

CHAPTER 22

SUBDIVISION AND LAND DEVELOPMENT

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Part I

Purpose, Citation, Interpretation

§101. Short Title. This Chapter shall be known as the West Nottingham Township Subdivision and Land Development Ordinance of 1983, having amended the West Nottingham Subdivision and Land Development Ordinance of 1973. (Ord. 12-12-1983, 12/12/1983, §101)

§102. Legislative Intent. This Chapter is enacted through the authority provided by the Pennsylvania Municipalities Planning Code, Act 247, Article V. The intent of this Chapter is to provide logical guidelines for the submittal, review, and disposal of subdivision and land development plans; to insure that minimum safety standards are upheld in the subdivision and development of property; to provide standards for road and street construction; to promote flexibility, economy, and originality in the layout and design of subdivisions and associated public improvements thereby creating conditions favorable to the health, safety, and welfare of the citizens of West Nottingham Township. (Ord. 12-12-1983, 12/12/1983, §102)

§103. Interpretation. The provisions of this Chapter shall be held to be the minimum requirements to meet the above stated purposes. Where the provisions of this Chapter impose greater restrictions than those of any statute, other ordinance or regulation, the provisions of this Chapter shall prevail. Where the provisions of any statute, other ordinance or regulations impose greater restrictions than those of this Chapter, the provisions of such statute, ordinance, or regulation shall prevail. (Ord. 12-12-1983, 12/12/1983, §103)



Part 2  
Definitions

§201. Definitions. As used in this Chapter, words in the singular include the plural and those in the plural the singular. The word "person" includes a corporation, unincorporated association, and a partnership, as well as an individual. The word "may" is permissive; and the words "shall" and "will" are mandatory.

ACT - the Pennsylvania Municipalities Planning Code of July 31, 1968, 53 P.S. 10101, et seq. (Act No. 247), as amended.

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

APPLICATION FOR DEVELOPMENT - every application, whether preliminary, tentative or final required to be filed and approved prior to start of construction or development including but not limited to an application for a building permit, for the approval of a subdivision plat or plan or for the approval of a development plan. [Ord. 3-1991]

BLOCK - an area bounded by streets.

BOARD - the Board of Supervisors of West Nottingham Township.

BUILDING - any structure or part thereof for which a building permit is required by the West Nottingham Township Zoning Chapter.

BUILDING SETBACK LINE - an established line within a property defining the minimum required distance between any structure to be erected and an adjacent street right-of-way, to provide the front yard specified by the West Nottingham Township Zoning Chapter.

CARTWAY - the paved surface of a street excluding shoulders and all other improvements to the right-of-way. (Available for vehicular traffic.)

COMMON OPEN SPACE - a parcel or parcels of land or an area of water, or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of a development, not including streets, off-street parking areas, and areas set aside for public facilities. [Ord. 3-1991]

CUL-DE-SAC - a residential street with an end open for public vehicular and pedestrian access and the other end terminating in a vehicular turnaround.

DEVELOPER - any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development. [Ord. 3-1991]

EASEMENT - a right-of-way granted for limited use of land for public, quasi-public, or private use.

ENGINEER - a person duly registered by the Commonwealth of

Pennsylvania to practice professional engineering.

LAND DEVELOPMENT - Any of the following activities:

A. The improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:

(1) A group of two (2) 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; or,

(2) The division or allocation of land or space, whether initially or cumulatively, between or among two (2) or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features;

B. A subdivision of land.

C. "Land development" does not include development which involves:

(1) The conversion of an existing single family detached dwelling or single family semi-detached dwelling into not more than three (3) residential units, unless such units are intended to be a condominium;

(2) The addition of an accessory building, including farm building, on a lot or lots subordinate to an existing principal building; or

(3) The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For the purposes of this subsection, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by the proper authorities.

[Ord. 3-1991]

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), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land, shall be deemed to be a landowner for the purposes of this Chapter.

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. [Ord. 3-1991]

MARKER - an iron pipe or pin of at least three-fourths (3/4) inch diameter and at least thirty (30) inches in length.

MOBILEHOME - A transportable, single family dwelling intended for

permanent occupancy, contained in one (1) unit or in two (2) or more units designed to be joined into one (1) 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. [Ord. 3-1991]

MOBILEHOME LOT - A parcel of land in a mobilehome park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobilehome. [Ord. 3-1991]

MOBILEHOME PARK - A parcel or contiguous parcels of land which has been so designated and improved that it contains two (2) or more mobilehome lots for the placement thereon of mobilehomes. [Ord. 3-1991]

MONUMENT - a stone or concrete monument with a flat top at least four (4) inches across and at least twenty-four (24) inches in length, to the top of which is permanently affixed a brass or copper marker.

MUNICIPAL AUTHORITY - a body politic and corporate created pursuant to the Act of May 2, 1945 (P.L. 382, No. 164), known as the "Municipalities Authority Act of 1945." [Ord. 3-1991]

ON-SITE SEWER SERVICE - the disposal of sewage by use of septic tanks, and other safe and healthful means within the confines of the lot on which the use is located approved by all governmental agencies having jurisdiction over such matters.

PERMANENTLY PASSABLE CONDITION - shall mean graded to plan specifications and finished except for the surface coating of macadam.

PLAN, FINAL - a complete and exact land development or subdivision plan prepared for official recording as required by the Act to define property rights and proposed streets and other improvements.

PLAN, PRELIMINARY - a tentative land development or subdivision plan prepared in lesser detail than a final plan, showing approximate proposed street, drainage, and lot layout as a basis for consideration prior to preparation of a final plan.

PLAN, SKETCH - an informal plan, not necessarily to exact scale, indicating topographic and other salient existing features of a tract and its surroundings and general layout of the proposed subdivision or land development.

PLANNING COMMISSION - the Planning Commission of the Township of West Nottingham unless stated otherwise in this Chapter.

PUBLIC GROUNDS - Includes:

A. Parks, playgrounds, trails, paths and other recreational areas and other public areas;

B. Sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities; and

C. Publicly owned or operated scenic and historic sites.

[Ord. 3-1991]

PUBLIC HEARING - a formal meeting held pursuant to public notice by the Board of Supervisors or the Township Planning Commission, intended to inform and obtain public comment, prior to taking action in accordance with this Chapter. [Ord. 3-1991]

PUBLIC MEETING - a forum held pursuant to notice under the Act of July 3, 1986 (P.L. 388, No. 84), known as the "Sunshine Act," 53 P.S. §§271 et seq. [Ord. 3-1991]

PUBLIC SEWAGE SYSTEM - a sanitary sewage collection, treatment, and disposal system in which sewage flows or is pumped from individual lots/units to a central facility where it is treated. All public sewage facilities must be approved and authorized per the processes and regulations established by the Pennsylvania Department of Environmental Resources and other regulatory agencies.

PUBLIC WATER SYSTEM - a system for supplying safe, potable water in sufficient quantities and under adequate pressure to a group of houses or dwelling units. All public water systems must be properly approved and authorized per the processes and regulations established by the Pennsylvania DER and other regulating agencies.

REVERSE FRONTAGE LOT - a lot extending between and having frontage on a major thoroughfare and local street and with vehicular access solely from the latter.

RIGHT-OF-WAY - right-of-way refers to land reserved as a street, crosswalk, or for other public purposes.

SIGHT DISTANCE - a line of unobstructed vision from a point four and one-half (4½) feet above the center line of a street to the nearest point on the top of an object four (4) inches high on the same center line.

SEPARATION DISTANCE - the distance between the centerlines of existing or proposed driveways and streets.

SEWAGE COMPANY - the person, business, partnership, corporation, or legal entity which administers the distribution of sewage in a public sewage system.

STATUTORY REVIEW PERIOD - the maximum number of days a municipality has to fulfill its obligations in reviewing and properly disposing of a subdivision or land development plan.

STREET - includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct or any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private. [Ord. 3-1991]

(1) Local Street - a public or private street intended to serve and provide access to the many farms and rural residences in the Township including those of a subdivision, as delineated in the Township Comprehensive Plan.



(2) Collector Street - a street which carries large volumes of traffic between neighborhoods in the Township, or between regions, as delineated in the Township Comprehensive Plan.

(3) Arterial Street - a highway which carries traffic at high rates of speed from one (1) region to another or between states as delineated in the Township Comprehensive Plan.

STREET PROFILE PLAN - a plan prepared by a registered engineer or surveyor showing the vertical section of the existing and proposed grades along the center line of any proposed street, and any street appurtenances to be constructed or installed, which must include a typical cross-section of the street construction.

STRUCTURE - any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land. [Ord. 3-1991]

SUBDIVISION - the division or redivision of a lot, tract or parcel of land by any means into two (2) 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 subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted. [Ord. 3-1991]

SUBSTANTIALLY COMPLETED - where in the judgment of the Township engineer, at least ninety (90%) percent (based on the cost of the required improvements for which financial security was posted pursuant to the requirements of this Chapter) of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied or operated for its intended use. [Ord. 3-1991]

SURVEYOR - a person duly registered by the Commonwealth of Pennsylvania to practice professional surveying.

TOWNSHIP - the Township of West Nottingham in Chester County, Pennsylvania.

TRANSFERABLE DEVELOPMENT RIGHTS - The attaching of development rights to specified lands which are desired by the Township of West Nottingham to be kept undeveloped, but permitting those rights to be transferred from those lands so that the development potential which they represent may occur on other lands within the Township of West Nottingham where more intensive development is deemed by the Township to be appropriate. [Ord. 3-1991]

WATER COMPANY - the person, business, partnership, corporation, or legal entity which administers the distribution of water in a public water system.

WATER SURVEY - An inventory of the source, quantity, yield and

use of groundwater and surface-water resources within the Township of West Nottingham. [Ord. 3-1991]  
(Ord. 12-12-1983, 12/12/1983, §200; as amended by Ord. 5-9-1988, 5/9/1988; by Ord. 8-3-1988B, 8/3/1988, §1; and by Ord. 3-1991, 12/30/1991)

Part 3

Subdivision Application and Review Procedure

§301. General Authority. It is the intention of the Board in enacting the regulations of this Chapter to provide the applicant with a timely and comprehensive review of the plans submitted for subdivision and/or land development. No street, alleyway, or other thoroughfare shall be affected or constructed, and no related facilities such as water mains, storm sewers, or sanitary sewers shall be constructed, opened, or dedicated for public or private use except in strict conformance with this Chapter. No lot may be sold, altered, or further subdivided without a final subdivision plan being duly approved, and recorded, with the Chester County Recorder of Deeds. Furthermore, no land development can occur without a final land development plan being duly approved and recorded, with the Chester County Recorder of Deeds. (Ord. 12-12-1983, 12/12/1983, §300)

§302. Classification of Plans. For the purposes of this Chapter the following classifications of plans are established and hereinafter provided:

- 1. Sketch plans.
- 2. Preliminary plans.
- 3. Final plans.

(Ord. 12-12-1983, 12/12/1983, §301)

§303. Classification of Subdivision and Land Development. Prior to the issuance of any permit for land development or prior to the sale or alteration of any lot, the developer or an authorized agent of the developer shall apply for and secure approval of a final subdivision or land development plan. The procedure for such approval shall conform to the following steps.

- 1. It is advisable (but not required) that a sketch plan be submitted and reviewed for subdivisions in excess of five (5) lots.
- 2. A preliminary plan shall be submitted and approved for all subdivisions and/or land developments, except where noted in this Chapter.
- 3. A final plan shall be submitted and approved for all subdivisions and/or land developments.
- 4. Preliminary and final subdivision or land development plan submittal shall be made to the designated Township officer who shall make the appropriate distributions. All plans shall be submitted with necessary application forms and fees as determined by the Board of Supervisors of West Nottingham Township.

(Ord. 12-12-1983, 12/12/1983, §302)

§304. Official Filing Date. For the purpose of these regulations, the date of the next regularly scheduled meeting of the Planning Commission

following the submission of preliminary or final plans and appropriate application forms and fees to the designated Township officer shall constitute the official filing date of the plan, pending placement on the meeting agenda and acceptance of the plan by the Planning Commission. It is at this time that the statutory period for the disposition of the plan, as stated in §508 of the Act, shall commence. In the event that the next regular meeting of the Planning Commission occurs more than thirty (30) days following submission of the plan and application forms and fees, the official filing date shall be noted as the thirtieth day following submission. (Ord. 12-12-1983, 12/12/1983, §303)

§305. Extension of the Statutory Review Period. The statutory review period for the disposition of any preliminary or final plan may be extended for any reason if an agreement in writing to such an extension is received from the applicant. (Ord. 12-12-1983, 12/12/1983, §304)

§306. Plans Submitted by Applicant to Agencies for Review. Plans shall be submitted by the applicant to the following agencies for review. Appropriate referral/transmittal letters can be obtained from the Township Zoning Officer.

1. Chester County Planning Commission. One (1) print of all plans shall be submitted to the Chester County Planning Commission for their review and comment.

2. Chester County Health Department. If a preliminary plan is submitted as hereinafter provided, two (2) additional prints along with the appropriate Pennsylvania DER planning modules shall be submitted to the Chester County Health Department for review of matters relating to adequacy of the site to sustain on-site water and/or sewage disposal system. One (1) additional print of the final plan shall be submitted to the Chester County Health Department.

