



## PLANNING & DEVELOPMENT SERVICES

18 W. LIBERTY STREET, PO BOX 96  
YORK, SC 29745-0096  
PHONE (803) 909-7200 / FAX (803) 909-7227



### Application for Civil Construction Plan Approval

This Application for Civil Construction Plan Approval and the associated Guide and Checklist is not inclusive of all the requirements set forth by York County Planning & Development Services, and York County Engineering. Other local, state, and federal codes may also apply. Therefore, there may be requirements that are not addressed in the following Guide and Checklist. Also, further information on the requirements may be found in the York County's [Chapter 154: Land Development Code](#) and [Land Development Manual](#).

**Project and/or Development Name:** \_\_\_\_\_

**Applicant/Developer/Agent:** ☐ Check box to be copied on correspondence (Email address required)

Name (Printed): \_\_\_\_\_

Phone Number: (\_\_\_\_\_)\_\_\_\_\_ Email Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City, State, Zip Code: \_\_\_\_\_

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

**Property Owner:** ☐ Check box to be copied on correspondence (Email address required)

Name (Printed): \_\_\_\_\_

Phone Number: (\_\_\_\_\_)\_\_\_\_\_ Email Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City, State, Zip Code: \_\_\_\_\_

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

**Professional Engineer:** ☐ Check box to be copied on correspondence (Email address required)

Name (Printed): \_\_\_\_\_

Phone Number: (\_\_\_\_\_)\_\_\_\_\_ Email Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City, State, Zip Code: \_\_\_\_\_

Signature: \_\_\_\_\_ State and License Number: \_\_\_\_\_

**Registered Land Surveyor:** ☐ Check box to be copied on correspondence (Email address required)

Name (Printed): \_\_\_\_\_

Phone Number: (\_\_\_\_\_)\_\_\_\_\_ Email Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City, State, Zip Code: \_\_\_\_\_

Signature: \_\_\_\_\_ State and License Number: \_\_\_\_\_

*Any and all information provided on this document may be subject to the South Carolina Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.*

## PROVIDE THE FOLLOWING WITH THIS APPLICATION:

- A. Submit One (1) DIGITAL PLAN completed including a signed copy of pages 1, 2, and 3 of this Application.
- B. For DIGITAL PLAN submittal, please access and upload the digital plan Through York County's Evolve Website at <https://evolvepublic.yorkcountygov.com/>. Log in or create an account, then select "Create Project". If you need further assistance, you may contact York County Planning & Development Services at (803) 909-7200.
- C. Civil Construction Plan Review Fee (as allowed by § 31.01 of the York County Code of Ordinances). If paying by check, please make check payable to York County, unless otherwise noted:

**Civil Construction Plan Review Fee:** (Make check payable to York County or use Credit Card)

- ☐ Initial Submittal:.....\$550.00
- ☐ 1<sup>st</sup> Re-Submittal: .....No Fee.
- ☐ 2<sup>nd</sup> Re-Submittal and subsequent Re-Submittals: .....\$350.00

**Traffic Impact Analysis (TIA) Review Fee:** (Make check payable to York County or use Credit Card)

- ☐ TIA Tier Zero:.....No Fee
- ☐ TIA Tier One:.....\$150.00.
- ☐ TIA Tier Two:.....\$300.00
- ☐ TIA Re-Submittal:.....Half the Initial Fee depending on Tier.

**Land Disturbance Permit/Plan Review Fee:** (Make check payable to York County or use Credit Card)

- ☐ Initial Submittal:.....\$350.00 per disturbed acre or fraction thereof.
- ☐ 1<sup>st</sup> Re-Submittal: .....No Fee.
- ☐ 2<sup>nd</sup> Re-Submittal and subsequent Re-Submittals: .....\$100.00 (< 1.0-acre land disturbance),

Or,

Half the Initial Fee up to a maximum of \$1,050.00 (≥ 1.0-acre land disturbance)

**Resource Remediation Fee:** (Make check payable to York County or use Credit Card)

- ☐ One Time Submittal: .....\$50.00 per disturbed acre or fraction thereof.

**South Carolina NPDES General Permit for Stormwater Discharges Associated with Construction Activities (NPDES CGP) Coverage Fee:** (Make check payable to SCDHEC or use Credit Card)

- ☐ Notice of Intent (NOI) Coverage Fee: .....\$125.00

**NOTE: If using credit card for payment of the SCDHEC fee, SCDHEC typically sends an email direct to the Applicant with an invoice and payment instructions, following receipt of NOI approval from York County. SCDHEC requires 7 to 10 business days, upon receipt of payment, for processing and issuance of the NPDES Construction General Permit.**

D. Tax Map Parcel Number(s): \_\_\_\_\_

E. Existing Zoning & Land Use: \_\_\_\_\_

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F. Description of Proposed Subdivision or Commercial Development (acres, phases, and number of lots):

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G. What classification does this development represent? (Check as applicable):

- ☐ New Development                      ☐ Re-Development                      ☐ Change of Use
- ☐ Building Renovation/Up-Fit                      ☐ Building Addition
- ☐ Other (please specify): \_\_\_\_\_

H. Water Utility Service Provider (Check as applicable):

- ☐ York County                      ☐ City of Rock Hill                      ☐ Town of Fort Mill
- ☐ City of Tega Cay                      ☐ City of York                      ☐ Town of Hickory Grove
- ☐ Town of Sharon                      ☐ Riverview Water District                      ☐ Private Well System
- ☐ Private Community Well System (Name): \_\_\_\_\_
- ☐ Private Utility Service Provide (Name): \_\_\_\_\_

I. Sanitary Sewer Utility Service Provider (Check as applicable):

- ☐ York County                      ☐ City of Rock Hill                      ☐ Town of Fort Mill
- ☐ City of Tega Cay                      ☐ City of York
- ☐ Private Individual Small On-Site Wastewater Systems (less than 1,500 gpd and as per S.C. Reg. 61-56).
- ☐ Private Large On-site Wastewater System (greater than 1,500 gpd and as per S.C. Reg. 61-56).
- ☐ Private Community Cluster On-site Wastewater System (greater than 1,500 gpd and as per S.C. Reg. 61-56).
- ☐ Private Utility Service Provider (Name): \_\_\_\_\_

J. Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?

