



West Caln Township

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STORMWATER MANAGEMENT EXPLANATION & SUMMARY

Regulations:

The Pennsylvania Stormwater Management Act of 1978 (PA Act 167) requires counties to prepare stormwater management plans for all watersheds within the county. Chester County prepared the County-wide Act 167 Stormwater Management Plan (approved July 2, 2013 by the Pennsylvania Department of Environmental Protection (PA DEP)). PA DEP, through Act 167, required that all Chester County municipalities adopt the ordinance requirements included in the Plan. West Caln Township adopted the County's model ordinance, West Caln Township's Stormwater Management Ordinance, on April 21, 2014, by Ordinance No. 2014-02.

Purpose:

The Purpose of the Township's Stormwater Management (SWM) Ordinance requirements is to protect public health, safety and general welfare, property and water quality by implementing drainage and stormwater management practices, criteria, and provisions for land development, construction and earth disturbance activities.

Applicability:

All Regulated Activities, which includes any earth disturbance activity or any activity that involves the alteration or development of land in a manner that may affect stormwater runoff, shall be subjected to the regulations of the Township's Stormwater Management Ordinance. This includes all land development and redevelopment projects, and building / grading permit projects.

General Exemptions (refer to Section 106.B of the Ordinance for additional information):

- Regulated Activities that involve **less than 1,000 square feet of proposed impervious surfaces** and less than 5,000 square feet of earth disturbance **are exempt**. Proposed impervious surfaces include all new, additional and replacement impervious surfaces.
- Additional exemptions include:
 - In-place replacement of residential dwelling unit (the replacement in the exact footprint of an existing one- or two-family dwelling unit).
 - In-place replacement, repair, or maintenance of residential impervious surfaces (the replacement of existing residential patios, decks, driveways, pools, garages, and/or sidewalks that are accessory to an existing one- or two-family dwelling unit in the exact footprint of the existing impervious surface).

Additional Requirements:

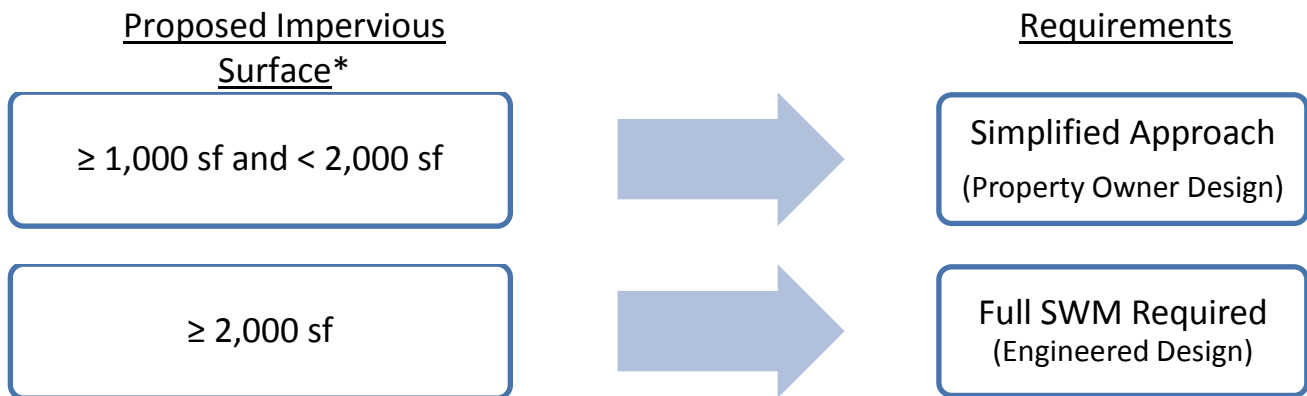
Phased and incremental project requirements

Starting April 21, 2014, any Regulated Activity that is to take place incrementally, or occurs in sequential projects on the same property, shall be subject to regulation of the SWM Ordinance if the cumulative proposed impervious surface or earth disturbance exceeds the corresponding threshold for exemption.

Example: If, after April 21, 2014, a property owner proposes construction of a 600 square-foot garage, that project would be exempted from the requirements of the Ordinance. If, at a later date, an applicant proposes to construct a 900 square-foot room addition on the same property, the applicant would then be required to implement the stormwater management and plan submission requirements of the Ordinance for the cumulative total of 1,500 square feet of additional impervious surface added to the property since April 2014.