3. The Pennsylvania Department of Environmental Resources. Upon review of the sewage facilities planning module by the Chester County Health Department, a properly executed copy of this module including all appropriate signatures and attachments shall be forwarded to the Pennsylvania Department of Environmental Resources for review. [Ord. 3-1991]

4. Chester County Conservation District. One (1) print of preliminary plans shall be submitted to the Chester County Soil and Water Conservation District for the review of matters relating to drainage and abatement of soil erosion.

5. The applicant shall submit such additional prints of all plans as may be necessary to the said agencies for their review. [Ord. 3-1991]

6. Where, by law, submission to the Chester County agency is not mandatory, the Township, in its sole discretion, may elect to waive submission to any one (1) or more of the County agencies.

7. Upon consent of the applicant and the appropriate Township officer, the Township will make the necessary submissions at the applicant's

expense.

(Ord. 5-9-1988, 5/9/1988; as amended by Ord. 3-1991, 12/30/1991)

§307. Submission of Sketch Plans.

1. Procedure. The sketch plan procedures are enacted to afford the applicant the opportunity to submit information for review and informal discussion with the Township before engaging in the detailed engineering design for the preparation of preliminary and final plans. Submission of a sketch plan shall not constitute formal filing of a plan with the Board. As such, sketch plan submission procedure is voluntary and not subject to the statutory review period imposed by the Act. It shall be the objective of the Board, however, to receive comments submitted and to reply to the applicant as promptly as possible.

Sufficient copies of sketch plans for subdivisions or land development, as further described in §401, shall be supplied to the designated Township officer to permit distribution.

2. Planning Commission Review. The Planning Commission shall review the sketch plan at its earliest possible convenience. Particular attention should be given to design aspects of the plan, the layout and configuration of lots, the harmonious extension of streets and utilities, the arrangement and density of housing, the provisions of public improvements and the compatibility of the proposed plan with the Comprehensive Plan and Zoning Chapter of West Nottingham Township.

Upon receipt of comments from any County agency, the Planning Commission shall submit a copy of all comments in writing along with a copy of the plan to the Board for its review. A copy of the comments shall also be sent to the applicant.

3. Review by the Board. The Board shall review the sketch plan at its next regularly scheduled meeting following the receipt of comments from the Planning Commission, Township Engineer and other agencies, or at some other meeting or meetings of the Board as soon as might be practical. The Board shall submit its comments in writing to the applicant.

(Ord. 12-12-1983, 12/12/1983, §305; as amended by Ord. 5-9-1988, 5/9/1988)

§308. Submission and Review of Preliminary Plans.

1. Procedure. A preliminary plan for subdivision or land development as further described in §402 shall be submitted to the designated Township officer along with the appropriate fees and applications as specified by the Board. Sufficient copies shall be submitted to permit distribution.

2. Exemption of Preliminary Plan Requirements. An applicant may bypass the preliminary plan requirements and proceed directly to final plan submission in the following situations:

A. When the number of lots and/or dwellings do not exceed ten (10) provided that no new roads, streets, or other public improvements are proposed.

B. When a lot line is altered to correct or enlarge the dimensions of a lot.

All plans submitted must conform to final plan requirements and procedures as noted in this Chapter. The Board of Supervisors may not require the submission of certain information when it is determined by them that the information is not applicable to the final plan prepared.

3. Review by the Chester County Planning Commission. No formal action shall be taken by the Township Planning Commission with respect to the preliminary plan until it has received and considered comments by the Chester County Planning Commission. In the event that these comments are not forthcoming within thirty (30) days from the date the application was forwarded to the County, the Township Planning Commission may act without having considered the review. [Ord. 3-1991]

4. Review by the Township Planning Commission. The Township Planning Commission shall review the preliminary plan at the first regularly scheduled public meeting of the Commission following the official filing date as outlined in §304 of this Chapter. The Planning Commission shall have fifty-five (55) days in which to review the plan. Following completion of the review and formal action by the Planning Commission, the Commission shall submit a copy of its review and recommendations in writing along with a copy of the preliminary plan to the Board for its review. The Planning Commission shall also send a copy of its written review to the applicant not later than fifteen (15) days after a decision has been rendered.

When it is deemed necessary, the Planning Commission shall forward a copy of the preliminary plan to the Township Engineer, and/or Chester County Health Department. The comments of these agencies shall be incorporated into the written review by the Planning Commission.

5. Review by the Board of Supervisors. The Board shall review the preliminary plan at its next regularly scheduled public meeting following the submission of the written review and recommendations of the Planning Commission, or at some other public meeting or meetings of the Board prior to the end of the statutory review period. At that time, the Board shall take one of two (2) courses of action. 1) It shall approve the preliminary plan; 2) It shall reject the preliminary plan.

Regardless of the decision of the Board, the written review shall be mailed to the applicant at this last known address within fifteen (15) days after a decision has been rendered.

When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of this Chapter relied upon.

6. Approval of the preliminary plan application shall constitute approval of the development as to the character and intensity of development, the arrangement and approximate dimension of streets, lots and other planned features, but shall not authorize the sale of lots, the lease of land, buildings or portions of buildings, or the development of land.

(Ord. 12-12-1983, 12/12/1983, §306; as amended by Ord. 5-9-1988, 5/9/1988; and by Ord. 3-1991, 12/30/1991)

§309. Submission and Review of Final Plans.

1. Procedure.

A. Final plan applications for the entire project shall be submitted within three (3) years after the Board of Supervisors has approved the preliminary plan application. Final plan applications may either be submitted in sections, each section covering a portion of the entire development shown on the preliminary plan application if the relationship of the part to the whole is clearly shown, or the final plan can be for the entire project.

B. Unless an extension of time has been granted by the Board of Supervisors upon written request, a final plan application submitted after the three (3) year period shall be considered a new preliminary plan and shall be required to comply with the plan application requirements listed in §402 of this Chapter.

C. The final plan applications shall conform in all important respects with the preliminary plan application previously approved by the Township and shall incorporate modifications and revisions specified by the Board of Supervisors in its conditional approval of the preliminary plan application. If the final plan does not so conform, the developer may in writing request to have the application be considered as a revised preliminary plan application, in which case it shall be required to comply with the plan application requirements listed in §402 of this Chapter.

D. Three (3) copies of the final plan application, including the final plan and all supporting information required in §403 of this Chapter, shall be submitted to the Secretary of the Township. The Township Secretary shall submit all applications to the Planning Commission for its review and recommendations prior to review and approval by the Board of Supervisors.

2. Review by the Chester County Planning Commission. Submission of a final plan to the Chester County Planning Commission shall be required only when the final plan deviates significantly from the preliminary plan, or at the request of the Township Planning Commission. In the event that the County Planning Commission is requested to review the final plan, a second fee may be required and paid by the applicant, and no formal action shall be taken by the Township Planning Commission until it has received and considered the County's comments. Should these comments not be forthcoming within thirty (30) days from the date of application forwarded to the County, the Township Planning Commission may act without having considered the review. [Ord. 3-1991]

3. Review by the Township Planning Commission. Review of the final plans by the Township Planning Commission shall be in accordance with the procedures outlined for review of preliminary plans, §308(4) of this Chapter.

4. Review by the Board of Supervisors. Upon receipt of the recommendations of the Township Planning Commission, the Board shall review the final plan at a regularly scheduled public meeting, or at a special meeting called for that purpose and then shall approve or disapprove the plan. Formal action shall occur before the end of the statutory review period. The decision of the Board shall be in writing and shall be mailed to the applicant at his last known address not later than fifteen (15) days following the decision.

(Ord. 12-12-1983, 12/12/1983, §307; as amended by Ord. 5-9-1988, 5/9/1988; and by Ord. 3-1991, 12/30/1991)

§310. Phased Development. In the event that a subdivision or land development is to be constructed in phases, the final plan requirements shall apply only to those phases for which final approval is being sought.

(Ord. 12-12-1983, 12/12/1983, §308)

§311. Completion of Improvements or Guarantee Thereof Prerequisite to Final Plat Approval.

1. No plat shall be finally approved unless the streets shown on such plat have been improved to a mud-free or otherwise permanently passable condition, or improved as may be otherwise required by this Chapter and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm sewers and other improvements as may be required by this Chapter have been installed in accordance with this Chapter. In lieu of the completion of any improvements required as a condition for the final approval of a plat, including improvements or fees otherwise required by this Chapter, the developer may deposit with the Township of West Nottingham financial security in an amount sufficient to cover the costs of such improvements or common amenities including basins and other related drainage facilities, recreational facilities, open space improvements, or buffer or screen plantings which may be required.

2. When requested by the developer, in order to facilitate financing, the Board of Supervisors, shall furnish the developer with a signed copy of a resolution indicating approval of the final plat contingent upon the developer obtaining a satisfactory financial security. The final plat or record plan shall not be signed nor recorded until the financial improvements agreement is executed. The resolution or letter of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within ninety (90) days unless a written extension is granted by the Board of Supervisors; such extension shall not be unreasonably withheld and shall be placed in writing at the request of the developer.

3. Without limitation as to other types of financial security which the Township of West Nottingham 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 for the purposes of this Section.



4. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth.

5. Such bond, or other security shall provide for, and secure to the public the completion of any improvements which may be required on or before the date fixed in the formal action of approval or accompanying agreement for completion of the improvements.

6. The amount of financial security to be posted for the completion of the required improvements shall be equal to one hundred ten (110%) percent of the cost of completion estimated as of ninety (90) days following the date scheduled for completion by the developer. Annually, the Township of West Nottingham may adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the ninetieth (90th) day after either the original date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the Township of West Nottingham may require the developer to post additional security in order to assure that the financial security equals said one hundred ten (110%) percent. Any additional security shall be posted by the developer in accordance with this subsection.

7. The amount of financial security required shall be based upon an estimate of the cost of completion of the required improvements, submitted by the applicant or developer and prepared by a professional engineer licensed as such in this Commonwealth and certified by such engineer to be a fair and reasonable estimate of such cost. The Township of West Nottingham, upon the recommendation of the Township Engineer, may refuse to accept such estimate for good cause shown. If the applicant or developer and the Township of West Nottingham are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the Township of West Nottingham and the applicant or developer. The estimate certified by the third (3rd) engineer shall be presumed fair and reasonable and shall be the final estimate. In the event that a third (3rd) engineer is so chosen, fees for the services of said engineer shall be paid equally by the Township of West Nottingham and the applicant or developer.

8. If the party posting the financial security requires more than one (1) year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by an additional ten (10%) percent for each one (1) year period beyond the first anniversary date from posting of financial security or to an amount not exceeding one hundred ten (110%) percent of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one (1) year period by using the above bidding procedure.

9. In the case where development is projected over a period of years, the Board of Supervisors may authorize submission of final plats by sections or stages of development subject to such requirements or guarantees

as to improvements in future section or stages of development as it finds essential for the protection of any finally approved section of the development.

10. As the work of installing the required improvements proceeds, the party posting the financial security may request the Board of Supervisors 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. Any such requests shall be in writing addressed to the Board of Supervisors, and the Board of Supervisors shall have forty-five (45) days from receipt of such request within which to allow the Township engineer to certify, in writing, to the Board of Supervisors that such portion of the work upon the improvements has been completed in accordance with the approved plat. Upon such certification the Board of Supervisors shall authorize release by the bonding company or lending institution of an amount as estimated by the Township Engineer fairly representing the value of the improvements completed or, if the Board of Supervisors fails to act within said forty-five (45) day period, the Board of Supervisors shall be deemed to have approved the release of funds as requested. The Board of Supervisors may, prior to final release at the time of completion and certification by its engineer, require retention of ten (10%) percent of the estimated cost of the aforesaid improvements.

11. Where the Board of Supervisors accepts dedication of all or some of the required improvements following completion, the Board of Supervisors may require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plat for a term not to exceed eighteen (18) months from the date of acceptance of dedication. Said financial security shall be of the same type as otherwise required in this Section with regard to installation of such improvements, and the amount of the financial security shall not exceed fifteen (15%) percent of the actual cost of installation of said improvements.

12. If water mains or sanitary sewer lines, or both, along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or municipal authority separate and distinct from the Township of West Nottingham, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or municipal authority and shall not be included within the financial security as otherwise required by this Section.

13. If financial security has been provided in lieu of the completion of improvements required as a condition for the final approval of a plat as set forth in this Section, the Township of West Nottingham shall not condition the issuance of building, grading or other permits relating to the erection or placement of improvements, including buildings, upon the lots or land as depicted upon the final plat upon actual completion of the improvements depicted upon the approved final plat. Moreover, if said financial security has been provided, occupancy permits for any building or buildings to be erected shall not be withheld following the improvement of

the streets providing access to and from existing public roads to such building or buildings to a mud-free or otherwise permanently passable condition, as well as the completion of all other improvements as depicted upon the approved plat, either upon the lot or lots or beyond the lot or lots in question if such improvements are necessary for the reasonable use of or occupancy of the building or buildings.

(Ord. 12-12-1983, 12/12/1983, §309; as amended by Ord. 3-1991, 12/30/1991)

§312. Release from Improvement Bond.