☐ Yes      ☐ No

K. Is the owner of the property aware of and has authorized the proposed work as described in this application?

☐ Yes      ☐ No

L. Certification:

By my signature below, I certify, under penalty of law, the provided information in the application is true, accurate and complete to the best of my knowledge.

Applicant Name (Signed): \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Name (Printed): \_\_\_\_\_

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## PROCESS FOR REVIEW AND APPROVAL:

- A. A civil construction plan application is required to be submitted for construction plan review for a major subdivision that has received preliminary plat approval and for a non-residential or multi-family development. An applicant must obtain construction plan approval before making any street improvements or installing any utilities.
- B. Applicant eligibility shall be per § 154.332(A). **Note that an application by an Agent for the Owner shall require a notarized authorization from the Owner.**
- C. An application for approval of a civil construction plan shall be filed with the Planning and Development Services Director on this application form provided by the Planning and Development Services Department. [Subchapter L: Submittal Requirements](#) provides the required submittals for subdivision construction plan applications.
- D. As allowed by § 154.274, an application is not complete until all required items (see [Subchapter L: Submittal Requirements](#)) are submitted and accepted by the County. If Department staff determine that the application is not complete, Department staff will transmit the determination to the applicant within 10 business days of the application's filing date that specifies those parts of the application that are incomplete and indicates how they can be made complete, including a list and description of the information needed to complete the application. The Department staff and the review and decision-making bodies are not obligated to further review the application until the required information is provided. If the applicant fails to provide the required information within 180 days of the application filing date, then the application expires, and an applicant may be required to re-file an application for any further consideration.
- E. Other reviewing departments shall indicate in writing to the Planning & Development Services Department any specific inadequacies, comments or conditions affecting the proposed subdivision, anticipated development and surrounding areas. These comments will be forwarded to the Applicant.
- F. The applicant shall submit one complete digital (PDF) copy of all final approvals from any other required local, state, or federal permitting agencies as a pre-condition for approval of the civil construction plans. All approvals must be demonstrated to be up-to-date and in effect. In cases where a final permitting agency approval has not been rendered at the time a County application is submitted, the applicant shall provide one complete digital (PDF) copy of the application submitted to other permitting agencies. Once final approval is received, the applicant shall provide one complete digital (PDF) copy of the permit to County staff.
- G. The Director of Planning and Development Services may approve a properly completed application for approval of a civil construction plan by stamping it approved and will notify the applicant of the decision in writing. The Director shall approve a properly completed application for civil construction plan approval if the plan conforms with the requirements of Chapter 151: Flood Damage Prevention Ordinance, Chapter 152: Stormwater management and Sediment Control Ordinance, Chapter 154: Land Development Code, and Chapter 155: Zoning Code.
- H. Appeals: As allowed by § 154.335, the applicant may appeal any administrative decision on an application for a civil construction plan approval in accordance with [Part 12: Appeals of Administrative Decisions](#).
- I. Civil construction plans are usually submitted prior to architectural building construction plans but may be submitted simultaneously with building plans for review. If submitted at the same time, the civil construction plans and building plans should be submitted as two separate packages or plan sets. Do not combine civil plans and building plans. A building permit will not be approved until the associated civil construction plans are approved.
- J. Final Plat Approval Required: Approval of a civil construction plan for a major subdivision shall not constitute approval of the final plat. Application for approval of the final plat shall be considered only after the specifications and requirements of this Chapter are met and all other specified conditions have been met. Upon approval of the civil construction plan, the developer may proceed to comply with other requirements of Chapter 154: Land Development Code and the preparation of the final subdivision plat.
- K. Commencement of Construction: Pursuant to § 154.336, improvements authorized by the civil construction plan approval must begin within 12 months from the date of the approval or the approval shall be considered null and void. If this 12-month requirement is not met or if the project ceases at any time for a period of 12 consecutive months, the developer shall then resubmit for civil construction plan approval and preliminary plat approval, if applicable, in

accordance with the Land Development Code. **Note that the scheduling and conducting of a Pre-Construction Conference, in and by itself, does not constitute a demonstration of construction start. Actual construction and land disturbance activities must be shown to have started.** For multi-phase approvals, phases approved by the Director that are not being constructed are not considered null and void provided other phases are being actively developed. In addition, changes in phase lines may be reviewed and approved by the Director.

## CIVIL CONSTRUCTION PLAN REQUIREMENTS

The civil construction plan and supporting data shall comply with § 154.330 through § 154.344, the [Land Development Manual](#) and shall include necessary basic standards of design as set forth in these regulations to provide a complete application package. All construction plans and specifications submitted to York County for approval must be prepared, amended when necessary, and signed and stamped by a qualified and active registered professional engineer, meeting the requirements of S.C. Code, Title 40, Chapter 22 – Engineers and Surveyors.

## MINIMUM STANDARDS FOR CIVIL CONSTRUCTION PLAN APPLICATION

### GENERAL:

- ☐ Show proposed name of project or subdivision.
- ☐ Provide the name, mailing address, email address, and phone number of the owner and/or developer, the design professional engineer(s), and registered land surveyor, all responsible for the preparation of the plan.
- ☐ Include a map scale using appropriate engineer's scale, north arrow, and date. The north arrow shall be identified as magnetic, true, grid, or reference.
- ☐ The plan sheets shall be drawn at an appropriate engineer's scale.
- ☐ A vicinity map at a scale of not less than 1-inch equals 1-mile showing the relationship to the adjacent surrounding area.
- ☐ The boundaries of the tract to be subdivided with all bearings and distances indicated. At least two points of the survey must be tied to SC geodetic control points (i.e. State Plane coordinates). An on-site temporary benchmark shall be established by the registered land surveyor with reference to datum to appropriate datum including State Plane coordinates and shown and labeled on the plat.
- ☐ Dimensions and size (in acres or square footage of developed land) of each proposed lot, building and the total site, as a whole, to be developed.
- ☐ Setback requirements for all buildings and structures (Refer to [Chapter 155: Zoning Code](#)).
- ☐ Address and show any and all applicable Conditional and Special Exception requirements, including separation and other restriction requirements, for the proposed use (Refer to [Chapter 155: Zoning Code](#)).
- ☐ Show proposed major contour changes in areas where substantial cut and/or fill is proposed.
- ☐ Show municipal boundary limit lines, if adjacent to the property.
- ☐ Tax map number, Zoning District, and Overlay District.
- ☐ Land use (e.g. commercial, residential, etc.), including tax map number and zoning classification of adjacent property owners.
- ☐ Show location of existing and proposed roadways, alleys, and/or railroads, all existing and proposed curb cuts and driveways, the respective existing and proposed roadway rights-of-way, existing and proposed utility and stormwater easements on the site and adjacent properties within a minimum 300-feet of the project site.
- ☐ Show topography by contours at vertical intervals of no larger than two feet. All elevations shall refer to Mean Sea Level Datum.

