

HONEY BROOK TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 37, 1989

AN ORDINANCE OF THE TOWNSHIP OF HONEY BROOK, CHESTER COUNTY, PENNSYLVANIA AMENDING THE HONEY BROOK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ADOPTED AUGUST 5, 1976, AS AMENDED, BY REVISING AND AMENDING ARTICLE III - IMPROVEMENT CONSTRUCTION REQUIREMENTS AND ARTICLE V - MINIMUM DESIGN STANDARDS, OF SAID ORDINANCE.

BE IT HEREBY ENACTED AND ORDAINED, and it is enacted and ordained by authority of the Board of Supervisors of Honey Brook Township, Chester County, Pennsylvania that the Honey Brook Township Subdivision and Land Development Ordinance of August 5, 1976, as amended, is further amended as follows:

I. Amend Article III, Section 302.A to read as follows:

- A. Notice. It shall be the responsibility of the subdivider, developer, builder, or their contractor to notify the Township Engineer or other duly authorized person forty-eight (48) hours in advance of the commencement of any construction or installation of any facility or utility required by this Ordinance or by the approved Subdivision or Development Plans, in order that provisions may be made for inspection by the Township.

In addition to the above required advance notice, it shall be the responsibility of the subdivider, developer, builder, or their contractor to call for the following specific inspections, by notifying the Township Engineer or other duly authorized person twenty-four (24) hours in advance of the time anticipated for the required inspection:

1. Key trench for storm water retention or detention basins, following excavation but prior to the placement of any backfill.
2. Footings for structures, following excavation but prior to the commencement of any further construction work on the structure.

3. All pipe work, including pipe spillways in storm water retention or detention basins, storm drains, and utilities before pipes are covered by backfill.
4. Street subgrade when completed, but before the start of installation of curbs or base course.
5. Curbs, when crushed stone or gravel base is in place, and during the subsequent concrete pours.
6. Crushed aggregate base course, during its installation.
7. Bituminous surface course, both binder course and wearing course, during their installation.

II. Amend Article V, Section 502.C.1.a.(3) to read as follows:

- (3) Single-Family Residential, two-way: five-foot minimum grass strip; 24-foot cartway consisting of two 12-foot travel lanes; contained in a 40-foot right-of-way. Parking allowed, one side.

III. Amend Article V, Section 502.C.1.c to read as follows:

- c. Residential Streets shall be those which are used strictly to serve residential areas and do not serve as through streets in a development. They shall have a minimum right-of-way width of fifty (50) feet and shall have a minimum paved width of twenty-four (24) feet. Construction of the street, curbing, and sidewalk shall be in accordance with specifications hereinafter included in these standards. Additional width of paving may be required in certain cases where conditions so dictate, as determined by the Board of Supervisors.

IV. Amend Article V, Section 502.C.1.d.(2)(b) to read as follows:

- (b) Shall have a minimum right-of-way of 50 feet, a circular turnaround with a minimum right-of-way radius of 60 feet and an outer paving radius of 48 feet.

V. Amend Article V, Section 502.D.3; Section 502.D.3.a; and Section 502.D.3.b to read as follows:

3. Paving Base Course. The base course shall be a "Crushed Aggregate Base Course" to a compressed thickness after completion of eight inches. Construction will conform with the Pennsylvania Department of Transportation Publication 408, latest revision.

a. Materials. The materials used and the construction methods shall meet the requirements of this specification. Type A stone meeting the requirements as specified in Section 310 of the Pennsylvania Department of Transportation Publication 408, latest revision shall be used.

(1) The coarse stone shall conform to the grading requirements as given in Section 703 for AASHTO#1 aggregate.

(2) The fine stone shall conform to the grading requirements as given in Section 703 for AASHTO#10 aggregate.

b. Construction Methods. The construction methods for the base course shall comply with the following:

(1) Before spreading any of the coarse material, the contractor or owner shall furnish a sufficient number of grade stakes to represent the finished grade of the proposed roadway as shown on the drawings. This shall be done to the satisfaction of the Township Engineer or other person designated by the Township Supervisors. The crown of the roadway shall be between 1/4-inch and 1/2-inch per foot.