1. When the developer has completed all of the necessary and appropriate improvements, the developer shall notify the Board of Supervisors, in writing, by certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Township Engineer. The Board of Supervisors shall, within ten (10) days after receipt of such notice, direct and authorize the Township Engineer to inspect all of the aforesaid improvements. The Township Engineer shall, thereupon, file a report in writing, with the Board of Supervisors, and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within thirty (30) days after receipt by the Township Engineer of the aforesaid authorization from the Board of Supervisors; said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements, or any portion thereof, shall not be approved or shall be rejected by the Township Engineer, said report shall contain a statement of reasons for such nonapproval or rejection.

2. The Board of Supervisors shall notify the developer, within fifteen (15) days of receipt of the engineer's report, in writing by certified or registered mail of the action of said Board of Supervisors with relation thereto.

3. If the Board of Supervisors or the Township Engineer fails to comply with the time limitation provisions contained herein, all improvements will be deemed to have been approved and the developer shall be released from all liability, pursuant to its performance guaranty bond or other security agreement.

4. If any portion of the said improvements shall not be approved or shall be rejected by the Board of Supervisors, the developer shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.

5. Nothing herein, however, shall be construed in limitation of the developer's right to contest or question by legal proceedings or otherwise, any determination of the Board of Supervisors or the Township Engineer.

6. Where herein reference is made to the Township Engineer, he shall be as a consultant thereto.

7. The applicant or developer shall reimburse the Township of West Nottingham for the reasonable and necessary expense incurred for the inspection or improvements according to a schedule of fees adopted by resolution of the Board of Supervisors and as from time to time amended. Such expense shall be reasonable and in accordance with the ordinary and

customary fees charged by the Township Engineer or consultant for work performed for similar services in the community, but in no event shall the fees exceed the rate or cost charged by the engineer or consultant to the Township of West Nottingham when fees are not reimbursed or otherwise imposed on applicants.

A. In the event the applicant disputes the amount of any such expense in connection with the inspection of improvements, the applicant shall, within ten (10) working days of the date of billing, notify the Township of West Nottingham that such expenses are disputed as unreasonable or unnecessary, in which case the Township of West Nottingham shall not delay or disapprove a subdivision or land development application or any approval or permit related to development due to the applicant's request over disputed engineer expenses.

B. If, within twenty (20) days from the date of billing, the Township of West Nottingham and the applicant cannot agree on the amount of expenses which are reasonable and necessary, then the applicant and the Township of West Nottingham shall jointly, by mutual agreement, appoint another professional engineer licensed as such in the Commonwealth of Pennsylvania to review the said expenses and make a determination as to the amount thereof which is reasonable and necessary.

C. The professional engineer so appointed shall hear such evidence and review such documentation as the professional engineer in his or her sole opinion deems necessary and render a decision within fifty (50) days of the billing date. The applicant shall be required to pay the entire amount determined in the decision immediately.

D. In the event that the Township of West Nottingham and applicant cannot agree upon the professional engineer to be appointed within twenty (20) days of the billing date, then, upon application of either party, the President Judge of the Court of Common Pleas of the judicial district in which the Township of West Nottingham is located (or if at the time there be no President Judge, then the senior active judge then sitting) shall appoint such engineer, who, in that case, shall be neither the Township Engineer nor any professional engineer who has been retained by, or performed services for, the Township of West Nottingham or the applicant within the preceding five (5) years.

E. The fee of the appointed professional engineer for determining the reasonable and necessary expenses shall be paid by the applicant if the amount of payment required in the decision is equal to or greater than the original bill. If the amount of payment required in the decision is less than the original bill by one thousand (\$1,000) dollars or more, the Township of West Nottingham shall pay the fee of the professional engineer, but otherwise the Township of West Nottingham and the applicant shall each pay one-half (1) of the fee of the appointed professional engineer.

(Ord. 12-12-1983, 12/12/1983, §310; as amended by Ord. 5-9-1988, 5/9/1988; and by Ord. 3-1991, 12/30/1991)

§313. Remedies to Effect Completion of Improvements. In the event that any improvements which may be required have not been installed as provided in this Chapter or in accord with the approved final plat the Board of Supervisors is hereby granted the power to enforce any corporate bond, or other security by appropriate legal and equitable remedies. If the proceeds of such bond, or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Board of Supervisors may, at its option, 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 moneys necessary to complete the remainder of the improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both, shall be used solely for the installation of the improvements covered by such security, and not for any other Township purpose. (Ord. 12-12-1983, 12/12/1983, §311; as amended by Ord. 3-1991, 12/30/1991)

§314. Recording Plats and Deeds.

1. Upon the approval of a final plat, the developer shall within ninety (90) days of such final approval record such plat in the office of the recorder of deeds of the county in which the Township of West Nottingham is located. The recorder of deeds shall not accept any plat for recording unless such plat officially notes the approval of the Board of Supervisors, and review by the county planning agency.

2. The recording of the plat shall not constitute grounds for assessment increases until such time as lots are sold or improvements are installed on the land included within the subject plat.

(Ord. 12-12-1983, 12/12/1983, §312; as amended by Ord. 3-1991, 12/30/1991)

§315. Effect of Plat Approval on Official Map. After a plat has been approved and recorded as provided in this Chapter, all streets and public grounds on such plat shall be, and become a part of the official map of the Township of West Nottingham without public hearing. (Ord. 12-12-1983, 12/12/1983; as added by Ord. 3-1991, 12/30/1991)

§316. Time Limitation of Plans. If no improvements as defined by §510 of the Act are constructed in accordance with an approved and recorded final plan within five (5) years after the date of approval by the Board, the approval shall be null and void. Where preliminary plat approval preceded final plan approval, the five (5) year period shall be measured from the date of preliminary plan approval by the Board. (Ord. 12-12-1983, 12/12/1983, §313)



Part 4

Plan Requirements

§401. Sketch Plan. The sketch plan may be submitted by the applicant as a basis for informal discussion with the Planning Commission and the Board as to the intended use and arrangement of a proposed subdivision or land development.

1. Data furnished in a sketch plan shall be at the discretion of the applicant; however, to obtain maximum benefit, it is suggested that a sketch plan-should include the following information:

- A. Tract boundaries.
- B. Location of tract.
- C. North point.
- D. Streets on and adjacent to the tract, properly named and identified.
- E. Topographical and physical features. U.S. Geologic Survey and Soil Conservation Service information may be used but should be plotted to appropriate scale.
- F. Proposed general street layout.
- G. Proposed general lot layout.
- H. In the case of land development plans, proposed general layout including building locations, parking lots and open spaces.
- I. Name of current owner of record.
- J. Name of applicant, if different from owner.

2. A sketch plan need not be to exact scale nor are precise dimensions required.

(Ord. 12-12-1983, 12/12/1983, §400)

§402. Preliminary Plan. The copies of all plans submitted with the application for preliminary plan approval can be either black and white or blue and white prints. The sheet sizes shall be no smaller than 18" X 22" and no larger than 30" X 42".

The application for preliminary plan approval shall contain a preliminary plan which shall be at a scale of ten (10') feet, twenty (20') feet, thirty (30') feet, forty (40') feet, fifty (50') feet, sixty (60') feet, eighty (80') feet, or one hundred (100') feet to the inch. The plan shall show the following information:

1. A location map of the development at a minimum scale of two thousand (2,000') feet to the inch, showing the relation of the tract to adjoining property and to all streets and municipal boundaries existing within one thousand (1,000') feet of any part of the property proposed to be subdivided or developed.

2. Source of title to the land of the subdividing or land development as shown by the books of the Chester County Recorder of Deeds.

3. Tract boundaries showing distances and bearings and acreage of the tract to be subdivided or developed and the proposed name or identifying title.

4. The date, scale, and north point, along with revision dates where applicable.

5. The name, seal and signature of the engineer, landscape architect or surveyor who prepared the plans and approval certificates as shown in the Exhibits.

6. The name and address of the current landowner and applicant.

7. A list of site data including: minimum lot area or average area per dwelling unit; total number of lots or dwelling units; total acreage of the development; density in units per acre or lots per acre; zoning district; and proposed use of land.

8. All existing driveways and/or streets on or adjacent to the tract, including name, right-of-way width, cartway width, and separation distance from existing or proposed driveways and streets. [Ord. 8/3/1988B]

9. Noteworthy physical features within the tract including but not limited to:

A. Contours of existing elevations at intervals of two (2) feet. In areas of steep slopes (greater than fifteen (15%) percent), five (5) foot contour intervals may be used; location of bench mark and datum used. United States Geodetic Surveys are not acceptable.

B. Soil types, based on U.S.D.A. Chester and Delaware Counties Soils Survey;

C. Streams, creeks, wetlands, swales, ponds, lakes, reservoirs, and other natural or man-made watercourses or bodies of water;

D. The one hundred (100) year floodplain as defined by the flood hazard district in the West Nottingham Township Zoning Chapter.

E. Wetlands, as inventoried by the U.S. Fish and Wildlife Service for the National Wetlands Inventory and delineated by a qualified wetland scientist; in cases where wetlands are being impacted, the wetland delineation must be verified by the Pennsylvania Department of Environmental Resources or the Army Corps of Engineers. [Ord. 8-1989]

F. High groundwater areas (less than three (3) feet from the surface), as identified by the location of soils with seasonal or perennial high water table, as mapped in the Soils Survey of Chester and Delaware Counties. [Ord. 8-1989]

10. The location and dimensions, where applicable, of existing easements, rights-of-way, public lands, tree masses, monuments, and other features.



11. All existing buildings, towers, sewers, water mains, culverts, petroleum products or gas mains, fire hydrants, and other significant man-made facilities on the tract or within two hundred (200) feet of any part of the property proposed to be developed and the location of all tree masses.

12. The zoning applicable to the tract to be subdivided or development along with all zoning boundaries, if any, that traverse the tract and the minimum required lot area for each district. The names of all owners of all immediately adjacent undeveloped land; the names of all proposed or existing developments immediately adjacent and the locations and dimensions of any easements shown thereon.

13. The proposed lot layout with approximate dimensions and number of lots or dwellings and proposed land uses. Block and lot numbers in consecutive order; lot areas for each lot with the area being calculated to the existing right-of-way.

14. A preliminary land development plan shall show proposed building locations, location and size of parking lot, provisions for access and traffic control, locations of loading docks, and provisions for landscaping and lighting of site. The plan shall conform to the requirements of the West Nottingham Township Zoning Chapter with regard to use, area and width regulations for the district in which the proposed land development is located.

15. Location width, and name of all proposed streets including all street extension for spurs as are reasonably necessary to provide adequate street connections and facilities to adjoining developed or undeveloped areas; proposed minimum setback lines for each street; playgrounds, public buildings; public areas and parcels of land proposed to be dedicated or reserved for public use; street profiles and cross-sections for proposed streets which shall include:

A. Existing natural and proposed finished street grades along the center line and the existing natural grades at both right-of-way lines.

B. The length of all vertical curves.

C. Locations and elevations of all utility pipelines in the street.

16. Where public sewer service is anticipated, the preliminary design of sewerage systems including, but not limited to, the location and grade of sewers, pumping stations, force mains, and where applicable, sewage treatment plants, showing the type and degree of treatment intended and the size, capacity and the location of treatment facilities.

17. Where public water service is anticipated, the preliminary design of water distribution facilities including the size and location of water mains, fire hydrants, storage tanks and, where appropriate, wells, or other water sources.

18. The plan shall include the design of adequate surface and storm drainage and shall provide for protection against erosion. Such a plan

shall show all present and proposed grades and facilities for storm water drainage, including:

- A. The location and size of the drain pipes.
- B. The location of manholes and/or inlets and details.
- C. Preliminary designs of any bridges and culverts that may be required.
- D. Details of the methods to be used to prevent erosion and discharge of sediments from the property both during and following construction including, but not limited to, the surface grading, limitation on slopes and sedimentation basins.
- E. Design of facilities and other details of stormwater management plans shall conform to §616.

19. If land to be subdivided lies partly in another municipality, the applicant shall submit information concerning the location and design of streets, layout and size of lots and provision of public utilities on lands subject to his control within the adjoining municipalities. The design of public improvements shall provide for a smooth, practical transition where specifications vary between municipalities. Evidence of approval of this information by appropriate officials of the adjoining municipalities shall also be submitted.

20. Where on site sewage disposal facilities are anticipated, the applicant shall submit a statement prepared by the Chester County Health Department with regard to the suitability of the soil to absorb sewage wastes. Where in the opinion of the Chester County Health Department, doubt exists about the ability of the soil to absorb such waste, the Board may require that a feasibility report be prepared by a registered professional engineer certifying that the proposed quantities of waste generated within the subdivision or land development can be adequately and properly disposed of with an on site sewage disposal facility. The cost of said study shall be borne by the applicant.

21. The application for preliminary plan approval shall contain the following supporting information:

- A. A preliminary application data sheet. (See Exhibit 3)
- B. A description of changes that may be proposed in the provisions of the zoning applicable to the area to be developed and suggested locations of buildings in connection therewith.
- C. A letter from the Postmaster of the area in which the subdivision or land development is located stating that the proposed street names are acceptable.
- D. A sketch plan of the remaining lands of the developer, including the prospective future street system. The street system of the preliminary plan will be considered in the light of adjustments and connections with the future streets as shown in the sketch plan of the remaining lands.