- ☐ A preliminary site evaluation or Traffic Impact Analysis (TIA) is required to be reviewed and approved prior to approval of the civil construction plan per § 154.513.
- ☐ Further information, including process and procedure for review and approval, can be found in [Part 7: Traffic Impact Analysis](#) of the Land Development Code and the separate, stand-alone York County [Traffic Impact Analysis Checklist](#).

## ZONING:

### BUILDINGS:

- ☐ Shape, dimensions and location of all buildings (existing and proposed).
- ☐ Label the proposed zoning use for the property and for each building structure.
- ☐ Setback requirements for all buildings and structures (Refer to [Chapter 155: Zoning Code](#)).
- ☐ Building height.
- ☐ Building construction type.
- ☐ Specific building design standards per District or Overlay (Refer to [Chapter 155: Zoning Code](#)).
- ☐ Building orientation in relation to street (Refer to [Chapter 155: Zoning Code](#)).
- ☐ Label the proposed building wall types per § 155.782. (Primary, Secondary, Utility and Active or Inactive.)
- ☐ Proposed location for a future ground sign to be permitted separately.
- ☐ Complete a Demolition Permit Application if any buildings will be demolished. An asbestos inspection report and SCDHEC demolition permit may be required.

### PARKING LOTS:

- ☐ Number of parking spaces provided and number required per [Chapter 155: Zoning Code](#).
- ☐ Dimensions of parking spaces and aisles.
- ☐ Loading spaces, if required.
- ☐ Traffic circulation plan including vehicle entrance stacking and queuing lane lengths. (Refer to [Chapter 154: Land Development Code – Sub. B: Part 2 Site Design](#))
- ☐ External street connectivity. Show ingress and egress points to streets or other property.
- ☐ Total impervious surface area (including gravel parking lots).
- ☐ Location, size and number of dumpster pads.
- ☐ Location and dimensions of fire lanes for any building that is 15,000 square feet or more.
- ☐ Indicate how parking spaces will be separated from walkways, sidewalks, streets or alleys, and required yards (can be a wall, fence, curbing, or other pre-approved protective devices). (Refer to [Land Development Manual](#))
- ☐ Indicate barriers along driveways and parking areas to control entrance and exit of vehicles and pedestrians.
- ☐ Indicate how individual parking spaces, crosswalks, drive aisles, etc. will be marked.

### OPEN SPACE:

- ☐ A separate open space plan shall be submitted as a part of the civil construction plan set per § 154.185(A), and shall meet all requirements set forth in [Chapter 154, Part 3: Open Space](#).
- ☐ All open space shall meet a minimum dimension of 40' x 40', except for greenways. Greenways shall be at least 20' in width. A multi-use trail will need to be proposed to qualify as a greenway.

- ☐ Amenities required dependent upon number of parking spaces or dwelling units per § 154.184(D). Refer to Table 154.184.-1 for the number of amenities required and amenities considered acceptable.

#### LANDSCAPE:

- ☐ Landscape Plans (Tree Planting Plans) for civil construction plan sets shall be prepared by a licensed landscape architect in the State of South Carolina per § 154.205(A)(2)(b).
- ☐ Meet landscape plan (Tree Planting Plan) requirements set forth in Sect. 4.2 of the [Land Development Manual](#).
- ☐ Submit a tree survey with the civil construction plan as required per § 154.199(A)(1)(d). The tree survey shall specify the species, size, location, and health of all trees required to be surveyed. The following categories shall be surveyed:
  1. Grand Trees - Per § 154.200, all Grand Trees within the proposed limits of disturbance or within twenty-four feet (24') from the proposed limits of disturbance must be located. The species, size, and health information of the located Grand Trees must also be provided. All Grand Trees must be retained on any development site except in the AGC and AGC-I Districts. The qualifying size of a Grand Tree is based on the species, and can be found in Table 154.200-1.
  2. Bufferyards – Survey all trees over (6") DBH per § 155.822(A)(4).
  3. Tree Save Areas (if applicable) - Survey all tree over six inches (6") DBH per § 154.199(A)(1)(d)(1). A 100' x 100' sample survey may be provided for tree save areas three acres or larger per § 154.199(A)(1)(d)(2).
- ☐ Bufferyards shall be shown and labeled, and standards shall be followed per § 155.820 through § 155.838. All existing trees six inches (6") DBH and larger shall be retained per § 155.822(A)(1), except for right-of-way bufferyards, which may be replanted per § 155.804(C). See Table 155.823-1 for non-residential developments and Table 155.824-1 for major residential subdivisions.
- ☐ Tree save areas shall be shown and labeled, and standards shall be followed per § 154.195 through § 154.214. All tree save areas shall be at least 2,000 square feet in area and twenty-five feet (25') in width per § 154.199(A)(1)(b).
- ☐ Parking Lot Landscaping per § 154.028
- ☐ Foundation Landscaping per § 155.811
- ☐ Internal Lot Boundary Landscaping § 155.812

#### TREE PROTECTION

- ☐ A separate Tree Protection Plan is to be provided in the civil construction plan set as required by § 154.205.(A).(1).
- ☐ Meet Tree Protection Plan requirements set forth in Sect. 4.1 of the [Land Development Manual](#).
- ☐ Show and label tree protection fencing around trees to be preserved.
- ☐ Standard Notes & Details: See Sect. 4 of the [Land Development Manual](#) for standard notes and details to provide on tree protection plans.

#### LIGHTING:

- ☐ Show exterior outdoor lighting meeting the specific provisions per [Chapter 155: Zoning Code](#), including [Subchapter D, Part 4: Outdoor Lighting](#), as applicable.
- ☐ For Special Districts, provide a Master Lighting Plan meeting the requirements of § 155.079.

