
HONEY BROOK TOWNSHIP
CHESTER COUNTY, PA
ORDINANCE #150 - 2010

AN ORDINANCE OF THE TOWNSHIP OF HONEY BROOK AMENDING THE HONEY BROOK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2004, AS AMENDED, TO REVISE VARIOUS PROVISIONS FOR PLAN SUBMISSIONS AND DEADLINES; PAVING REQUIREMENTS; AND POST-SITE DEVELOPMENT DOCUMENT DELIVERY REQUIREMENTS.

SECTION 1. Amend Section 22-403.3 to read as follows

3. Where a sketch plan is submitted, two full sizes copies and eleven reduced copies (18" x 24") shall be submitted to the Subdivision Officer for distribution a minimum of five (5) business days prior to the public meeting at which the plan will be presented.

SECTION 2. Amend Section 22-405.2.B to read as follows:

B. Thirteen reduced sets (18" x 24") of the title sheet, lot layout sheet, grading sheet, landscaping sheet, and other appropriate sheets as determined by the Subdivision Officer. Applicants are encouraged to contact the Township in advance to determine the appropriate sheets for submission.

SECTION 3. Amend Section 22-405.3 to read as follows:

3. Copies of the preliminary plan and all required supplemental data initially shall be submitted to the Subdivision Officer, together with the required fees and escrow deposit established in accordance with the terms of this Chapter, a minimum of twelve (12) business days prior to the public meeting at which the plan will be presented. The Subdivision Officer shall note the date of receipt of the application, fees, and escrow deposit.

SECTION 4. Amend Section 22-407.3.B(2) to read as follows:

(2) Thirteen reduced sets (18" x 24") of the title sheet, lot layout sheet, grading sheet, landscaping sheet, and other appropriate sheets as determined by the Subdivision Officer. Applicants are encouraged to contact the Township in advance to determine the appropriate sheets for submission.

SECTION 5. Amend Section 22-407.4 to read as follows:

4. Copies of the final plan and all required supplemental data initially shall be submitted to the Subdivision Officer, together with the required fees and escrow deposit established in accordance with the terms of this Chapter, a minimum of twelve (12) business days prior to the public meeting at which the plan will be presented. The Subdivision Officer shall note the date of receipt of the application, fees, and escrow deposit.

SECTION 6. Amend Section 22-613.3.A to read as follows:

A. The base course shall comply with the required paving section as determined by the roadway or driveway classification.

SECTION 7. Amend Section 22-613.4.A to read as follows:

A. The bituminous binder and wearing courses shall comply with the required paving section as determined by the roadway or driveway classification.

SECTION 8. Amend Section 22-613.6 as follows:

1. Amend the title of Section 22-613.6 to read "Roadway Cross-Sections".

2. Amend Section 22-613.6.A to read as follows:

A. For local/minor streets, parking lots, and multi-family residential or non-residential access drives, the following paving section shall be utilized:

- (1) Superpave Asphalt Mixture Design, 9.5 mm, PG 64-22, Wearing Course, 0.0 to 0.3 million ESAL's, SRL H, 1-1/2" Depth
- (2) Superpave Asphalt Mixture Design, 19.0 mm, PG 64-22, Binder Course, 0.0 to 0.3 million ESAL's, SRL H, 2" Depth
- (3) Superpave Asphalt Mixture Design, 25.0 mm, PG 64-22, Base Course, 0.0 to 0.3 million ESAL's, SRL H, 4.5" Depth
- (4) 6" PA #3A modified stone base

3. Add new Section 22-613.6.B as follows:

B. For roadways, access drives, parking lots or other areas currently receiving or anticipated to receive heavy truck traffic, in accordance with PennDOT recommendations, the Township may require that a heavier paving section be utilized:

- (1) Superpave Asphalt Mixture Design, 9.5 mm, PG 64-22, Wearing Course, 0.3 to 3.0 million ESAL's, SRL H, 1-1/2" Depth
- (2) Superpave Asphalt Mixture Design, 19.0 mm, PG 64-22, Binder Course, 0.3 to 3.0 million ESAL's, SRL H, 2" Depth
- (3) Superpave Asphalt Mixture Design, 25.0 mm, PG 64-22, Base Course, 0.3 to 3.0 million ESAL's, SRL H, 4.5" Depth
- (4) 8" PA #3A modified stone base

SECTION 9. Amend Section 22-614 as follows:

1. Amend Section 22-614.B to read as follows:

B. The design of private streets shall meet the standards herein applicable to the construction of streets to be dedicated.