E. A draft of any proposed covenants to run with the land.

F. A tentative timetable for the proposed sequence of development for the subdivision or land development. The timetable may be in letter form, indicating the order in which activities will occur.

G. Where the land included in the proposed development has a gas pipeline, petroleum products transmission line, electric transmission line, or any other cable or pipeline located thereon, the application shall be accompanied by a letter from the owner of such pipeline stating minimum distance requirements and restrictions on the use of the land.

H. A check or money order drawn to the Township in the amount specified on the fee schedule, as may be amended from time to time, adopted by resolution of the Board of Supervisors.

22. Every subdivision of fifteen (15) or more lots, that has public improvements, as well as any land development of two (2) or more acres shall be accompanied by a Neighborhood Impact Study (NIS). The NIS study shall include, but not necessarily be limited to, the following elements: [Ord. 8-1989]

A. The compatibility of the project with existing and proposed land uses adjacent to the site. A map should be developed with the following categories: residential; commercial; agricultural; business; retail; industrial; special use areas such as parks, rights-of-way, etc. [Ord. 8-1989]

B. The impact on any existing floodplains; wooded areas; steep slopes and other sensitive natural features; surficial geologic and geotechnical characteristics including geomorphic surfaces, bedrock outcrops, soils and quaternary deposits. [Ord. 8-1989]

C. The impact on public utilities, including but not limited to sewage disposal, garbage and rubbish disposal, water supply, storm drainage and electrical utilities. [Ord. 8-1989]

D. The impact of the proposed development or use of the provision of police and fire protection as well as other emergency services: recreational facilities; and social services. [Ord. 8-1989]

E. The impact upon the character of the surrounding neighborhood. The applicant must show that the proposed development or use will not adversely affect the neighborhood by reasons of noise, odors, vibration or explosion. [Ord. 8-1989]

F. Evaluate terrestrial and aquatic fauna and flora; food chain; migratory species and game animals. The impact of the proposed development or use upon important species and communities (flora and fauna). [Ord. 8-1989]

G. The impact upon regional, historic, archaeological and natural features in the area adjacent to the proposed site. [Ord. 8-1989]

H. A Traffic Impact Study (TIC) consistent with the procedures and requirements of Pennsylvania Department of Transportation publication §201 "Engineering and Traffic Studies." The scope of this study will include all abutting roads and affected intersections. The following studies and outlined in publication #201 will be completed:

- (1) Accident analysis including:
  - (a) Total number for last three (3) years.
  - (b) Number of accidents by type or cause.
  - (c) Type of traffic control present.
  - (d) Roadway or intersection geometrics.
  - (e) Accident rate per million vehicle miles.
- (2) Alternate route analysis including:
  - (a) Availability of alternate routes.
  - (b) Evaluation of alternate routes.
- (3) Capacity analysis (level of service).
- (4) Gap study (if a school is within two thousand (2,000) feet of the proposed subdivision or land development.)
- (5) Geometric review including:
  - (a) Intersection alignments.
  - (b) Number and spacing of intersections.
  - (c) Railroad grade crossings.
  - (d) Roadway cross-section.
  - (e) Roadway surface features.
  - (f) Roadway width.
  - (g) Roadway horizontal and vertical alignment.
- (6) Pavement analysis.
- (7) Roadside development.
- (8) Roadside obstruction.
- (9) School route plan.
- (10) Sight distance analysis including:
  - (a) Corner sight distance.
  - (b) Emergency vehicle sight distance.
  - (c) Passing sight distance.
  - (d) Stopping sight distance.
- (12) Speed analyses including:
  - (a) Speed limit.

- (b) Spot speed.
- (c) Safe-running speed.
- (d) Safe speed on curves.
- (e) Design speed.
- (f) Travel time and delay.

(13) Traffic volume analyses including:

- (a) Average daily traffic.
- (b) Peak-hour traffic volume.
- (c) Turning movements.
- (d) Kinds and classes.

[Ord. 8-1989]

(Ord. 12-12-1983, 12/12/1983, §401; as amended by Ord. 5-9-1988, 5/9/1988, by Ord. 8-3-1988B, 8/3/1988, §2; and by Ord. 8-1989, 12/5/1989)

§403. Final Plans. Final plans for subdivision or land development shall conform in all important details as reviewed by the Board including any conditions specified as a result of review of preliminary plans.

The copies of all plans submitted with the application for final plan approval can be either black and white or blue and white prints. The sheet size for final plans shall not be smaller than 18" X 22" and no larger than 30" X 42".

The final plan shall be at a scale of ten (10') feet, twenty (20') feet, thirty (30') feet, forty (40') feet, fifty (50') feet, sixty (60') feet, eighty (80') feet, or one hundred (100') feet to the inch. If the final plan is drawn in two (2) or more sections, a key map showing the location of the several sections shall be placed on each sheet. The plan shall show the following information:

1. Final street specifications to determine readily the location, bearing, and distance of every street, lot, and boundary line, and to produce such lines upon the ground including the length of all straight lines, radii, lengths of curves, and tangent bearings for each street, and all dimensions, angles or bearings of the lines and areas of each lot and of each area proposed to be dedicated to public use.

2. Final street profile plans and cross-sections for proposed streets which shall incorporate the following information:

- A. The existing natural and proposed finished street grades along the center line and the existing natural grades at both right-of-way lines;
- B. The length of all vertical curves;
- C. Locations and elevations of street monuments;
- D. The location of storm drainage and/or sanitary sewer lines

where applicable;

E. The location, size, and depth of all underground utilities that are to be installed within the right-of-way, where applicable;

F. The type, thickness, and crown of paving;

3. Where required in this or other Township ordinances a plan for the location and type of the street lights to be installed, together with the necessary contract for street light installation for approval by the Township.

4. Certification by the engineer, land surveyor or landscape architect who prepared the plan that the plans are in accordance with the accuracy required by this Chapter, sanitation and other applicable Township ordinances and regulations. In any instance, where plan specifications do not conform, evidence shall be presented that an exception has been officially authorized.

5. The final subdivision and/or land development plan shall include thereon or be accompanied by an affidavit by the landowner of land proposed to be subdivided to the effect that the subdivision as shown on the final plan is made with his or her free consent and that it is desired to record the same.

6. The date at which time all improvements are estimated to be complete.

7. Lot lines which accurate bearings and distances. Distance shall be to the nearest hundredth of a foot, and shall exclude areas within any existing street right-of-way.

8. Pedestrian ways, including all sidewalks, crosswalks, walkways, and pedestrian rights-of-way to be used for general public use.

9. Accurate dimensions of existing public land and of any property to be dedicated or reserved for public, semi-public or community use along with exact extent of street construction and dedication; all areas to which title is reserved by owner.

10. Accurate boundary lines, with dimensions and bearings, which provide a survey of the tract, closing with an error of not more than one (1) foot in ten thousand (10,000') feet.

11. Approximate distances to the intersection of the centerlines of the nearest established street intersection or official monuments.

12. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.

13. Complete curve data for all street centerlines and street right-of-way line curves included in the plan, including radius, delta angle, tangent, arc, and chord bearing and distance. Curve segments included in lot descriptions shall be comprised of arc and chord bearing and distance. At street intersections, tangent distance shall be included.

14. Street centerlines and street right-of-way lines with accurate dimensions in feet and hundredths of feet, with bearing of such street

lines.

15. Location and material of all permanent monuments and lot markers including a note that all monuments and lot markers are set or indicating when they will be set.

16. Easements for utilities and any limitations on such easements.

17. Building setback lines not less than the minimum as fixed by the Zoning Chapter, or any other setback lines established by this Chapter, or by public authority, or those specified in any deed restrictions, whichever is greater.

18. Clear sight triangles at all street intersections.

19. Typical street cross-sections for each proposed street shown on the final plan.

20. Location of all buildings, private streets, and parking compounds on land development plans.

21. A note indicating the type of sewer and water facilities to be provided for the development.

22. A note to be placed on the plan indicating any area that is not to be offered for dedication.

23. A note indicating the Township is not responsible for construction or maintenance of any area not dedicated for public use.

24. A note indicating that the proper number of parking spaces shall be located on each lot.

25. The following certificates shall be shown on the plan (See Exhibits 4 to 10)

A. On subdivision plans a certification, with seal and signature, of the engineer or surveyor to the effect that the survey and plan are correct, or on land development plans, the certification, seal and signature may be by an engineer, surveyor, or landscape architect.

B. A statement, duly acknowledged before an officer authorized to take acknowledgement of deeds and signed by the landowner of the property, to the effect that the subdivision or land development shown on the final plan is the act and deed of the landowner, that he is the owner of the property shown on the survey and plan, and that he desires the same to be recorded as such. Said statement shall be dated following the last change or revision to the final plan.

C. Certificate of dedication of streets and other public property.

D. Certificate for approval by the Board of Supervisors.

E. Certificate for approval by the Planning Commission.

F. Certificate for approval by the Township Engineer, if required by the Board of Supervisors.

G. Certificate acknowledging that the plan has been reviewed by the Chester County Planning Commission.

H. A certificate to accommodate the recording information affixed by the Chester County Recorder of Deeds.

26. The application for final approval shall contain the following supporting information:

A. A final application data sheet. (See Exhibit 4)

B. Final plans, profiles and cross-sections for street improvements, sanitary sewerage facilities, storm water management facilities, and water distribution systems.

C. Restrictions of all types which will run with the land and become covenants in the deeds of lands shown on the plans, subject to the approval of the Township Solicitor.

D. All covenants running with the land governing the reservation and maintenance of dedicated or undedicated land or open space, subject to the approval of the Township Solicitor.

E. A private street agreement establishing the conditions under which a private street will be constructed and maintained.

F. Where lot sizes or number of dwelling units are based on public water and or public sewer facilities, assurances acceptable to the Board of Supervisors that such facilities will be installed.

G. A grading plan, in the case of land development, showing existing grades and proposed finished grades on the site.

H. A planting plan, in the case of land development, showing the location, size and type of all plant material to be installed on the site.

I. A storm water management plan, including storm water runoff calculations for pre-development and post-development conditions. Such plan shall be certified, with seal and signature, by the registered individual responsible for the plan.

J. An erosion and sedimentation control plan that conforms to the requirements of the Pennsylvania Department of Environmental Resources.

K. Such certificates or letters of approval by proper authorities as required by the Board of Supervisors, including certificates approving the water supply system and sanitary sewer system of the subdivision or land development.

L. A plan, approved by the proper utility company, showing the location and type of street lights to be installed, if applicable.

M. A properly executed Pennsylvania Department of Environmental Resources Planning Module for Land Development.

N. For development plans which include construction of public sewer extensions, pump stations, force mains or other similar



facilities, a properly executed application for a Pennsylvania Department of Environmental Resources Water Quality Management Permit or Sewer Extension Permit where applicable.

0. A check or money order drawn to the Township in the amount as specified on the fee schedule, as may be amended from time to time, adopted by resolution of the Board of Supervisors.

P. One of the following for guaranteeing improvements:

(1) A certificate from the developer, signed by the Board of Supervisors, that all improvements and installations in the subdivision or land development required by this Chapter have been made or installed in accordance with specifications; or

(2) An improvement and dedication construction guarantee as stated in §311.

(Ord. 12-12-1983, 12/12/1983, §402)



Part 5

Certification and Permits

§501. Certification and Permits. Prior to the issuance of a development permit, the developer shall comply with §§502-505 of this Part 5. (Ord. 12-12-1983, 12/12/1983, Art. V)

§502. Water Supply. If water is to be provided by means other than private wells owned and maintained by the individual owners of lots within the subdivision or development, applicants shall present evidence to the Board of Supervisors that the subdivision is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment agreement to serve the area in question, whichever is appropriate, shall be acceptable. (Ord. 12-12-1983, 12/12/1983, 1500; as amended by Ord. 3-1991, 12/30/1991)

§503. Public Sewage System Certification. When sewage service to a subdivision or land development is to be provided by an existing public sewage system, the developer shall submit to the Township Secretary two (2) copies of letters from the sewage company as well as the Pennsylvania Department of Environmental Resources and the Chester County Health Department stating that the aforementioned public sewage system can adequately service the subdivision or land development, and that the proposed subdivision or land development is within the sewage company's franchise area.

When sewage service is to be provided by a new public sewage system, the developer shall submit two (2) copies of letters from the Pennsylvania Department of Environmental Resources and the Chester County Health Department stating that the proposed public sewage system satisfactorily meets all State and local requirements.

(Ord. 12-12-1983, 12/12/1983, §501)

§504. Highway Occupancy Permits. Where a new street or driveway empties onto a State road, a highway occupancy permit shall be obtained from the Pennsylvania Department of Transportation (PennDOT). Where said street or driveway empties onto a Township road, a highway occupancy permit shall be obtained from the Township. (Ord. 12-12-1983, 12/12/1983, §502)

§505. Sedimentation and Erosion Control. Plans for sedimentation and erosion control shall be submitted to and reviewed favorably by the Chester County Conservation District. Two (2) copies of this review shall be submitted by the developer to the designated Township officer. (Ord. 12-12-1983, 12/12/1983, §503)

§506. Development Permits. Upon the satisfactory completion of all procedural requirements, recordation of a final plan, and fulfillment of

§§502-505 of this Part 5, the Zoning Officer shall issue to the developer upon request a development permit. Said permit shall enable the developer only to construct streets and to install and connect all public improvements in conformance with and as required by this Chapter.