#### CERTIFICATIONS AND NOTES:

- ☐ As applicable, note conditions of the proposed zoning use. ([Chapter 155: Zoning Code – Sub C: Part 3](#))



- ☐ Location of any known abandoned cemeteries as defined in § 155.861. Minimum buffer requirements shall comply with § 155.863. If abandoned cemeteries do not exist on the property, provide the following statement:

*THE DEVELOPER OR PROPERTY OWNER HAS CONFIRMED THROUGH A TITLE SEARCH AND A REVIEW OF THE HISTORIC SURVEY OF YORK COUNTY MAINTAINED BY THE YORK COUNTY CULTURAL AND HERITAGE COMMISSION STAFF THAT NO KNOWN ABANDONED CEMETERIES EXIST ON THE PROPERTY.*

- ☐ As applicable, the rezoning case number, approved zoning district, and conditions of rezoning, shall be noted on the commercial site plan. Additionally, if a variance or special exception has been granted, the commercial site plan shall include a reference noting the variance or special exception granted, including conditions, if any.
- ☐ The York County may establish additional requirements, including the submission of legal affidavits stating an applicant's and/or property owner's intent to comply with applicable codes, for site plan approval, and in special cases, may waive a particular requirement if, in its opinion, the inclusion of that requirement is not essential to a proper assessment of the project.
- ☐ Landscape Standard Notes & Details: See Sect. 4.6 of the Land Development Manual for standard notes and details to provide on landscape plans and tree protection plans

## ROADWAYS:

All roadways or streets, whether public or private, classified as alleys, local streets, or connectors shall be designed and constructed in accordance with the standards established in the [Land Development Manual](#). The design for arterial streets and other types of major roads shall meet South Carolina Department of Transportation Road Design Standards and be approved by the County Engineer on a case-by-case basis. The design for these roads should be based on the expected traffic load, speed, and a complete soil report. Note that the following section references refer to provisions of the [Land Development Manual](#) unless otherwise noted.

- ☐ Design professionals are encouraged to review and utilize the following separate technical and design checklist:

1. [York County Roadway Construction Plans Checklist for Design Professionals](#)

- ☐ Per § 57-9-10 of the South Carolina Code of Laws, no plan approval of any kind will be given to a developer who wants to change an existing County road or its right-of-way. The road or right-of-way must be legally abandoned and copies of all legal actions must be forwarded to York County Engineering prior to plan approval.
- ☐ Improvement of existing substandard or unpaved roadways is required per § 154.092(F), where applicable.
- ☐ Roadways are to be classified in accordance with Sect. 2.3.2(A).
- ☐ Traffic data is to be determined using the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual, per Sect. 2.3.3(A).
- ☐ Per Sect. 2.3.8, a Subsurface Investigation Report (SIR) shall be submitted with Civil Construction Plans for County approval, to either demonstrate and support the use of the County's minimum pavement cross-sections and standards, or, demonstrate and support an alternative pavement design that exceeds the County's minimum standards.
- ☐ Per Sect. 2.3.4, roadway geometric elements are to comply with SCDOT and AASHTO standards, whichever may be stricter.
- ☐ Right-of-way for County and private roadways shall meet the requirements of § 154.093(B) and as discussed in Sect. 2.3.5.
- ☐ Half streets are not allowed, per § 154.093(C).
- ☐ Provide typical roadway cross-section(s) indicating the roadway type(s) to be proposed, per Sect. 2.2(B)(9).



All roadway details must be York County Standard Details as provided in the Land Development Manual.

- ☐ Pavement widths shall comply with Sect. 2.3.6 and Table 2-3 of the Land Development Manual.
- ☐ Streets must be designed with either curb and gutter or open ditch. The mixing or combination of ditch drainage and curb and gutter roadways along the same road is prohibited per Sect. 2.3.6(C).
- ☐ Minimum horizontal curve radii shall comply with Sect. 2.3.10 and Table 2-5 of the Land Development Manual.
- ☐ Roadway intersections shall comply with § 154.093(E) and Sect. 2.3.15.
- ☐ Clear sight distance and sight easements shall be provided at all roadway intersections, per § 154.093(F). Sight easements are required at each proposed entrance and intersection per Sect. 2.3.15(C) and Table 2-7.
- ☐ Curb cuts shall comply with Sect. 2.3.19.
- ☐ Entrance islands shall comply with Sect. 2.3.20.
- ☐ Street access management for both public and private roadways is governed by § 154.093(K). Gated entrance requirements are provided in § 154.093(K)(2) and Sect. 2.3.20(H).
- ☐ All dead-end roadways are to comply with § 154.092(E)(3) and Sect. 2.3.21 and are to terminate in an approved turnaround.
- ☐ Temporary dead-end roads are to be provided with a temporary turnaround consistent with Sect. 2.3.23 and the standard details.
- ☐ Cul-de-sac requirements are presented in Sect. 2.3.22.
- ☐ Alley ways are subject to the provisions of § 154.093(G).
- ☐ Roadways that are proposed to be private, not County-maintained, are to meet the requirements of § 154.093 and Sect. 2.3.25. Private road ways shall be designed, constructed, and inspected meeting the same York County standards for public road ways.
- ☐ Road connectivity requirements are presented in Sect. 2.3.26.
- ☐ Roadway bridge crossings shall meet the requirements of § 154.093(H) and Sect. 2.3.27.
- ☐ Traffic calming requirements are provided in § 154.093(J) and Sect. 2.3.28 and are required where a road length is 2,000-linear feet or greater. Roadway stormwater drainage provisions are found in § 154.093(I) and Sect. 2.3.29. Easements are to be shown on the plat per Sect. 2.3.29(C).
- ☐ Acceptable pipe materials for stormwater infrastructure within right-of-way or County-dedicated easement can be found in Sect. 2.3.29(C).
- ☐ Stormwater infrastructure within the right-of-way will require digital video camera inspection per Sect. 2.3.29(H) and Sect. 2.7.2(B). Inspection criteria shall be per Sect. 2.7.2(C).
- ☐ Roadway signage provisions can be found in § 154.093(L).