(2) Fine Material for Initial Layer - Prior to placing the coarse material, a layer of fine material as specified shall be spread uniformly over the subgrade as a bed and filler at a thickness of one (1) inch to two (2) inches.

VI. Amend Article V, Section 502.D.4 to read as follows:

4. Bituminous Surface Course ID-2. This surface course shall consist of two (2) courses: binder course and wearing course, of hot-mixed, hot-laid bituminous concrete, constructed on the prepared base course. The bituminous surface course shall have a total thickness, after final compaction, as specified by the Township Engineer or other persons designated by the Township Supervisors but in no case shall it be less than four (4) inches after compression. This surface course shall consist of two (2) courses: a binder course and a wearing course. The binder course shall be not less than two and one-half (2-1/2) inches compacted depth, and the wearing course shall be not less than one and one-half (1-1/2) inches compacted depth. All street pavement cross-sections, except where super-elevated for curves, will be a minimum slope from the center of the road to the gutter of a minimum of one-quarter (1/4) inch per foot to a maximum of one-half (1/2) inch per foot.

a. Materials. The materials shall conform with the requirements as given in Section 420 of the Pennsylvania Department of Transportation Publication 408, latest revision.

b. Construction Methods. The surface coursing shall be Type ID-2 as specified in Pennsylvania Department of Transportation Publication 408, latest revision, and shall be applied in strict accordance therewith.

No visible moisture shall be present prior to the laying of each course. Road surface temperature shall be 50°F. or greater prior to the laying of a bituminous surface. The air temperature shall be 40°F. or greater with the temperature rising. All bituminous surface courses shall have a total thickness after compression of four (4) inches minimum. All edges shall be kept straight and sharp forming a clean cut line between finished road and gravel shoulder where shoulder construction is used.

c. All wearing courses shall be sealed to the concrete curb with a one (1) foot wide Grade BM-1 bituminous gutter seal, where curbs are used.

- d. Honey Brook Township will require delivery slips for all materials used in the construction of streets.

VII.

Amend Article V, Section 504.B to read as follows:

B. Curbs

1. Concrete curbs shall be installed along each side of every secondary or commercial street or road excepting where in the opinion of the Township Supervisors and the Planning Commission they are unnecessary for the public safety and convenience. Concrete curbs shall be twenty-two inches (22") deep, six inches (6") wide at the top, and eight inches (8") wide at the base on Secondary, Commercial, and Primary streets. The nominal distance from the top of curb to flow line of the gutter shall be seven inches (7") on Secondary, Commercial, and Primary streets. On residential streets a twenty-four (24) inch wide concrete combination curb and gutter shall be installed along each side of the paved cartway. The bottom of the curb and gutter shall be level and shall be placed on a minimum of four (4) inches of crushed stone or gravel to provide adequate drainage beneath the curb and gutter. The front edge of the gutter, against the paved portion of the roadway, shall be nine (9) inches in depth. The rear edge of the curb and gutter shall be vertical and twelve (12) inches in depth. The depth of the gutter shall be four (4) inches below the top of the curb portion of the structure. The curb line shall be assumed to be six (6) inches from the rear edge of the curb and gutter. Other details of construction shall be in accordance with the Township's standard drawing for rolled curb.

All curbing shall be built in ten-foot (10') lengths, and an approved expansion joint of one-quarter inch (1/4") minimum thickness shall be used at each joint.

All concrete used in the construction of improvements shall be certified to develop a compressive stress of at least 3000 P.S.I. at 28 days with certification of the mix furnished to the Township Engineer or other

person designated by the Township Supervisors.

Concrete shall be placed in forms that are straight and securely braced. Care shall be taken to control the water content to prevent separation of the aggregates. All concrete shall be thoroughly tamped into the forms. After the concrete has set sufficiently, the form shall be removed and the exposed surface shall be rubbed to provide an even finish. All edges shall be finished with an approved edging tool.

To provide for planned driveways, depressions in the curbing shall be constructed and finished during the time of pouring.

EFFECTIVE DATE. This Ordinance shall become effective five (5) days after enactment as provided by law.

ENACTED AND ORDAINED this 1st day of JUNE, 1989.

ATTEST

Board of Supervisors of  
Honey Brook Township

Ruby M. Skitman  
Township Secretary

James A. Luntz  
Raymond Means  
Richard Deek