Where no streets or public improvements are required by subdivision or land development as noted in this Chapter, a building permit may be issued directly without prior regard to a development permit.

(Ord. 12-12-1983, 12/12/1983, §504)

§507. Building Permit. Prior to the construction and or enlargement of any building or structure within a subdivision or land development, a building permit shall be issued in conformance with §1406 of the West Nottingham Township Zoning Chapter. Prior to the issuance of said building permit, all streets which access the lot or lots whereon the construction or enlargement is to occur shall be improved to a permanently passable condition, and all public improvements as required by this Chapter and which are contiguous to the lot or lots whereon the construction or enlargement is to occur, shall be fully installed. (Ord. 12-12-1983, 12/12/ 1983, §505)

Part 6

Development Design Standards

§601. Application.

1. The following land subdivision principles, standards, and requirements shall be applied by the Township in evaluating plans for proposed subdivisions and land developments. In addition, the standards set forth in the West Nottingham Township Zoning Chapter for the particular district in which the subdivision or land development is taking place shall govern the layout of lots and/or design of buildings, parking lots, and other facilities.

2. The standards and requirements outlined herein shall be considered minimum standards and requirements for the promotion of public health, safety, morals, and general welfare.

(Ord. 12-12-1983, 12/12/1983, §600)

§602. Construction of Facilities.

1. The improvements and associated standards outlined in this Part 6 shall be applied by the developer at no expense to the Township.

2. The Township Engineer or his representative as duly approved by the Board shall be empowered to inspect all workmanship, either completed or in progress, as it pertains to the construction of improvements noted on the final approved plans. Changes to any engineering specifications as approved by the Board during the final review of a subdivision or land development plan must be reviewed and approved by the Township Engineer and the Board of Supervisors.

(Ord. 12-12-1983, 12/12/1983, §601)

§603. Land Requirements.

1. Land shall be suited to the purposes for which it is to be subdivided or developed.

2. Lands which present hazards to the health, safety or welfare of prospective occupants shall not be subdivided unless adequate permanent provisions are made and indicated on the plan which eliminate said hazards.

(Ord. 12-12-1983, 12/12/1983, §602)

§604. Street System: General Regulations.

1. Proposed streets shall be properly related to such street plans or parts thereof as have been officially prepared and adopted by the Township, including recorded subdivision plans and the official map of the Township.

2. Proposed streets shall conform to such Township, County, and State road and highway plans as have been prepared adopted and/or filed as prescribed by law.

3. Streets shall conform to land forms as much as possible in order to reduce cut and fill.

4. Local streets shall be laid out as to discourage through-traffic, but provision for street connections into and from adjacent areas will generally be required, where land grades are suitable.

5. If lots resulting from original subdivision are large enough to permit re-subdivision or if a portion of the tract is not subdivided adequate street rights-of-way to permit further subdivision shall be provided as necessary.

6. Where a subdivision abuts or contains an existing or proposed arterial or collector highway, the Board may require dedication of additional right-of-way to provide the minimum right-of-way specified hereinafter along with marginal access streets, rear service alleys, reverse frontage lots, or such other treatments as will provide protection for abutting properties, and thereby reduce the number of intersections and associated traffic hazards.

7. Single-lane streets shall not be permitted.

8. Dead-end streets shall be prohibited, except as stubs to permit future street extension into adjoining tracts, or when designed as cul-de-sacs.

9. Continuations of existing streets shall be known by the same name, but names for other streets shall not duplicate or closely resemble names for existing streets in the Township and/or Post Office district. The Board may reject street names and request alternate names. Where streets and other public improvements continue into adjoining municipalities, evidence of compatibility of design, particularly with regard to street widths, shall be submitted. The applicant shall coordinate such design with both municipalities to avoid abrupt changes in cartway width or in improvements provided.

(Ord. 12-12-1983, 12/12/1983, §603)

§605. Cul-De-Sac Streets.

1. Cul-de-sac streets permanently designed as such shall not exceed one thousand (1,000') feet in length measured from the centerline of the intersecting street to the center of the cul-de-sac and shall be provided at the closed end with a paved turnaround having a minimum diameter to the outer pavement edge of eighty (80') feet. The right-of-way shall have a minimum diameter of one hundred (100') feet within the turnaround areas.

2. Cul-de-sac streets temporarily designed as such shall not exceed one thousand two hundred (1,200') feet in length and shall be provided at the closed end with a paved turnaround having a minimum diameter to the outer pavement edge of fifty (50') feet and a right-of-way minimum diameter of fifty (50') feet. A temporary cul-de-sac shall be replaced by a permanent one as soon as possible; however under no circumstances shall be temporary cul-de-sac be permitted for longer than two (2) years.

3. No subdivision of fifty (50) acres or less shall have more than

one (1) permanent cul-de-sac street accessing an existing or proposed street. For subdivisions greater than fifty (50) acres the number shall be incremented at fifty (50) acre intervals. If a subdivision involves the construction of residential roads, the allowable cul-de-sacs must take access to it.

(Ord. 12-12-1983, 12/12/1983, §604; as amended by Ord. 5-9-1988, 5/9/1988)

§606. Street Right-of-Way.

1. The rights-of-way for all new streets in the Township shall be at least fifty (50') feet.

2. Cartways for all streets shall be constructed as shown in §610 and Exhibit 1.

3. Additional right-of-way and cartway widths may be required by the Board for the following purposes:

A. To promote public safety and convenience.

B. To provide parking space in commercial districts and in areas of high density residential development.

4. Short extension of existing streets with lesser right-of-way and/or cartway widths than prescribed above may be permitted; provided, however, that no section of the new right-of-way shall be less than forty (40') feet in width.

(Ord. 12-12-1983, 12/12/1983, §605)

§607. Street Alignment.

1. Whenever street lines are deflected in excess of two (2') degrees, connection shall be made by horizontal curves.

2. To insure adequate sight distance, minimum center line radii for horizontal curves shall be as follows:

A. Local streets - one hundred fifty (150') feet.

B. Arterial or collector streets - five hundred (500') feet.

3. A tangent of at least one hundred (100') feet measured at the center line shall be required between reverse curves.

(Ord. 12-12-1983, 12/12/1983, §606)

§608. Street Grades.

1. Vertical Alignments. Vertical street alignments shall be measured along the centerline. The minimum grade of all streets shall be seventy-five hundredths (0.75%) percent and the maximum grade shall be ten (10%) percent.

2. Vertical curves shall be used in changes in grade exceeding one (1%) percent. The minimum lengths (in feet) of vertical curves shall be fifteen (15) times the algebraic difference in grade. For example, if a three (3%) percent upgrade is followed by a four (4%) percent downgrade,

the algebraic difference in grade is 7 (+3-(-4)=7); the minimum length of the vertical curve would then be one hundred five (105') feet (15x7=105).

3. Where the approaching grade exceeds seven (7%) percent on any or all streets at a four-way street intersection, or the terminating street at a three-way intersection, a leveling area shall be provided on the streets with such excessive grade. Such leveling area(s) shall have a maximum grade of four (4%) percent for a minimum length of seventy-five (75') feet measured from the intersection of the centerlines.

4. The grade within the diameter of a turnaround at the terminus of a permanent cul-de-sac shall not exceed five (5%) percent.

5. All new streets shall be graded to the right-of-way lines.

(Ord. 12-12-1983, 12/12/1983, §607)

§609. Street Intersections.

1. Right angle intersections shall be used whenever practicable, especially when local streets empty into arterial or collector streets. There shall be no intersection angle measured at the centerline of less than seventy-five (75') degrees.

2. No more than two (2) streets shall cross at the same point.

3. Streets entering the opposite sides of another street shall either be directly across from each other or offset by at least one hundred fifty (150') feet from centerline to centerline.

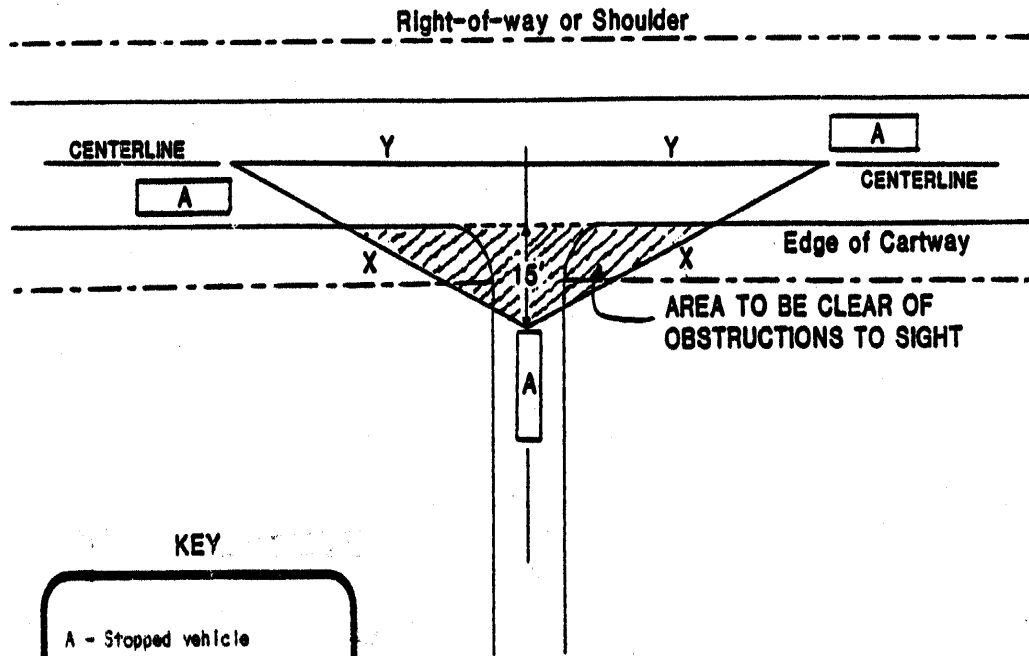
4. A minimum paving radius of twenty-five (25') feet shall be provided at all street intersections. The Board may increase the required radii to thirty (30') feet when they consider such design advisable at intersections involving arterial or collector streets.

5. Sight Distance at Street Intersections. There shall be provided and maintained at all intersections a clear sight triangle with a line of sight between points one hundred (100') feet from the intersections of the street centerlines. Clear sight triangles shall be indicated on all plans. No building or other obstruction that would obscure the vision of a motorist shall be permitted within these areas. Proper sight distance shall be provided with respect to both horizontal and vertical road alignments at all intersections. The sight distance measured for the centerline of the intersecting street, four (4') feet above grade, shall be a minimum of three hundred (300') feet. All streets intersecting a State Route shall be subject to the approval of the Pennsylvania Department of Transportation. The following chart may be utilized to determine the minimum sight distance requirement of the Pennsylvania Department of Transportation.

(Ord. 12-12-1983, 12/12/1983, §609)

[CHART ON FOLLOWING PAGE]





**KEY**

- A - Stopped vehicle
- X - Required line of sight measured four (4) feet above roadway.
- Y - Distance from intersection (as required by highway speeds).

**SPEED CHART**

Average Speed (M.P.H.)	Distance from Intersection (feet) (Shown as "Y" in illustration)
20	210
25	290
30	360
35	470
40	570
45	700
50	840
55	980

§610. Street Widths.

1. Minimum street and cartway widths shall be as follows:

<u>Street Type</u>	<u>Widths of Right-of-Way</u>	<u>Cartway</u>
Local (within residential subdivisions with average lot widths more than 80')	50 feet	20 feet
Local (within all other type developments)	50 feet	20 feet
Marginal access	50 feet	27 feet
Private (on-street parking)	None	34 feet
Private (off-street parking)	None	24 feet
Cul-de-sac turn-around	100 feet	80 feet
Collector	60 feet	36 feet
Arterial	100 feet	24 feet*

\* The developer is required only to build the first twenty-four (24') feet of the required cartway width.

2. Provision for additional cartway width may be required by the Board of Supervisors in specific cases for:

A. Public safety and convenience.

B. Access to off-street parking in commercial and industrial areas and in areas of high density residential development.

3. The extension of existing streets which are presently constructed with a cartway different from the standards of this Chapter shall be provided with a transition area, the design of which is subject to approval by the Board of Supervisors.

4. Where a proposed development fronts on an existing Township street, or where, in the opinion of the Township Engineer, an existing Township street will be damaged or destroyed beyond normal wear and tear due to the increased volume of traffic generated by a proposed development, the Board of Supervisors reserves the right to require the developer to improve and widen the existing street and to install curbing so as to enable the existing street to be able to adequately accept the increased volume of traffic.

5. Where, in the opinion of the Board of Supervisors, a proposed development does not have adequate access to an existing street, or the proposed access is limited in such a manner that it jeopardizes the general, health, safety and welfare of the residents of the Township, the Board of Supervisors reserves the right to require the developer to obtain and improve additional access as is necessary to assure proper access.

(Ord. 12-12-1983, 12/12/1983, §609)

§611. Street Construction.

1. Streets shall be constructed in accordance with Exhibit 1, "Speci-

fications for Street Construction."