NOTES:

1. *ROADS ARE TO BE PROPOSED FOR ACCEPTANCE INTO THE YORK COUNTY ROADWAY SYSTEM.*  
  
or,  
  
*ROADS ARE TO ARE TO BE PRIVATE ROADS MAINTAINED BY THE DEVELOPER OR DEVELOPER'S DESIGNEE;*  
  
whichever condition applies;
2. *INDIVIDUAL LOT IRRIGATION SYSTEMS ARE NOT PERMITTED WITHIN THE ROAD RIGHT-OF-WAY;*

3. *THE DEVELOPER, INDIVIDUAL LOT OWNER, OR THEIR REPRESENTATIVES SHALL NOT PIPE OR FILL IN ROADSIDE DITCHES NOR DISCHARGE LOT OR ROOF DRAINAGE SYSTEMS INTO ROADSIDE DITCHES, ENCLOSED ROAD DRAINAGE SYSTEMS, OR ROAD RIGHT-OF-WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO THE YORK COUNTY PUBLIC WORKS DEPARTMENT FOR APPROVAL;*
4. *THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGNS, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVERS' LINE OF SIGHT.*

## WATER AND WASTEWATER UTILITIES:

All water and sewer systems that are dedicated and maintained by York County and wholesale systems shall meet all requirements as described in [Title V – Public Works](#) and [Chapter 154 – Land Development Code](#) of the York County Code of Ordinances, including the most recent edition of the [York County Land Development Manual](#), the [York County Water and Sewer Technical Specifications](#), the [York County Water and Sewer Details](#), and applicable regulations promulgated by the South Carolina Department of Health and Environmental Control (SCDHEC).

- ☐ Design professionals are encouraged to review and utilize the separate technical and design checklists depending on the type of proposed development project:
  1. **Subdivision and Commercial Development with multiple connections:**
    1. [York County Water and Sewer Construction Plans Checklist for Design Professionals](#)
  2. **Civil Development Project with a single connection:**
    1. [York County Individual Service Connection Construction Plans Checklist for Design Professionals](#)
- ☐ Per § 154.131(A), all new development located within 1,000-feet of a public water distribution or gravity sewer collection line, as measured from the closest point of the parcel to the line(s), shall connect to such systems.
- ☐ No water or sewer utilities shall be extended outside the Urban Services Boundary as delineated in the adopted York County Comprehensive Plan unless approved by the County Council, pursuant to § 154.132(B)(1).
- ☐ York County may require the over-sizing of utilities to meet the demands of planned system capacities, and may require the extension of utility lines to immediately adjacent properties following the provisions under § 154.132(B)(2).
- ☐ **Proposed York County Systems and Wholesale Systems.** As a pre-condition to civil construction plan approval, the following shall be provided as described in § 154.133(B):
  1. Water and sewer plans meeting the submittal specifications of the [York County Water and Sewer Specifications](#);
  2. A non-reimbursable extension agreement between York County and the developer;
  3. A letter of willingness and capability from York County stating the intent to provide the project with water and/or sewer service.
  4. A copy of the application for construction to be submitted to SCDHEC.
- ☐ **Proposed Non-York County Systems (Other than Wholesale Systems).** All water and sewer systems that are to be dedicated and maintained by agencies other than York County or wholesale systems shall be approved by both York County and the applicable service agency. These lines shall be designed and constructed to the standards of the appropriate service agency and are subject to review by York County, SCDHEC, and the appropriate service agency. The following shall be submitted for York County's review as a pre-condition to civil construction plan approval as described in § 154.133(C):
  1. A general layout plan and typical section drawn to the specifications of the [York County Land Development Manual](#), or those of the service provider, if it is not York County; and

2. A letter from the servicing agency indicating their approval of the utility plan and willingness and capability to supply the proposed development.
- ☐ **Proposed On-Site Wastewater Disposal Systems.** Pursuant to § 154.134, prior to the construction of any on-site waste water disposal system, the location, size, plans, and specifications of such a facility shall be approved by SCDHEC and any other applicable agencies per SC Reg. 61-56: *Onsite Wastewater Systems*. In addition, the following County standards shall apply to all on-site wastewater systems:
1. **Drain Fields.** On-site wastewater system drain fields may not occupy any portion of a dedicated open space.
  2. **Pipe Location.** Pipes associated with an on-site wastewater system may not encroach within or cross any right-of-way.
- ☐ Individual lot irrigation systems are not permitted to be installed within road rights-of-way. Irrigation systems shall only be permitted in entrance medians and cul-de-sac islands if a surface and subsurface drainage system is designed and provided as described in § 154.135.
- ☐ Per § 154.136(A), on arterial roads, all utility services constructed outside the road right-of-way or an existing utility easement will be installed underground or along the rear property line. Existing distribution facilities may remain in place.
- ☐ Per § 154.136(B), utility lines constructed along new arterial roads will be placed underground where feasible, utilizing appropriate utility industry best engineering practices in making the determination.
- ☐ Where additional right-of-way is required to be dedicated under § 154.092(C), new utilities installed to serve the development shall be placed within easements located in a manner that will not require their relocation as part of the improvement project, and easements will be provided at the edge of the dedicated right-of-way for existing utilities to accommodate their relocation during construction, as described in § 154.137.
- ☐ General Utility Easement Requirements:
1. All utility lines and appurtenant facilities shall be located within dedicated easements, unless installed within a road right-of-way.
  2. Water and sewer utility lines that will be dedicated to York County shall be located within easements that meet the specifications of the [York County Land Development Manual](#).
  3. All other utilities shall be installed in easements having a minimum width of 20 feet, and shall be centered on side and rear lot lines.
- ☐ Provide the following note on the utility drawing sheet(s):
- "ALL APPLICABLE WATER/SEWER IMPACT AND METER FEES MUST BE PAID BEFORE ANY BUILDING PERMITS ARE ISSUED."***
- Note: In order to pay the fees, the Water and Sewer Account application must be completed by the entity responsible for payment. The Water and Sewer Account Information for Commercial Projects form must be completed and returned to the Utility Plan Reviewer. Failure to do so could result in a delay for releasing the building permit. This form can be accessed on the Development Services Webpage.
- ☐ At all tie in locations, add the following note to the construction plans:
- "CONNECT TO EXISTING (INSERT SIZE IN INCHES) WATER MAIN AFTER SUCCESSFUL TESTING & SAMPLING."***

## BUILDING & CODES:

The following items are per the 2018 International Building Code, Table 602 and 2017 ICC A117.1 Accessible and Usable Buildings and Facilities. Please note that this guide may not be all-inclusive and additional items may warrant comment from the York County Planning & Development Services Department.

