

STANDARD PLAN NOTES **UPPER SAUCON TOWNSHIP**

The following notes have been developed for use by developers and subdividers for all plans submitted for review by Upper Saucon Township.

1. ACCESS TO STATE HIGHWAY

For Subdivisions fronting along State Highways that will not propose any driveway or underground utility onto the Highway at the time of plan approval:

In Accordance with 53 P.S. 10508(6), driveway access or underground utility construction from Lot (Lot Numbers) to (Name of Road), State Highway S.R.(Route Number), will require that a Highway Occupancy Permit be obtained from the Pennsylvania Department of Transportation.

For Subdivisions or Land Developments that will have Highway Occupancy Permits issued by Final Plan approval:

In accordance with 53 P.S. 10508(6), Highway Occupancy Permit Number Permit Number), dated (Permit Date) has been obtained for (state purpose) from Lot (Lot Number) to (Name of Road), State Highway S.R. (Route Number). Construction shall be in accordance with the conditions of this Permit.

For Subdivisions or Land Developments that require Highway Occupancy Permits but which will not have permits issued by time of Final Plan approval:

Final Approval of this Plan is specifically conditioned upon the issuance of a Highway Occupancy Permits for (state purpose) by the Pennsylvania Department of Transportation without changes to the design of this subdivision.

2. PLANNING COMMISSION RECOMMENDATION FOR APPROVAL (if your plan is not reviewed by the Planning Commission omit this note)

Recommended for Approval on _____ by the Planning Commission of the Township of Upper Saucon.

Secretary

Chairman

3. BOARD OF SUPERVISORS APPROVAL

Approved on _____ by the Board of Supervisors of the Township of Upper Saucon.

Secretary

Chairman

4. CERTIFICATION OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN and OFFER OF DEDICATION

(I)(We) hereby certify that (I am) (we are) the Record Owner(s) of the property shown hereon in peaceful possession, and that there are no suits affecting the title of the same. (I) (We) certify that the subdivision plan thereof was made at (my) (our) direction, that (I) (We) acknowledge the same to be (my) (our) act and plan and desire the same to be recorded as such according to law. (I) (We) further certify that monuments will be placed where indicated upon completion of final grading (if applicable) and that all right-of-way for township roads shown and not previously dedicated will be dedicated to the public use.

(Type name and title)

(Type name and title)

Sworn and subscribed before me this ____ day of _____, 20__.

Notary Public

[Note: Notary stamps, seals and signatures must not overlap, and not be smudged or blurred.]

5. ENGINEER'S / SURVEYOR'S CERTIFICATION

I hereby certify that this plan and survey are correct in all details, and that monuments will be accurately placed as shown on the plan.

Professional Land Surveyor/Engineer

6. LEHIGH VALLEY PLANNING COMMISSION REVIEW

Reviewed this ____ day of _____, 20__ by the Lehigh Valley Planning Commission.

for the Lehigh Valley Planning Commission

7. PLAN SHEET INDEX

This must appear on the Record Plan where the subdivision or land development plan contains more than one plan sheet.

PLAN SHEET INDEX--The plan sheets listed below are also a part of this Plan, and are hereby incorporated by reference:

<u>Plan Sheet No.</u>	<u>Title</u>	<u>Date of Last Revision</u>
UD-1	Utilities and Drainage	March 13, 2005

8. ZONING DATA [example]

Zoning District.....	R-2 Suburban Residential District and Environmentally Sensitive Zone
Proposed Use.....	Single Family Detached Dwellings
Minimum Lot Size.....	1 Acre
Minimum Lot Width.....	100 feet
Minimum Yards:	
Front.....	25'
Side: One.....	10'
Both.....	30'
Rear.....	30'
Maximum Building Height.....	35'
Maximum Building Coverage.....	20%

9. SITE DATA [example]

Record Owner.....	(Name and address)
Developer (if different).....	(Name and address)
Deed Reference.....	DBV & Page or Document ID No.
Tax Map Reference.....	Map, Block, Lot or Document ID No.
Total Tract Area.....	____Acres
Number of Lots.....	_____

10. WETLAND NOTE

Property owners are hereby notified that any construction, grading or disturbance of ground cover within the area designated as Wetlands on this plan, and located on Lots (list lots), is prohibited without permission from the Pennsylvania Department of Environmental Protection and the United States Army Corps of Engineers.