2. Where the physical characteristics of the land indicate the need or where streets will be constructed in a commercial or industrial development, or where an existing Township street is being relocated at the request and expense of the developer, the Board of Supervisors reserves the right to alter the method or type of construction or to require the utilization of a specific alternate as described in Exhibit 1, "Specifications for Street Construction, " as a condition of plan approval.

3. All street and stormwater management facilities shall be constructed in strict accordance with the approved plans and no changes shall be effectuated unless said changes receive the written authorization of the Board of Supervisors. Notwithstanding the provisions herein, the Board of Supervisors reserves the right to require changes during the construction stages of development where in the opinion of the Board of Supervisors or its duly designated representative, because of unusual or unique physical conditions, the anticipated facilities, as shown on the plans, cannot be constructed in accordance with the plans without the same having a adverse effect upon the proposed development, or upon any of the facilities to be constructed therein, or upon adjacent lands.

4. Streets shall be finish graded to the full width of the rightof-way, surfaced, and improved to the grades and dimensions shown on the plans, profiles, and cross-sections submitted by the developer and approved by the Board of Supervisors.

5. Maximum slopes of banks measured perpendicular to the centerline of the street shall be three to one (3:1) in fill areas and two to one (2:1) in cut areas.

6. Prior to placing the street surface, adequate sub-surface drainage for the streets and all subsurface utilities as acceptable to the Board of Supervisors shall be provided or installed by the developer. Public utilities are required to be placed underground in compliance with Public Utility Commission Law of 1970, I.D. 99, dated July 8, 1970.

(Ord. 12-12-1983, 12/12/1983, §610)

§612. Off-Street Loading Regulations. Adequate loading and unloading space shall be provided for any building that is to be built which requires receipt or distribution of materials by vehicular means. Loading and unloading space shall conform to the following requirements:

1. Off-street loading and unloading areas shall be totally located on the lot requiring them, with proper and safe access. No loading area that periodically serves trucks of greater than four (4) ton capacity shall be located closer than one hundred (100') feet to the R-1, R-2 or R-3 residential districts.

2. Loading facilities shall not be constructed between the building setback line and any street line.

3. Space for loading and unloading activities shall be at least

twelve (12') feet wide by forty-five (45') feet long and have a minimum of fourteen (14') feet vertical clearance.

4. Space allotted for off-street loading and unloading shall not be used to satisfy requirements for off-street parking. Likewise, required off-street parking areas shall not satisfy off-street loading requirements and may not be used for loading and unloading during business hours.

(Ord. 12-12-1983, 12/12/1983, §611)

§613. Off-Street Parking Regulations.

1. General Standards.

A. Off-street parking provisions shall be required in accordance with the West Nottingham Township Zoning Chapter and shall be a condition precedent to the issuance of an occupancy permit for any building or structure. Said parking provisions shall apply whenever:

(1) A building is constructed.

(2) A new use is established.

(3) An existing building or use is altered or enlarged so as to increase the amount of parking space required.

B. All parking spaces shall have an approved, all-weather durable surface.

C. Parking lots shall be graded to a minimum slope of one (1%) percent, and appropriate inlets, culverts, storm sewers, grating, and other necessary facilities shall be installed as determined to be necessary by the Township Engineer of West Nottingham Township.

D. Appropriate bumper guards or curbing shall be required at the head of each parking space within a parking lot so as to clearly define said spaces and discourage vehicles from projecting into required yard areas or rights-of-way.

E. All parking lots shall be adequately marked. These markings shall include lines defining parking spaces, driveways, entrances, exits and loading and unloading zones, and shall also include directional arrows.

F. All parking spaces shall be on the same lot as the principal building or use and no closer than twenty (20') feet to the street right-of-way.

G. No more than two (2) accessways shall be allowed for any parking lot unless the lot frontage, through which the accessways project, is a minimum of three hundred (300') feet. No accessway shall be located within twenty (20') feet of a property line.

H. The Board of Supervisors may authorize a reduction in the number of parking spaces required, where such a reduction can be satisfactorily justified by the applicant.

I. Parking spaces shall be a minimum of ten (10') feet by twenty

(20') feet, unless noted otherwise.

2. Residential Requirements. Dwelling units in residential and non-residential zones shall be required to have a minimum of two (2) off-street parking spaces per unit. Driveways which are part of single-family or two-family dwellings may be used to satisfy this requirement.

3. Commercial and Industrial Requirements. One (1) off-street parking space shall be required for each full-time employee working day shift. The number of additional required spaces shall be determined by applying the following formula to the appropriate contemplated use:

PARKING SPACE REQUIREMENTS

<u>Use</u>	<u>At Least One (1) Parking Space for Each</u>
Industry	Two hundred (200) square feet of company gross office floor area of four (4) spaces minimum
Eating and Drinking Places	Two (2) seats
Driving Range	One (1) tee
Golf	One-quarter (1/4) tee
Personal Service Establishment	One hundred (100) square feet of usable floor area
Theater and Churches	Three (3) seats
Hospitals, Convalescent Homes, and Other such Institutions	One-half (1/2) space per patient bed
Wholesale Sales or Storage	One thousand (1,000) square feet of floor area
Gasoline Service Station	One (1) pump or two (2) service bays
Laundromat	One (1) washing machine
Elementary School	Twenty (20) seats
All Other Schools	Ten (10) seats
Food Stores and Pharmacies	One hundred (100) square feet of sales area
Department and Variety Stores	Two hundred (200) square feet of sales area
Gift, Apparel, Hardware And Other Housewares	Three hundred (300) square ft. of sales area
Offices, Clinics, Financial Institutions	Two hundred (200) square feet of sales area
All Others (Individually)	Five hundred (500) square feet of floor area

Mixed Uses

Total parking spaces as a sum of requirements for component uses

(Ord. 12-12-1983, 12/12/1983, §612)

§614. Sidewalks.

1. All commercial spaces shall be situated no more than six hundred (600') feet from the main entrance to a business establishment.

2. When required by the Board of Supervisors, sidewalks shall be constructed of concrete with a minimum twenty-eight (28) day strength of 3000 p.s.i., with a minimum width of four (4') feet and a thickness of four (4") inches except at driveway crossings when the sidewalk thickness shall be increased to six (6") inches with reinforcement.

(Ord. 12-12-1983, 12/12/1983, §613)

§615. Shade Trees. Shade trees shall be provided and placed in back of the right-of-way line of the streets so as not to interfere with the installation and maintenance of sidewalks and/or utilities, unless otherwise specified by the Tree Commission or Township Engineer. (Ord. 12-12-1983, 12/12/1983, §614)

§616. Storm Water Management. All storm water management facilities, including but not limited to, storm water carrying structures, debris or sediment basins, and retention and detention structures, shall be designed in accordance with the following standards:

1. General Requirements.

A. All storm water management plans shall be designed and certified by individuals registered in the Commonwealth of Pennsylvania and qualified to perform such duties.

B. When plan applications, whether preliminary or final, are submitted to the Township in sections, a generalized storm water management plan for the entire project shall be submitted in conformance with requirements of §402(5). This generalized drainage plan shall demonstrate how the storm water of the proposed section will relate to the entire development. If temporary facilities are required for construction of a section, such facilities shall be included in the submitted plans.

C. Where applicable, storm water management facilities shall comply with the requirements of Chapter 105 (Water Obstructions and Encroachments) of Title 25, Rules and Regulations of the Pennsylvania Department of Environmental Resources.

D. Storm water management plans which involve a State highway shall be subject to the approval of the Pennsylvania Department of Transportation.

E. Approval of a storm water management plan by the Township shall not be construed as an indication that the plan complies with the standards of any agency of the Commonwealth.

2. Storm Water Runoff Calculations.

A. The storm water management plan shall include calculations indicating volume and velocities of flow and the grades, sizes, and capacities of water-carrying structures, debris or sediment basins, and retention and detention structures and sufficient design information to construct such facilities.

B. The storm water management plan must consider all the storm water runoff flowing over the project site.

C. Computations shall indicate both pre-development and post-development rates for peak discharge of storm water runoff. The method of computing to determine storm water runoff and for the design of storm water management facilities shall be:

(1) The Soil-Cover-Complex Method as set forth in the latest edition of Urban Hydrology for Small Watersheds, Technical Release No. 55 as published by SCS; or

(2) The Rational Method; or

(3) Any other method approved by the Township Engineer.

D. The anticipated peak rate of storm water runoff from a site after development shall not exceed the peak rate of runoff from the site prior to development activities. The pre-development condition shall be calculated on the same year storm event used to calculate the post-development.

E. Storm water runoff from a site shall flow directly into a natural watercourse or into an existing storm sewer system, or onto adjacent properties in a manner similar to the runoff characteristics of the pre-development flow.

F. The hundred (100) year storm event shall be the design event for runoff calculations and to size culverts to be dedicated to the Township. Pipes and other water-carrying structures can be designed using the fifty (50) year storm event.

G. All storage structures shall be designed with emergency spillways. The minimum design capacity of the emergency spillway shall be the hundred (100) year post-development peak discharge while maintaining a minimum one (1.0) foot freeboard.

3. Culverts.

A. Culverts intended to be dedicated to the Township shall have a minimum diameter of eighteen (18) inches and shall be made of reinforced concrete culvert pipe (R.C.P.) or asphalt coated corrugated metal pipe (A.C.C.M.P.) The Manning Formula shall be employed in computing pipe capacities.

B. Culverts shall be installed on sufficient slopes to provide a minimum velocity of three (3) feet per second when flowing full.

C. All storm sewer pipe shall be laid to a minimum depth of one (1) foot from subgrade to the crown of pipe.

4. Manholes and Inlets.

A. Manholes and inlets proposed for dedication or located along streets shall conform to the requirements of the Pennsylvania Department of Transportation in effect at the time the design is submitted.

B. Inlets shall be placed on both sides of the street at low spots, at a maximum of six hundred (600) feet apart, at points of abrupt changes in the horizontal or vertical directions of storm sewers, culverts, and at points where the flow in gutters exceeds three (3) inches. Inlets shall normally be along the curb line at or beyond the curb radius points. For the purposes of inlet location at corners, the depth of flow shall be considered for each gutter. At intersections, the depth of flow across through-street shall not exceed one (1) inch. Inlets shall be depressed two (2) 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.

5. Storm Water Roof Drains. Storm water roof drains and pipes, wherever possible, shall discharge water into a storm water runoff dispersion and absorption control device (roof runoff infiltration bed) and not into storm sewer or street gutters.

A. Roof Runoff Infiltration Beds Design Procedure

(1) The recharge bed will be a subsurface trench, which is filled with stone having a void ratio of at least thirty-five percent (35%). The maximum depth of this bed will be at least two (2) feet above the bedrock and the seasonal high groundwater table. A suitable prefabricated infiltration device can be substituted, if approved by the Township Engineer, Building Inspector or Deputy Building Inspector.

(2) The volume of the bed will be based on the volume of water from one (1) inch of rainfall on all roof surfaces for the proposed structures, divided by the void ratio of stone used. Figure 1 (page 190) can be used to estimate runoff volumes or it can be directly calculated using the surface area of the projections of the roof times one (1) inch.

EQUATION 1: VOLUME OF BED = VOLUME OF RUNOFF/VOID RATIO

(3) The bed must have at least one (1) foot of cover above the stone and must have a separation distance of at least twenty-five (25) feet from wells and onlot septage disposal systems. All roof surfaces must drain to a recharge system. A separation distance of ten (10) feet from the foundation of the structure to the seepage bed must be maintained.

(4) Recharge bed shall be completely wrapped with a geotextile fabric.

(5) Proper construction methodologies must be utilized so that the bottom of the seepage bed is not compacted.



6. Headwalls. Headwalls shall be used where storm runoff enters the storm sewer horizontally from a natural or man-made channel.

7. Open Channels.

A. All natural streams, channels, swales, drainage systems and/or areas of surface water concentration shall be maintained in their existing condition unless an alteration is approved by the Township.

B. Flow velocities from any storm drain may not result in a deflection of the receiving channel.

C. Energy dissipaters shall be placed at the outlets of all pipes where flow velocities exceed maximum permitted channel velocities.

D. The capacities of open channels shall be computed from the Manning Equation. Permissible open channel velocities are as follows:

	Feet per Second
Well established grass on good soil	
a. Short plain bladed grass	5-6
b. Bunch grass - soil exposed	2-4
c. Stiff stemmed grass	2-3
Earth without vegetation	
a. Fine sand or silt	1-2
b. Ordinary firm loam	2-3
c. Stiff clay	3-5
d. Clay and gravel	4-5
<u>Material</u>	<u>Allowable Velocity</u>
e. Coarse gravel	4-5
f. Soft shale	5-6
Other	
a. Bituminous or cement stabilized channels	6
b. Paved channels	10-15

8. Erosion and Sediment Control.

A. All earthmoving activities shall be conducted in such a way as to minimize accelerated erosion and resulting sedimentation. Measures to control erosion and sedimentation shall, at a minimum, meet the standards of the Chester County Conservation District and Chapter 102 (Erosion Control) of Title 25, Rules and Regulations of the Pennsylvania Department of Environmental Resources.

B. The erosion and sedimentation control plan must be available at all times at the site of the activity. When required, a permit allowing earthmoving activity shall be obtained from the Pennsylvania Department of Environmental Resources by the developer before any construction on the site shall begin.

C. All earthmoving activities will be scheduled so that no areas will be left unstabilized during the period from December 1 to March 1.