If further information is needed regarding this portion of the plan review, please contact the York County Building

Plans Examiner. Please provide the following items when applicable:

BUILDING SEPARATION DISTANCE:

- ☐ The building/structure should maintain a 20' separation from other buildings/structures on or off-site. If this cannot be achieved, provide rating protection on the walls that do not meet the 20' separation per Table 602 of the 2018 International Building Code.

ACCESSIBLE PARKING SPACES:

- ☐ Minimum space or stall requirements is based on the International Building Code per § 154.027(D) and as summarized on Standard Detail #2.06 of the Land Development Manual.
- ☐ The sidewalk shall provide curbed access at the parking area that does not impede the access aisle.
- ☐ The outside and inside of all doorways must have a minimum of 18" of clearance on the latch side of door to allow for wheelchair to get out of the way of the door swing when a 5' x 5' area is provided.
- ☐ Ramp and deck must have pickets 4" OC with guardrails 42" high if over 30" from level ground. Ramp must maintain a 1": 12" slope with no more than a 2% cross slope.
- ☐ Ramp and deck must have handrails between 34" to 38" if the rise is greater than 6".
- ☐ Handrail must have a 2" graspable surface and extend 12" past walking surface.

CURB RAMP:

- ☐ Sidewalks and curb ramps shall be located and constructed in accordance with § 154.121 and Sect. 2.3.31 of the *Land Development Manual*. Refer to Standard Details #2.01 and 2.09 of the *Land Development Manual*.
- ☐ The curb cut ramp shall be located at the top of the access aisle of the accessible parking spaces.
- ☐ If the accessible parking spaces are located across a vehicular aisle, a minimum 36" wide striped crosswalk leading from the access aisle to the curb cut ramp shall be provided.

PATH OF TRAVEL:

- ☐ Accessible path of travel shall be a minimum of 4-feet wide, per Sect. 4.3.5.1 of the 2017 ICC A117.41.
- ☐ All objects protruding into the path shall be detected by a person with a visual disability using a cane. In order to be detected using a cane, an object shall be within 27" of the ground. Objects hanging or mounted overhead shall be higher than 80" to provide clear head room. It is not necessary to remove objects that protrude less than 4" from the wall.
- ☐ The path of travel shall maintain a cross slope of less than 2%.
- ☐ All areas of sudden elevation along the accessible path shall be less than 1/4".

ACCESSIBLE ENTRANCE:

- ☐ At least 60% of all public entrances shall be accessible (not including delivery entrances or employee entrances).
- ☐ All inaccessible entrances shall have signs indicating the location of the nearest accessible entrance.
- ☐ The threshold level shall be less than 1/4", or beveled, up to 1/2" high.
- ☐ A clear and level landing area of 5' x 5' shall be provided at each accessible entrance with a maximum 1": 48" surface area.

## **FIRE SAFETY:**

The York County Department of Fire Safety reviews all civil construction plan submittals for compliance with the 2018 International Fire Code and referenced standards. The following is a list of common code requirements which should be shown on the plans, if applicable. (This should not be considered all of the requirements and any applicable section of the 2018 International Fire Code should be documented).

- ☐ The 2018 International Fire Code section 503.2.1, requires fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
- ☐ The 2018 International Fire Code section 507.5.1 (as amended by the SC Building Codes Council) states: Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 500 feet (152m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on site fire hydrants and mains shall be provided where required by the fire code official. The location and number of hydrants shall be designated by the fire official, but in no case, shall distance between installed fire hydrants exceed 1000 feet (305 m). Fire hydrants shall be located within 500 feet (152 m) of all fire fighter access points when measured along the normal routes of fire department vehicle access which conforms to the requirements of section 503. No point of the exterior of a building shall be located more than 500 feet (152 m) from a hydrant accessible to fire department vehicles as provided in section 503.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirements shall be 600 feet (183m).
  2. For buildings equipped with an automatic sprinkler system installed in accordance with Section 903.1.1.1 or 903.3.1.2 the distance requirement shall be 600 feet (183m).
- ☐ The 2018 International Fire Code section 912.2 allows the fire code official to designate the location of the sprinkler system's "fire department connection" with respect to fire hydrants. The York County Dept. of Fire Safety requires the "fire department connection" to be located within 100 feet to a fire hydrant connected to a public water supply.
  - ☐ § 51.17(E) requires any construction or extension of any water main or water system in the unincorporated areas of the county to have fire hydrants installed at intervals not to exceed 1000 feet in residential areas and 300 feet in commercial or industrial areas. Fire hydrants shall be installed so as to be accessible by fire apparatus at ALL intersections.
  - ☐ The 2018 International Fire Code, section 503.1.1 requires approved fire apparatus access roads to be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
  - ☐ The 2018 International Fire Code, section 503.2.5 requires dead end fire apparatus access roads in excess of 150 feet in length to be provided with an approved area for turning around fire apparatus.
  - ☐ A site plan must be submitted to confirm compliance with the 2018 International Fire Code requirements for water supply and fire apparatus access.

## **ENVIRONMENTAL AND FLOOD DAMAGE PREVENTION:**

- ☐ Show location and label any and all streams, ponds, lakes, wetland and/or other riparian features surface water features as indicated by the U.S. Fish & Wildlife Service or United States Geologic Service national wetlands inventory database.

- ☐ Show the regulatory flood hazard area including the regulatory floodway limits based on FEMA FIRM mapping for the 100-year (1% annual risk) flood event. Base flood elevations (BFEs) referenced to mean sea level shall be identified. Provide reference current FEMA FIRM map number(s) including effective date on the plat.
- ☐ Subdivision and Commercial civil construction plans shall address the applicable provisions of [Chapter 151 – Flood Damage Prevention Ordinance](#).
- ☐ A lowest floor elevation or floodproofing certification is required after the lowest floor is completed and before the approval of an open floor inspection by the Building and Codes Department, as required by § 151.23(B)(1) and (2). Upon completion of the development, as-built certification is required per § 151.23(B)(3).
- ☐ Residential Construction: Any residential structure (including manufactured homes), including any substantial improvement, shall have the lowest floor elevated no lower than two (2.0) feet above the base flood elevation, per § 151.36(A).
- ☐ Non-Residential Construction: New construction and substantial improvement of any commercial, industrial, or non-residential structure (including manufactured homes) shall have the lowest floor elevated no lower than two (2.0) feet above the level of the base flood elevation, per § 151.36(B).
- ☐ For streams without established Base Flood Elevations and/or floodways per § 151.37(E), provide a hydrologic and hydraulic engineering analysis that generates Base Flood Elevations for all subdivision proposals and other proposed developments containing at least 50 lots or five (5) acres, whichever is less.