2. Delete Section 22-614.E in its entirety.

SECTION 10. Amend Section 22-615.1.F to read as follows:

F. The first 20' of driveway adjacent to the cartway shall be paved with a base course of PA #3A modified stone compacted to six inches (6") and a wearing course of Superpave Asphalt Mixture Design, 9.5 mm, PG 64-22, Wearing Course, 0.0 to 0.3 million ESAL's, SRL L, 3" Depth. In cases where common driveways are permitted, and in addition to the provisions of paragraph .E, above, the portions of the driveway in common use shall be paved to a minimum width of 18 feet for a minimum distance of 20 feet from the street cartway and a minimum width of 10 feet to a point where common use of the driveway ends.

SECTION 11. Amend Section 22-804 to read as follows:

A. As-built plans showing the actual dimensions and conditions of all required improvements including public and private streets, public and private stormwater facilities, parking areas (excluding single-family residential parking), other utilities, and all other publicly dedicated improvements. The as-builts shall be submitted upon completion of all required improvements as shall reflect, to the Township Engineer's satisfaction, compliance with the approved plans. As-builts shall be submitted to and approved by the Township before the acceptance of said improvements. The as-built plans shall contain the following information:

(1) Roadway as-builts shall consist of a plan view and profile view with spot elevations taken at 50' intervals along the centerline and at any high/low points. The final cartway dimensions of streets and cul-de-sac bulbs shall be shown.

(2) Stormwater as-builts must include profiles and plan views of all storm sewer piping including location, rim/grate elevations, size, material, slopes, and inverts as well as sufficient stormwater facility data including volumes, spillway length and elevation, berm elevation, and other data necessary to verify the as-built calculations. Stormwater as-built calculations must be provided for each stormwater facility to ensure the Ordinance and design requirements have been met.

(3) All other utilities including water and sewer shall be shown on the plans in terms of their location and any crossings shall be shown on the profiles.

(4) Confirmation of removal of any existing impervious required to be removed as part of the land development approval.

B. Upon completion of any public improvements shown on an approved subdivision plan and within 90 days after approval of such public improvements as herein provided, the developer shall submit written offer of such public improvements for dedication to the Township. Said offer shall include a deed of dedication covering said public improvements together with satisfactory proof establishing the developer's clear title to said property. Such documents are to be filed with the Township Secretary for review by the Township Solicitor. Deeds of dedication for public improvements may be accepted by resolution of the Board at a meeting thereof. The Board may require that at least 75 percent of the lots in any approved subdivision or land development (or phase thereof, if final plan approval has been in phases) have certificates of occupancy issued for buildings thereon prior to acceptance of dedication. Should the streets,

even though constructed according to the specifications of this Chapter, deteriorate before the said 75 percent of the lots have certificates of occupancy issued, such streets shall be repaired in a manner acceptable to the Board before being accepted by the Township.

C. For major subdivisions, a digital submission is required in addition to the paper plan submission in either a .dxf or .dwg format compatible with AutoCAD 2008 LT or the most recent version utilized by the Township and its staff. This submission shall be on a compact disc (CD) in uncompressed format or a ZIP disc standard compression format only. The digital submission shall provide an exact duplicate of paper drawings. Raster format data or external drawing data shall be imported as blocks, not external references. Proprietary fonts shall not be used. Elevations shall be referenced to the State Plane Coordinate System. The digital submission shall be prepared to meet commonly accepted drafting and engineering industry standards for layers, but shall, as a minimum, include descriptive information layers containing the following:

- (1) Lot lines (no text).
- (2) Right-of-way lines (no text).
- (3) Street center lines (no text).
- (4) Edge of pavement lines/curb lines.
- (5) Easements; separate layers for water, sanitary sewer and stormwater, which must be further separated for improvements offered for dedication and those improvements to be held in private deed restrictions.
- (6) Flood hazard; separate layers for FEMA delineated and calculated flood hazards.
- (7) Utilities; separate layers for water and sanitary sewers.
- (8) Stormwater facilities; separate layers for facilities offered for dedication and those to be held in private ownership and/or under easement, i.e., swales, basins, etc.

D. Where maintenance of stormwater retention facilities or private streets are to be the responsibility of individual lot owner, a homeowners association or similar entity, or an organization capable of carrying out maintenance responsibilities, the Board shall require that maintenance responsibilities be set forth in perpetual covenants or deed restrictions binding on the landowner's successors in interest, and may further require that an initial maintenance fund be established in a reasonable amount.

SECTION 12, SEVERABILITY. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of the Board of Supervisors of Honey Brook Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 13, REPEALER. All Ordinances or parts of Ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 14, EFFECTIVE DATE. This Ordinance shall become effective five days after enactment as provided by law.

SO IT IS ENACTED AND ORDAINED this 14 day of July, 2010.

ATTEST:

M. J. Brown
Secretary

HONEY BROOK TOWNSHIP
BOARD OF SUPERVISORS

Lewis M. Wertley
Lewis M. Wertley, Chairman

Donald E. Johnson
Donald E. Johnson, Vice-Chairman

Joseph O. Fenstermacher
Joseph O. Fenstermacher, Member