Additionally no more than ten (10) building permits may be active at any one time for a proposed land development unless inspection by the Township Engineer determines that proper stabilization of lots with permits has been completed.

(Ord. 12-12-1983, 12/12/1983, §615; as amended by Ord. 5-9-1988, 5/9/1988; and by Ord.5-2001, 12/31/2001)

§617. Lots and Lot Sizes.

1. Lot dimensions and areas shall not be less than specified by provisions of the West Nottingham Township Zoning Chapter.

2. Minimum building setback lines shall be established to provide front yards required by the West Nottingham Township Zoning Chapter.

3. Side lot lines shall be substantially at right angles or radial to street lines.

4. Residential lots shall in general front on a municipal street, existing or proposed. Where it is necessary to the proper utilization of land to create lots without direct frontage on a street, such interior lots shall have an access with a minimum width of fifty (50) feet. No more than two (2) contiguous interior lots shall be so formed.

5. Reverse frontage lots are prohibited, except where employed to prevent vehicular access to major thoroughfares.

6. House numbers shall be assigned to each lot by the Codes Enforcement Officer. [Ord. 4-1999]

7. Lot lines shall, where possible, follow Township boundary lines rather than cross them.

(Ord. 12-12-1983, 12/12/1983, §616; as amended by Ord. 4-1999, 7/20/1999, §1)

§618. Sanitary Sewers.

1. In all cases where in trunk line sanitary sewer facilities are available, the applicant shall be required to install sanitary sewers and connect the same to such trunk line sewer, irrespective of the size of lots included on said plot plan.

2. Requirements relating to design, construction and dedication of sanitary sewers shall be determined by the Pennsylvania Department of Environmental Resources and shall be subject to the review and approval of such County and State regulatory authorities as have jurisdiction in such matters. Permits, where required, shall be obtained before construction of a sanitary sewer system is started.

(Ord. 12-12-1983, 12/12/1983, §617)

§619. Water Supply.

1. If off-site water service from a private public utility or association is to be used, mains must be sized to provide for adequate pressure and supply for the anticipated demands of the subdivision and to meet the minimum requirements for fire protection established by the Middle Department Association of Fire Underwriters. Minimum main size shall be six

(6) inches. If adequate source of supply is available, hydrants shall be installed at a maximum placing so that properties to be built upon shall be within six hundred (600) feet of the hydrant. If adequate supply is not available, hydrant connectors shall be provided for future installation. System design and the design and development of water sources shall conform to the requirements of the Pennsylvania Department of Environmental Resources.

2. Where a permit is required by the Pennsylvania Department of Environmental Resources, it shall be presented as evidence of such review and approval in the case of private or public systems before construction commences.

(Ord. 12-12-1983, 12/12/1983, §618)

§620. Other Utilities. All other utility lines including, but not limited to electric, gas, street light supply, and telephone shall be placed underground. Installation of all utilities shall be in strict accordance with the engineering standards and specifications of the Township, or public utility concerned. (Ord. 12-12-1983, 12/12/1983, §619)

§621. Driveways and Easements.

1. Driveways shall be located with the following minimum separation distance from existing or proposed driveways or streets:

<u>Type of Street</u> <u>Entered</u>	<u>Minimum Separation</u> <u>Distance (Feet)</u>
Arterial	500
Collector	250
Local	150

Driveways entering local interior streets shall be located not less than forty (40) feet from the intersection corner of corner lots. All other lots shall conform to the above minimum separation distances where possible. Where it is physically impossible to achieve the minimum separation distance, a single driveway or interior street may be located in accordance with the Township Engineer's recommendation.

2. In order to minimize the number of access points onto public streets, it is recommended that shared driveways be utilized wherever possible.

3. Single access driveways shall be at least nine (9) feet wide and where crossing a bridge, such bridge shall be at least ten (10) feet wide. Shared access driveways shall be at least eighteen (18) feet wide for the portion of the length shared by the adjacent properties. The remaining length of the driveway should comply with the single driveway requirements.

4. Where a subdivided lot is accessible from an existing State or Township road and a new street in the interior of a subdivision, the driveway from said lot shall exit onto the interior street.

5. Where water and/or sewer facilities are intended for dedication, the

requirements for easements shall be determined by the Board. Easements shall be provided as necessary for other utilities.

6. Storm drainage easements shall be provided as provided by §616.

(Ord. 12-12-1983, 12/12/1983, §620; as amended by Ord. 8-3-1988B, 8/3/1988, §3)

§622. Monuments and Markers.

1. Permanent stone or concrete monuments shall be accurately placed along the street line at least on one side of each street at the beginning and end of all curves and at all angles.

2. Markers shall be set at locations shown on the final plans as follows:

A. At all points where lot lines intersect curves, either front or rear.

B. At all angles in property lines of lots.

C. At all other lot corners.

3. Monuments shall be of concrete or stone, with a flat top having a minimum width or diameter of four (4) inches and a minimum length of thirty (30) inches. They shall also be marked on the top with a proper inscription or a drill hole. Markers shall consist of iron pipes or steel bars at least thirty (30) inches long and not less than three-quarters (3/4) of an inch in diameter.

4. Monuments and markers shall be placed so that the scored or marked point shall coincide exactly with the intersection of lines to be marked, and shall be set so that the top of the monument or marker is level with the surface of the surrounding ground.

(Ord. 12-12-1983, 12/12/1983, §621)

§623. Community Facilities.

1. In reviewing the subdivision plans, the Board will consider the adequacy of existing or proposed community facilities to serve the additional dwellings proposed by the subdivision.

2. Applicants and Township authorities shall give earnest consideration to the desirability of providing or reserving areas for facilities normally required in residential sections, including churches, libraries, schools, and other public buildings, parks, playgrounds, and play fields.

3. Areas provided or reserved for such community facilities should be adequate to provide for building sites, landscaping and off-street parking as appropriate to the use proposed. Such areas should be located in a manner to

best serve the public likely to use the same and utilize, to the greatest extent, any topographical features.

(Ord. 12-12-1983, 12/12/1983, §622)

§624. Landscaping.

1. Existing Wooded Areas. Existing wooded areas shall be protected to prevent unnecessary destruction. At least fifteen percent(15%) of the number of trees (minimum trunk caliper of five (5) inches at six (6) inches above ground) that exist at the time of plan submission shall be maintained or replaced immediately following construction. Replacement trees shall be minimum trunk caliper of two (2) inches at a height of six (6) inches above finished grade and located within unbuildable sections of the site (e.g. floodplain, steep slopes, and setback areas).

2. Street Trees. Street trees may be required by the Township; otherwise, they may be provided by the applicant in accordance with the following standards:

A. The trees shall be nursery grown in a climate similar to that of the locality of the project. Varieties of trees shall be subject to the approval of the authority which accepts ownership of the street.

B. All trees shall have a normal habit of growth and shall be sound, healthy, and vigorous; they shall be free from disease, insects, insect eggs, and larvae.

C. The trunk diameter, measured at a height of six (6) inches above finish grade, shall be a minimum of two (2) inches.

D. Trees shall be planted not less than ten (10) feet from a street right-of-way line and forty (40) to seventy-five (75) feet apart. The tree growth shall not interfere with the street cartway, sidewalk, or utility line.

E. All planting shall be performed in conformance with good nursery and landscape practice and to the standards established by the authority which accepts ownership of the plantings.

F. Requirements for the measurement, branching, grading, quality, balling, and the burlapping of trees shall follow the code of standards recommended by the American Association of Nurserymen Inc., in the American Standard for Nursery Stock, ANSIZ60, 1-1973, as amended.

3. Ground Cover. Ground shall be provided on all areas of the project to prevent soil erosion. All areas which are not covered by paving, stone or other solid materials shall be protected with a vegetative growth.

(Ord. 12-12-1983, 12/12/1983, §623)



Part 7  
Administration

§701. Sanctions and Penalties.

1. No lot in a subdivision may be sold; no permit to erect, alter, or repair any building upon land in a subdivision or land development may be issued; and no building may be erected in a subdivision or land development unless and until a final subdivision or land development plan has been approved and signed by the Board of Supervisors, following the review procedures outlined in Part 3 hereof and where required recorded; and until the improvements required by the Board in connection therewith have either been constructed or guaranteed as herein before provided.

2. Any person, partnership or corporation who or which has violated the provisions of this Chapter shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township of West Nottingham, pay a judgment of not more than five hundred (\$500.00) dollars plus all court costs, including reasonable attorney fees incurred by the Township of West Nottingham as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership, or corporation violating this Chapter to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth (5th) day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation. [Ord. 3-1991]

3. The court of common pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per them judgment pending a final adjudication of the violation and judgment. [Ord. 3-1991]

4. Nothing contained in this Section shall be construed or interpreted to grant to any person or entity other than the Township of West Nottingham the right to commence any action for enforcement pursuant to this Section. [Ord. 3-1991]

5. District justices shall have initial jurisdiction in proceedings brought under this Section. [Ord. 3-1991]

(Ord. 12-12-1983, 12/12/1983, §700; as amended by Ord. 8-3-1988B, 8/3/1988; and by Ord. 3-1991, 12/20/1991)

§702. Exemptions. The following are exempt or partially exempt from the provisions of this Chapter:

A. The conversion of an existing single-family detached dwelling

or single family dwelling semi-detached dwelling into not more than three (3) residential units, unless such units are intended to be a condominium;

B. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building; or

C. The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For the purposes of this subsection, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by proper authorities.

(Ord. 12-12-1983, 12/12/1983; as added by Ord. 3-1991, 12/20/1991)

§703. Application Forms and Fees.

1. The Board shall prescribe and make available to applicants a form upon which all applications for approval of subdivision and land development plans shall be made.

2. Every applicant shall, at the time of filing an application for approval of a plan, pay to the Township of West Nottingham a basic filing fee, as per a schedule adopted and subject to periodic amendment by the Board.

3. Review fees shall include the reasonable and necessary charges by the Township of West Nottingham's professional consultants or engineer for review and report to the Township of West Nottingham, and shall be set by resolution. Such review fees shall be reasonable and in accordance with the ordinary and customary charges by the Township Engineer or consultant for similar service in the community, but in no event shall the fees exceed the rate or cost charged by the engineer or consultant to the Township of West Nottingham when fees are not reimbursed or otherwise imposed on applicants. [Ord. 3-1991]

4. In the event the applicant disputes the amount of any such review fees, the applicant shall, within ten (10) days of the billing date, notify the Township of West Nottingham that such fees are disputed, in which case the Township shall not delay or disapprove a subdivision or land development application due to the applicant's request over disputed fees. [Ord. 3-1991]

5. In the event that the Township of West Nottingham and the applicant cannot agree on the amount of review fees which are reasonable and necessary, then the fees shall be recalculated and recertified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the Township of West Nottingham and the applicant or developer. The estimate certified by the third engineer shall be presumed fair and reasonable and shall be the final estimate. In the event that a third engineer is so chosen, fees for the services of said engineer shall be paid equally by the Township and the applicant or developer. [Ord. 3-1991]

(Ord. 12-12-1983, 12/12/1983, §701, as amended by Ord. 3-1991, 12/20/1991)



§704. Revision and Amendment.

1. The Board may, from time to time, revise, modify and amend this Chapter by appropriate action taken at a scheduled public meeting. The Board shall submit such modifications or amendments to the Planning Commission for review and recommendation.

2. Notice of the date, time, and place of such a public meeting together with a brief summary setting forth the principal provisions of the proposed revisions, modifications, or amendments, shall be in accordance with the requirements of public notice.

(Ord. 12-12-1983, 12/12/1983, §702)

§705. Modifications.

1. The Board of Supervisors may grant a modification of the requirements of one (1) or more provisions of this Chapter if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modification will not be contrary to the public interest and that the purpose and intent of this Chapter is observed.

2. All requests for a modification shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of this Chapter involved and the minimum modification necessary.

3. The request for modification shall be referred to the Township Planning Commission for advisory comments.

4. The Board of Supervisors shall keep a written record of all action on all requests for modifications.

(Ord. 12-12-1983, 12/12/1983, §703; as amended by Ord. 3-1991, 12/20/1991)

§706. Repeals. All ordinances and resolutions or parts of ordinances and resolutions in conflict herewith are hereby repealed. (Ord. 12-12-1983, 12/12/1983, §705)

§707. Preventive Remedies.

1. In addition to other remedies, the Township of West Nottingham may institute and maintain appropriate actions by law or in equity to restrain, correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, structure or premises. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.

2. The Township of West Nottingham may refuse to issue any permit or grant any approval necessary to further improve or develop any real

property which has been developed or which has resulted from a subdivision of real property in violation of this Chapter. This authority to deny such a permit or approval shall apply to any of the following applicants:

A. The owner of record at the time of such violation.

B. The vendee or lessee of the owner of record at the time of such violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.