## STORMWATER, EROSION & SEDIMENT CONTROL:

- A. Please refer to [Chapter 152 – Stormwater Management and Sediment Control Ordinance](#) of the York County Code of Ordinances, the [York County Stormwater Management Design Manual](#), and the most recent edition of SCDHEC's NPDES General Permit for Stormwater Discharges for Construction Activities for additional information on plan requirements for Environmental Compliance. For sites that are a part of a larger common plan of development where storm water quantity and post construction water quality are provided for in a shared storm water management facility, sedimentology trapping efficiencies must be calculated and provided as a part of the C-SWPPP. This site plan must be prepared and sealed by a design professional registered in the State of South Carolina.

**NOTE: If the property on which any land disturbance activity or development includes any wetlands, ponds, lakes, special flood hazard areas, streams or other environmentally sensitive areas or buffers, permits may be required from the appropriate State and Federal jurisdictional agencies as a pre-condition for issuance of a York County Land Disturbance Permit.**

- ☐ Design professionals are encouraged to review and utilize the following separate technical and design checklist:
  1. [York County Stormwater Management and Sediment Control Plan Review Checklist for Design Professionals](#)
- ☐ Stormwater civil site designs, including any supporting hydraulic and hydrologic calculations and modeling, shall comply with the following standards, unless otherwise specified otherwise, and applicable ordinances and manuals:
  1. The [York County Land Development Manual](#), including attached standard details.
  2. York County Chapter 152 – Stormwater Management and Sediment Control Ordinance,
  3. York County Stormwater Management Design Manual,
  4. South Carolina NPDES General Permit for Stormwater Discharges from Construction Activities, effective March 1, 2021,
  5. S.C. Regulation 72-300 – Standards for Stormwater Management and Sediment Reduction,

6. S.C. Regulation 61-9.122.26 – Permit Application and Special NPDES Program Requirements - Stormwater Discharges,
7. S.C. Code Ann. § 48-1-10, et seq. – South Carolina Pollution Control Act, and
8. S.C. Code Ann. § 48-14-10, et seq. – South Carolina Stormwater Management and Sediment Reduction Act.

#### CERTIFICATIONS AND NOTES

- ☐ Provide Applicant Certification on the Plan Cover Sheet, per Sect. 2.6.1 of the [Stormwater Management Design Manual](#).
- ☐ Provide Design Professional Certification on the Plan Cover Sheet, per Sect. 2.6.2 of the [Stormwater Management Design Manual](#).
- ☐ Provide the SCDHEC Standard Notes from the South Carolina NPDES General Permit for Stormwater Discharges from Construction Activities, per Sect. 5.4 of the Land Development Manual
- ☐ The following York County Standard Notes are required. Other standard notes that are required can be found under Sect. 3.1 of the [Stormwater Management Design Manual](#). Further additional notes may be required based on site-specific conditions.
  1. *THIS SITE IS CONSIDERED TO BE A LARGER COMMON PLAN (LCP) OR IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT, AS DEFINED BY YORK COUNTY ORDINANCE AND SCDHEC REGULATIONS. STORMWATER DETENTION AND WATER QUALITY REQUIREMENTS SHALL BE REQUIRED FOR LAND DISTURBANCE DURING THE DEVELOPMENT OF ANY AND ALL LOTS WITHIN THIS LARGER COMMON PLAN.*
    - a. *STORMWATER QUANTITY OR DETENTION MEASURES SHALL BE IMPLEMENTED WHERE TWO (2) OR MORE ACRES ARE DISTURBED OR ARE PLANNED TO BE DISTURBED.*
    - b. *STORMWATER WATER QUALITY MEASURES SHALL BE IMPLEMENTED WHERE FIVE (5) OR MORE ACRES IN THIS LCP ARE DISTURBED OR ARE PLANNED TO BE DISTURBED.*
    - c. *ALL PERMANENT STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES (BMPS) SHALL REQUIRE A COVENANT FOR PERMANENT STORMWATER SYSTEM MAINTENANCE AND RESPONSIBILITY FORM TO BE RECORDED WITH THE YORK COUNTY REGISTRAR OF DEEDS. THIS AGREEMENT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND, AND SHALL BE BINDING UPON THE RESPONSIBLE PARTIES, HEIRS, ADMINISTRATORS, EXECUTORS, ASSIGNS AND ANY OTHER SUCCESSORS IN INTEREST. THE PROVISIONS OF THIS AGREEMENT MUST ALSO IDENTIFY A SOURCE OF FUNDING TO SUPPORT FUTURE REQUIRED MAINTENANCE AND UPKEEP ACTIVITIES, AND AN ENTITY RESPONSIBLE FOR GENERAL UPKEEP, MAINTENANCE AND REPAIR.*
    - d. *NO PERMANENT BMPS CAN BE CONSTRUCTED ON A NUMBERED LOT. PROPERTY WHICH CONTAINS STORMWATER MANAGEMENT AND/OR WATER QUALITY FEATURES (PERMANENT BMPS) SHALL NOT BE NUMBERED AS LOTS AND SHALL BE SET ASIDE AS STORM DRAINAGE EASEMENTS WITHIN OPEN SPACE OR GREEN SPACE.*
    - e. *ALL PERMANENT BMPS TO BE IMPLEMENTED TO MEET THESE REQUIREMENTS WILL NEED TO BE APPROVED PRIOR TO ANY DISTURBANCE BEING PERMITTED.*
    - f. *ALL ASSOCIATED PERMITS, PLANS, FEES, ETC. MUST BE EXECUTED PRIOR TO THE DISTURBANCE OF ANY LAND ASSOCIATED WITH THIS PLAN AND/OR BUILDING PERMIT.*
  2. *THE DESIGN OF ALL EROSION CONTROL AND STORMWATER MANAGEMENT FEATURES FOR WATER QUALITY AND WATER QUANTITY AND OTHER BMPS, STORM DRAIN PIPING AND MANHOLES, CULVERTS, DITCHES, SWALES AND OTHER CHANNELS, ALL OUTFALLS TO THEIR RECEIVING WATERS, IN ADDITION TO ALL ROAD INFRASTRUCTURE, SANITARY SEWER AND WATER UTILITIES, AS PRESENTED HEREIN, HAS BEEN COMPLETED FROM*



FIELD SURVEY INFORMATION PREPARED BY A LICENSED SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR.