11. STORMWATER MANAGEMENT NOTES (On-Lot Seepage Pits)

1. The stormwater management plan utilizing individual on-lot seepage pits shown on these drawings represents one method to manage the peak rate of stormwater runoff so that no harm is caused to downstream properties, based upon assumptions made during subdivision design. The developer of an individual lot of this subdivision shall either:
 - a. construct the seepage pit(s) and appurtenant structures as shown on the drawings, or:
 - b. present an alternate plan, including supporting calculations sealed by a Professional Engineer or Professional Land Surveyor, to the Township for approval prior to receiving a Building Permit for construction on that lot.
2. If the actual proposed development on an individual lot of this subdivision results in impervious cover more than 10% in excess of the assumptions made during subdivision design, the developer shall submit revised stormwater management facilities, including supporting calculations sealed by a Professional Engineer or Professional Land Surveyor, to the Township for approval prior to receiving a Building Permit for construction on that lot.

12. STORMWATER MANAGEMENT NOTES (Public Systems)

The owner(s) of each lot in this subdivision on which there is located a pipe which is part of the overall stormwater management system, including any stormwater conveyance pipe(s) under the driveway, shall, by virtue of accepting a deed for and taking title to any such lot, be deemed to have covenanted to and with each other lot

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owner in the subdivision and the Township that the covenanting owner(s) will be responsible for maintaining, repairing and, if necessary, replacing any such pipe that

becomes blocked or so damaged as to no longer effectively convey stormwater runoff. The swales and stormwater drainage easements depicted on the record plan and the developer's stormwater management plan (on file with the Township) constitute part of the overall stormwater management system for this subdivision and the Township and the contours and elevations of said drainage swales and/or easements shall not be changed by the developer or the individual lot owners or their agents. **Lot owners and builders are encouraged to examine the stormwater management plan at the township municipal building before undertaking excavation, earthmoving or lot grading activities.** Furthermore, all swales and/or stormwater drainage easements depicted on the subdivision plans shall constitute permanent easements in favor of the Township and the other lot owners in the subdivision for stormwater management purposes and shall be maintained by the individual lot owners and kept free of structures, plantings, debris and any other obstructions to surface water flow.

13. SEWAGE DISPOSAL NOTES (On Lot Sewage Disposal Systems)

1. This Plan proposes on-lot sewage disposal systems (OLDS), and as such the owner and/or developer and their heirs, successors, assigns, transferees and grantees hereby covenant and agree to be bound by all of the requirements of Section 315 of the Upper Saucon Township Zoning Ordinance of 2009, as amended. It is agreed that every agreement of sale, deed or other instrument conveying any type of an interest in a Lot encompassed by this Plan shall contain a metes and bounds description of the approved primary and secondary OLDS sites and a statement notifying the transferee or grantee of the requirements of Section 315. The statement required by this Note shall comply with the minimum requirements of Sub-sections 315.3 and 315.4. The foregoing obligation to notify subsequent transferees and grantees shall constitute a covenant running with the land and shall bind all future transferees and grantees regardless of the interest conveyed.
2. The owner and/or developer acknowledge that the Plan proposes OLDS, and that there exist both primary and secondary OLDS sites designated on the Plan. Pursuant to Section 315.4 of the Upper Saucon Township Zoning Ordinance of 2009, as amended, it is hereby agreed by the owner and/or developer that all secondary OLDS sites shall be protected from use and shall not be disturbed in any manner which would impact their intended use until such time as it shall become necessary to construct a second OLDS. The obligation to protect secondary OLDS sites shall constitute a covenant running with the land and shall bind all future transferees and grantees regardless of the interest conveyed.

14. PLAN NOTE

The following statement should be provided on the plan to be recorded:

"This plan has been reviewed by the Township Staff, Township Engineer and Township Solicitor for consistency with municipal regulations and ordinances related to land usage and dimensional requirements of zoning. Investigations regarding peripheral land and plan issues which are not required as part of a review process such as clarity of title, subsurface conditions including, but not limited to, soil and water quality, karst geological activity, and historic and archeological issues, or such other issues (as appropriate) that may affect the merchantability of the land, have not been investigated or reviewed by the Township, the Township Engineer, or the Township Solicitor. The Township, Township Engineer, and Township Solicitor make no representation or warranty concerning these issues, which should be addressed by qualified professionals, commissioned by the Developer and/or land owner(s) as appropriate, and who are engaged in the appropriate field of practice".

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