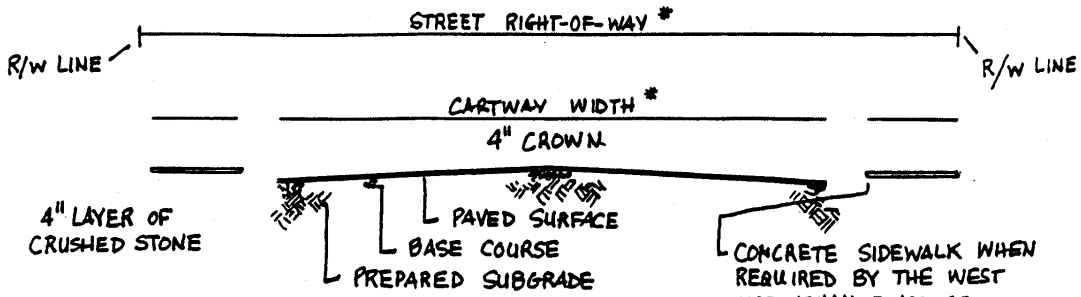
C. The current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner had actual or constructive knowledge of the violation.

D. The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.

3. As an additional condition for issuance of a permit or the granting of an approval to any such owner, current owner, vendee or lessee for the development of any such real property, the Township of West Nottingham may require compliance with the conditions that would have been applicable to the property at the time the applicant acquired an interest in such real property.

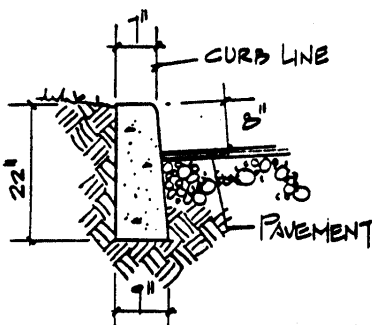
(Ord. 3-1991, 12/20/1991)

# WEST NOTTINGHAM TOWNSHIP BOARD OF SUPERVISORS SPECIFICATIONS FOR STREET CONSTRUCTION

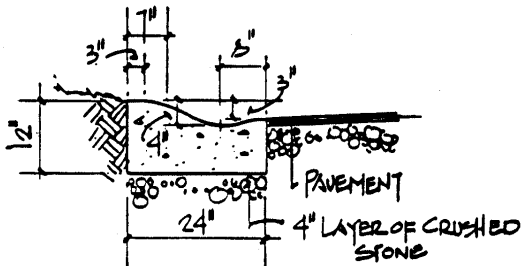


\* VARIES ACCORDING TO SECTION 608 OF THE WEST NOTTINGHAM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

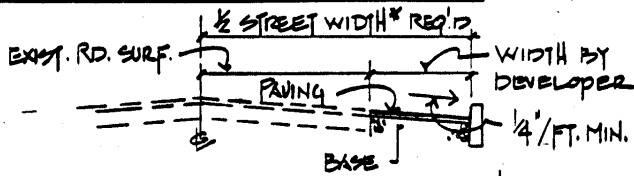
## TYPICAL STREET CROSS SECTION



STANDARD STRIGHT CURB



STANDARD ROLLED CURB



TYPICAL WIDENING OF TOWNSHIP STREET ALONG PROPOSED DEVELOPMENTS

## STREET CONSTRUCTION MATERIALS

ALT.	BASE COURSE	PAVING SURFACE
A.	5" BITUMINOUS CONG.	1" 10/2 WEAR <sup>4</sup> COURSE
B.	8" 3A MODIFIED AGGR. BASE COURSE	2" 10/2 BINDER " 1" 10/2 WEAR <sup>4</sup> "
C.	10" 3A MODIFIED	2" 10/2 BINDER " 1 1/2" 10/2 WEAR <sup>4</sup> "
D.	5 1/2" BITUM. CONG.	1 1/2" 10/2 WEAR <sup>4</sup> "

- NOTES:
- 1) ALL AREAS ADJACENT TO CURBS, INLETS & MAN COVERS ETC. ARE TO BE SEALED W/AC-20 FOR A DIST. OF 12" FROM CURB ETC.
  - 2) THE TWP. OR THEIR AGENT SHALL INSPECT ALL WORK AT EACH CONSTR. STAGE & PRIOR TO ACCEPT
  - 3) ALT. A OR B WILL BE SUITABLE FOR RESIDENTIAL OR LOCAL STREETS.
  - 4) STREETS FOR INDUSTRIAL / OR COMMERCIAL DEVELOPMENTS SHALL USE ALT. C & D.
  - 5) MATL. EQUIPMENT & METHODS SHALL CONFORM TO PENN DOT FORM 408.
  - 6) AGGR. BASE MATL. SHALL BE PLACED WITH A JERSEY SPREADER.
  - 7) STORM DRAINAGE FACILITIES SHALL CONSIST OF EITHER ACCMP OR RCP (EITHER PRECAST OR POURED-IN-PLACE CONG. INLET BOXES & TIPS, MIN. PIPE SIZE SHALL BE 18" ACCMP OR 17.5" ACCMP).

PRELIMINARY APPLICATION DATA SHEET  
WEST NOTTINGHAM TOWNSHIP  
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. Date of Application \_\_\_\_\_
2. Name of Development \_\_\_\_\_  
Plan No. \_\_\_\_\_ Date of Plan \_\_\_\_\_
3. Location of Development \_\_\_\_\_
4. Name of Property Owner(s) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_
5. Name of Applicant (if not owner) \_\_\_\_\_
6. Firm which prepared plan \_\_\_\_\_
7. Registered Engineer, Surveyor  
or Landscape Architect \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_
8. Total Acreage \_\_\_\_\_ No. of Units \_\_\_\_\_  
Average Size/Lot or Unit \_\_\_\_\_
9. Type of Water Supply \_\_\_\_\_
10. Type of Sewage Disposal \_\_\_\_\_
11. Proposed Use of Land \_\_\_\_\_
12. Acreage proposed for park or public use \_\_\_\_\_
13. Estimated acreage of adjoining lands of owner \_\_\_\_\_
14. Lineal feet of new streets \_\_\_\_\_
15. Date plans have been submitted to the Chester County  
Planning Commission \_\_\_\_\_
16. Plans and material submitted (3 copies of each for the Town-  
ship, one copy each for the Chester County Planning Commission).
  - a. Preliminary Plan \_\_\_\_\_
  - b. Centerline Profiles \_\_\_\_\_
  - c. Sketch plan of remaining lands \_\_\_\_\_
  - d. Utility Plans \_\_\_\_\_
  - e. Written material \_\_\_\_\_
  - f. Other \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant  
Date \_\_\_\_\_

\_\_\_\_\_  
Received by

FINAL APPLICATION DATA SHEET  
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. Date of Application \_\_\_\_\_
2. Name of Development \_\_\_\_\_  
Plan No. \_\_\_\_\_ Date of Plan \_\_\_\_\_
3. Location of Development \_\_\_\_\_
4. Name of Property Owner(s) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_
5. Name of Applicant (if not owner) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_
6. Firm which prepared plan \_\_\_\_\_
7. Registered Engineer, Surveyor  
or Landscape Architect \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_
8. Total Acreage \_\_\_\_\_ No. of Units \_\_\_\_\_  
Average Size/Lot or Unit \_\_\_\_\_
9. Type of Water Supply \_\_\_\_\_
10. Type of Sewage Disposal \_\_\_\_\_
11. Proposed Use of Land \_\_\_\_\_
12. Acreage proposed for park or public use \_\_\_\_\_
13. Estimated acreage of adjoining lands of owner \_\_\_\_\_
14. Lineal feet of new streets \_\_\_\_\_
15. Are all streets proposed for dedication? \_\_\_\_\_
16. Date plans have been submitted to the Chester County  
Planning Commission \_\_\_\_\_
17. Plans and material submitted (3 copies of each for the Town-  
ship, one copy each for the Chester County Planning Commission).
  - a. Final Plan \_\_\_\_\_
  - b. Centerline and Utility profiles \_\_\_\_\_
  - c. Utility Plan \_\_\_\_\_
  - d. Storm Water Management Plan \_\_\_\_\_
  - e. Erosion and Sedimentation Control Plan \_\_\_\_\_
  - f. Planning Module \_\_\_\_\_
  - g. Filing Fee \_\_\_\_\_
  - h. Improvement guarantee \_\_\_\_\_
  - i. Written material, certificates and approvals \_\_\_\_\_
  - j. Other \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Received by

\_\_\_\_\_  
Date

CERTIFICATION OF ACCURACY

I hereby certify that, to the best of my knowledge, the survey and plan shown and described hereon is true and correct to the accuracy required by the West Nottingham Township Subdivision and Land Development Ordinance.

\_\_\_\_\_, 20\_\_\_\_. \* \_\_\_\_\_

\*\*

\* Signature of the registered professional responsible for the preparation of the plan.

\*\* Seal of the individual

STORM DRAINAGE PLAN CERTIFICATION

I hereby certify that, to the best of my knowledge, the storm water management facilities shown and described hereon are designed in conformance with the West Nottingham Township Subdivision and Land Development Ordinance.

\_\_\_\_\_, 20\_\_\_\_. \* \_\_\_\_\_

\*\*

\* Signature of the registered professional responsible for the preparation of the storm drainage plan.

\*\* Seal of the individual.

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN  
(Landowner is an Individual)

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CHESTER

On this, the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me,  
the undersigned officer, personally appeared \_\_\_\_\_  
who being duly sworn according to law, deposes and says that  
he is the \* \_\_\_\_\_ of the property  
shown on this plan, that the plan thereof was made at his  
direction, that he acknowledges the same to be his act and  
plan, that he desires the same to be recorded as such accord-  
ing to law.

\*\* \_\_\_\_\_

\*\*\* \_\_\_\_\_

My Commission Expires \_\_\_\_\_, 20\_\_\_\_.

- \* Identify Ownership or Equitable Ownership
- \* Signature of the Individual
- \* Signature and Seal of Notary Public or other officer authorized to acknowledge deeds.

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN  
(Landowner is a Copartnership)

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CHESTER

On this, the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me,  
the undersigned officer, personally appeared \_\_\_\_\_  
\_\_\_\_\_, being one of the firm of \_\_\_\_\_  
\_\_\_\_\_ who being duly sworn according to  
law, deposes and says that the copartnership is the \* \_\_\_\_\_  
\_\_\_\_\_ of the property shown on this plan,  
that the plan thereof was made at its direction, that it  
acknowledges the same to be as such according to law.

\*\* \_\_\_\_\_

\*\*\* \_\_\_\_\_

My Commission Expires \_\_\_\_\_, 20\_\_\_\_.

- \* Identify Ownership or Equitable Ownership
- \* Signature of the Individual
- \* Signature and Seal of Notary Public or other officer authorized to acknowledge deeds.



CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN  
(Landowner is a Corporation)

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CHESTER

On this, the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me,  
the undersigned officer, personally appeared \_\_\_\_\_  
\_\_\_\_\_, being \* \_\_\_\_\_  
of \*\* \_\_\_\_\_ who being duly  
sworn according to law, deposes and says that the corporation  
is the \*\*\* \_\_\_\_\_ of the property shown  
on this plan, that he is authorized to execute said plan on  
behalf of the corporation, that the plan is the act and deed  
of the corporation, that the corporation desires the same to  
be recorded as such according to law.

\*\*\*\*\*

\*\*\*\* \_\_\_\_\_

\*\*\*\*\* \_\_\_\_\_

My Commission Expires \_\_\_\_\_, 20\_\_\_\_\_.

- \* Individual's Title
- \*\* Name of Corporation
- \*\*\* Identify Ownership or Equitable Ownership
- \*\*\*\* Signature of the Individual
- \*\*\*\*\* Corporate Seal
- \*\*\*\*\* Signature and Seal of Notary Public or other officer  
authorized to acknowledge deeds.

CERTIFICATE FOR APPROVAL BY THE BOARD OF SUPERVISORS

By resolution on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
the West Nottingham Township Board of Supervisors approved  
this project.

\_\_\_\_\_  
\_\_\_\_\_

CERTIFICATE FOR REVIEW BY THE PLANNING COMMISSION

Reviewed by the West Nottingham Township Planning Commission  
on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CERTIFICATE FOR REVIEW BY THE TOWNSHIP ENGINEER

Reviewed by the West Nottingham Township Engineer on this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

THE OFFER OF DEDICATION

We, the undersigned, owners of the real estate shown and  
described herein, do hereby certify that we have laid off,  
platted and subdivided, and hereby lay off, plat and subdi-  
vide, said real estate in accordance with this plat, and that  
all proposed streets and alleys shown and not heretofore  
dedicated, are hereby dedicated to the public use.

\_\_\_\_\_

CHESTER COUNTY PLANNING COMMISSION'S REVIEW CERTIFICATE

The Chester County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, reviewed this plan on \_\_\_\_\_, 20 \_\_\_\_, and a copy of the review is on file at the office of the Planning Commission. This certificate does not indicate approval or disapproval of the plan by the Chester County Planning Commission, and the Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations or laws of the local municipality, the Commonwealth or the Federal government.

\* \_\_\_\_\_ \* \_\_\_\_\_

\* Signatures of Chairman and Vice Chairman or their designees.

RECORDER OF DEEDS CERTIFICATE

The recording certificate will be stamped on the plan when it is recorded at the Office of the Recorder of Deeds at the Courthouse in West Chester, Pennsylvania. A clear space of approximately 4-1/2" x 1-3/4" shall be allowed on the plan for this purpose.

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Figure 1: Estimation of Runoff Volume.

**ESTIMATION OF RUNOFF VOLUME**

**BASED ON PROJECTION OF ROOF AREA**