Modified requirements for small projects – Simplified Approach

Regulated Activities that involve 1,000 square feet to less than 2,000 square feet of proposed impervious surfaces and less than 5,000 square feet of proposed earth disturbance may apply the modified requirements presented in the "Simplified Approach to Stormwater Management for Small Projects" – Appendix A of the SWM Ordinance.



* Proposed impervious surfaces include all new, additional and replacement impervious surfaces.

Operation and Maintenance (O&M) Requirements

Continuing operations and maintenance of all permanent stormwater facilities is required for all projects. The following shall be required to be submitted to the Township for review and approval:

- Operation and Maintenance Plans detailing the O&M requirements
- O&M Agreement (the Township will provide you with this agreement)

The O&M Plan and executed Agreement shall be recorded at the Chester County Recorder of Deeds as a restrictive covenant that runs with the land and shall be binding upon the landowner and any heirs or future owners. The Township will record the completed documents at the County Recorder of Deeds (all recording fees to be paid by the applicant), unless the applicant requests otherwise.

O&M Agreements are required for all projects (Simplified Approach and Full SWM design projects). The Township will provide you with the appropriate document for your project.

The Township or Township representatives shall have the Right to Enter the property to inspect the implementation, condition, or operation and maintenance of all erosion and sediment controls and permanent stormwater facilities.

WEST CALN TOWNSHIP STORMWATER MANAGEMENT SIMPLIFIED APPROACH SUMMARY

Refer to Appendix A of the West Caln Township's Stormwater Management Ordinance - Ord. No. 2014-02 for complete details related to the Simplified Approach.

Small projects with less than 2,000 square feet of Proposed Impervious Surfaces and with less than 5,000 square feet of proposed Earth Disturbance may apply the “Simplified Approach to Stormwater Management for Small Projects” (Simplified Approach).

- Only projects that meet the above size thresholds may use this Simplified Approach and are then not required to submit a formal Stormwater Management Site plan to the Municipality. However, these projects are still required to address water quality and infiltration requirements as outlined in Appendix A of the Ordinance.
- Any project with more than 1,999 square feet of Proposed Impervious Surface or more than 4,999 square feet of proposed Earth Disturbance can NOT apply this Simplified Approach.
- The Applicant should first review the planned project with the Township staff prior to initiating the Simplified Approach to confirm the following:
 - That the proposed project is not otherwise exempt from the stormwater management control and the engineered Stormwater Management Site Plan requirements of the Township's Stormwater Management Ordinance;
 - That the proposed project is eligible to use this Simplified Approach;
 - To determine which components of the proposed project must be included in the calculation of “impervious surfaces (areas)”; and,
 - Whether any local conditions are known to the Township that would preclude the use of any of the techniques included in this Simplified Approach.

Submittal and Approval Requirements:

Use of the Simplified Approach requires:

- The applicant to submit the following to West Caln Township for review and approval prior to beginning construction:
 - **Site Plan & Design.** A Simplified Stormwater Management Site Plan (i.e. sketch plan) showing compliance with the required stormwater design (the first 1-inch of rainfall runoff from Proposed Impervious Surfaces must be captured and removed on the applicant's property).
 - **Agreement.** A completed, signed and notarized “Simplified Operation, Maintenance and Inspection Plan and Agreement”.
- After approval of the Plan, Agreement and Design, **the above referenced Plan and Agreement shall be recorded at the Chester County Office of the Recorder of Deeds.**
 - Either the applicant must record the document and provide proof of recording to the Township or the Township will record the documents with all recording fees paid for by the applicant (typical filing fee \$50).

SIMPLIFIED APPROACH CONSTRUCTION DETAIL & SUMMARY CHART

**WEST CALN TOWNSHIP STORMWATER MANAGEMENT
RECHARGE BED SIZING EXAMPLE WORKSHEET**

IMPERVIOUS COVERAGE (square feet)	REQUIRED VOLUME OF BED (cubic feet)	TYPICAL BED SIZING				
		Width (feet)		Length (feet)		Depth (feet)
1000	208	8.3	x	8.3	x	3
1100	229	8.7	x	8.7	x	3
1200	250	9.1	x	9.1	x	3
1300	271	9.5	x	9.5	x	3
1400	292	9.9	x	9.9	x	3
1500	313	10.2	x	10.2	x	3
1600	333	10.5	x	10.5	x	3
1700	354	10.9	x	10.9	x	3
1800	375	11.2	x	11.2	x	3
1900	396	11.5	x	11.5	x	3
2000	417	11.8	x	11.8	x	3

*BASED UPON VOID RATIO OF BED = 40% AND 1" OF RUNOFF OVER PROPOSED IMPERVIOUS SURFACE