3. FOLLOWING THE PRE-CONSTRUCTION CONFERENCE, CONTACT YORK COUNTY ENVIRONMENTAL COMPLIANCE AT (803) 909-7250 NOT LESS THAN 48 HOURS BEFORE COMMENCEMENT OF THE LAND-DISTURBING ACTIVITY. THE PERMITTEE SHALL ALSO CONTACT YORK COUNTY AFTER THE REMOVAL OF THE TEMPORARY SEDIMENT CONTROL MEASURES AND THE CONVERSION OF ANY BMPs REQUIRED TO BE CONVERTED INTO PERMANENT CONTROL MEASURES, ONCE THE SITE HAS BEEN FINALLY STABILIZED.
4. NO STAGE OF WORK, RELATED TO THE CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES, SHALL PROCEED TO THE NEXT SUBSEQUENT STAGE OF WORK, ACCORDING TO THE SEQUENCE SPECIFIED IN THE APPROVED C-SWPPP STAGED CONSTRUCTION AND INSPECTION CONTROL SCHEDULE UNTIL IT IS INSPECTED AND APPROVED BY YORK COUNTY, OR AN AMENDED C-SWPPP AND ENGINEERED PLAN IS APPROVED BY YORK COUNTY PRIOR TO COMMENCING THE WORK.
5. THE PERMITTEE ENGAGED IN OR CONDUCTING THE LAND-DISTURBING ACTIVITY SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES AND FACILITIES DURING THE DEVELOPMENT OF A SITE, AS REQUIRED BY THE APPROVED PLAN OR ANY PROVISION OF THE YORK COUNTY STORMWATER ORDINANCE. OPERATIONS AND MAINTENANCE CONDITIONS SHALL BE INCLUDED IN THE PLAN OUTLINING HOW THE PERMITTEE AND OWNER INTENDS TO PROVIDE FOR OPERATIONS AND MAINTENANCE DURING AND POST CONSTRUCTION;
6. STOCKPILES SHALL BE TEMPORARY AND SHALL BE LEVELED TO CONFORM TO SURROUNDING ELEVATION AS A PRECONDITION FOR ANY OF THE FOLLOWING, WHICHEVER OCCURS FIRST:
  - a. REQUEST FOR A NOTICE OF TERMINATION, OR,
  - b. REQUEST FOR YORK COUNTY ACCEPTANCE OF A ROAD OR STREET IN ACCORDANCE WITH THE ROAD/STREET ACCEPTANCE REQUIREMENTS OF CHAPTER 154 – SUBDIVISION CODE OF THE YORK COUNTY CODE OF ORDINANCES.
7. THE BURIAL OF ANY CELLULOSE DEBRIS IS REQUIRED TO BE PLATTED. THE REMOVAL OF SOIL OR WASTE FROM THE PROPOSED SITE IS REQUIRED TO BE TAKEN TO A PERMITTED LANDFILL OR ANOTHER PERMITTED SITE WITH A VALID LAND DISTURBANCE PERMIT AS ALLOWED BY STATE AND FEDERAL REGULATIONS. THE ASSOCIATED SITE WOULD ALSO BE REQUIRED TO PROVIDE THE APPROPRIATE EROSION AND SEDIMENT CONTROL NECESSARY TO RETAIN SEDIMENT ON SITE (WITHIN THE LIMITS OF DISTURBANCE PERMITTED).
8. AREAS AT FINAL GRADE SHALL RECEIVE PERMANENT STABILIZATION MEASURES WITHIN 14 CALENDAR DAYS OF REACHING FINAL GRADE;
9. THE RESPONSIBILITY FOR MAINTAINING ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES AND STORMWATER FACILITIES, INCLUDING EASEMENTS, AFTER SITE LAND-DISTURBING ACTIVITY IS COMPLETED SHALL LIE WITH THE LANDOWNER OR PERSON IN POSSESSION OR CONTROL INCLUDING THE DEVELOPER, THE DEVELOPER'S DESIGNEE, OR ANY HOMEOWNER'S ASSOCIATION, PROPERTY OWNER'S ASSOCIATION OR OTHER COMMON OWNER ENTITY ESTABLISHED FOR THE GOVERNANCE/ADMINISTRATION OF A SUBDIVISION OR COMMON PLAN OF DEVELOPMENT, EXCEPT FACILITIES AND MEASURES INSTALLED WITHIN ROAD OR STREET RIGHTS-OF-WAY OR EASEMENTS ACCEPTED FOR MAINTENANCE BY YORK COUNTY;
10. FOR DEVELOPMENTS WHICH ESTABLISH A HOMEOWNER'S ASSOCIATION, PROPERTY OWNER'S ASSOCIATION OR OTHER COMMON OWNER ENTITY, PROVISIONS FOR LONG

*TERM MAINTENANCE OF SITE STORMWATER FACILITIES AND/OR BMPS, AS OUTLINED IN THE APPROVED PLAN, SHALL BE DEFINED IN A SIGNED AND RECORDED COVENANT FOR PERMANENT STORMWATER SYSTEM MAINTENANCE AND RESPONSIBILITY. THE PROVISIONS OF THIS COVENANT SHALL ALSO IDENTIFY A SOURCE OF FUNDING TO SUPPORT FUTURE REQUIRED MAINTENANCE AND UPKEEP ACTIVITIES, AND THE ENTITY RESPONSIBLE FOR GENERAL UPKEEP, MAINTENANCE AND REPAIR.*

**11. APPROVED PLANS REMAIN VALID FOR FIVE YEARS FROM THE DATE OF APPROVAL.**

NOTE: Any submittals that are determined to be incomplete will not be processed, and the applicant will be notified with an explanation of the submittal's deficiencies. To prevent any delays in the review process, please use this checklist as a guide.