appendix B Plan Notification

Where applicable, the following notices shall be included on the subdivision and/or land development plan:

- A. Notice of Pennsylvania Department of Transportation (PennDOT) State Highway Access Permit Requirements.
 - (1) Driveway access to a State highway shall be authorized only by highway occupancy permit issued by the Pennsylvania Department of Transportation as required pursuant to §420 of the Act of June 1, 1945, (P.P. 11242, No. 428), known as the State Highway Law. Building permits shall not be issued until said highway occupancy permit has been issued.
 - (2) Approval of this plan does not represent any guarantee or assurance by East Rockhill Township that a highway occupancy permit will be issued by the Pennsylvania Department of Transportation.
- B. Notice for Onlot Sewage Permits. The planning module for land development has been approved by the Pennsylvania Department of Environmental Protection and the Bucks County Department of Health as to the subdivision plan. However, the septic system permit has not been issued for the lot(s) upon which new building(s) are proposed. Prior to issuance of a building permit, a septic system permit shall be obtained and presented to the Zoning Officer for each new building. [Ord. 192]
- C. Notice for Onlot Water Supplies. The lots or building(s) in this development are planned to be served with water by means of individual wells constructed, owned and operated by the owner of the lot. No well water supply or quality testing has been conducted to verify suitability of individual wells for this purpose. It is possible that any or all of these lots do not have adequate soils or geology to provide an adequate volume or quality of onsite water. The lot well must be drilled and water supplies tested for volume and quality in accordance with Township requirements prior to construction of any building.
- D. Notice for Floodplain Identification. The grant of a permit or approval of a subdivision and/or land development plan in the identified floodplain area shall not constitute a representation, guarantee or warranty of any kind by the Township or by any official, consultant or employee thereof of the practicability or safety of the proposed use, and the owners hereby agree and

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acknowledge that such permits or approvals shall not create any liability upon the Township, its officials, employees or consultants.

- E. Notice of Use of Floodplain Soils for Floodplain Delineation. Floodplain delineation is based on floodplain soils and not a detailed engineering study. No construction is permitted within areas mapped as floodplain soils, nor within 50 feet of top of bank unless a detailed study as prepared by a licensed engineer is submitted to the Township for review to verify extent of floodplain boundary.
- F. Notice of Potential Wetlands Based on Hydric Soils. No disturbance to hydric soils including construction, regrading and filling activity is permitted unless a wetland study and delineation is conducted to verify existence or nonexistence of wetlands, and not until applicable permits have been received from the Township, Bucks County Conservation District, Army Corps of Engineers and DEP. [Ord. 192]
- G. Notices for Drainage Facilities and Easements.
 - (1) All drainage easements shown on this plan shall be maintained in a grassed or otherwise improved condition in accordance with the grades and designs shown on the approved development plans for this project. All these easements shall be kept free of all obstruction including, but not limited to, such obstructions as fill, temporary or permanent structures and plants (other than grass). The maintenance of all such easements shall be the responsibility of the lot owner on which the easement exists.
 - (2) Drainage easements shall allow passage of stormwater in underground storm sewer piping and associated structures, and/or allow passage of stormwater over the surface of the ground and shall allow access across the area for purposes of maintenance of the storm conveyance systems.
 - (3) Existing roadside gutters or swales shall not be obstructed by driveways or other fill or structures.
- H. Notification Regarding Maintenance of Public Streets During Construction Activity. Mud sediment and/or debris tracked from the site onto public cartway shall be immediately removed by brooming and/or mechanical means to the satisfaction of the Township. Use of a backhoe bucket to scrape roadway surface is prohibited. Where mud and/or sediment is causing slick and/or hazardous conditions, roadway surface shall be immediately pressure washed to remove condition. All sediment laden water must be filtered in a manner satisfactory to the Bucks County Conservation District before entering storm sewers and/or drainage channels.

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- I. Notification Regarding Snow and Ice Removal. Every person in charge or control of any building or lot of land fronting or abutting on a concrete/bituminous sidewalk, whether as owner, tenant, occupant, lessee or otherwise shall remove and clear away or cause to be removed or cleared away, snow and/or ice from a path of at least 30 inches in width from so much of said sidewalk as is in front of or abuts on said building or lot of land in accordance with East Rockhill Township Ord. 153 [Chapter 21].

(Ord. 158, 12/20/1994, App. B; as amended by Ord. 192, 4/18/2000)