

**WEST FALLOWFIELD TOWNSHIP
STORMWATER MANAGEMENT
ORDINANCE**

ORDINANCE NO. 93 OF 2024

**WEST FALLOWFIELD TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA**

Adopted at a Public Meeting held on

October 16, 2024

TABLE OF CONTENTS

PAGE

ARTICLE I - GENERAL PROVISIONS

- Section 101. Short Title
- Section 102. Statement of Findings
- Section 103. Purpose
- Section 104. Statutory Authority
- Section 105. Applicability
- Section 106. Exemptions and Modified Requirements
- Section 107. Repealer
- Section 108. Severability
- Section 109. Compatibility with Other Ordinances or Legal Requirements
- Section 110. Financial Security
- Section 111. Waivers
- Section 112. Erroneous Permit

ARTICLE II - DEFINITIONS

- Section 201. Interpretation
- Section 202. Definitions

ARTICLE III - STORMWATER MANAGEMENT STANDARDS

- Section 301. General Requirements.....
- Section 302. Permit Requirements by Other Governmental Entities.....
- Section 303. Erosion and Sediment Control
- Section 304. Site Design Process
- Section 305. Water Quality and Runoff Volume Requirements
- Section 305A Riparian Buffers
- Section 306. Infiltration Requirements
- Section 307. Stream Channel Protection Requirements
- Section 308. Stormwater Peak Rate Control Requirements
- Section 309. Calculation Methodology
- Section 310. Other Requirements
- Section 311. Other Conveyance and System Design Standards
- Section 312. Erosion & Sedimentation Control Design Standards

ARTICLE IV- STORMWATER MANAGEMENT (SWM) SITE PLAN REQUIREMENTS

- Section 401. General Requirements
- Section 402. SWM Site Plan Contents
- Section 403. SWM Site Plan Submission
- Section 404. SWM Site Plan Review
- Section 405. Revision of SWM Site Plans
- Section 406. Resubmission of Inconsistent or Noncompliant SWM Site Plans

TABLE OF CONTENTS (continued)	PAGE
ARTICLE V - PERFORMANCE AND INSPECTION OF REGULATED ACTIVITIES, AND FINAL AS-BUILT PLANS	
Section 501. Performance and Inspection of Regulated Activities	
Section 502. Final As-Built Plans.....	
ARTICLE VI - FEES AND EXPENSES	
Section 601. Municipality SWM Site Plan Review and Inspection Fees	
Section 602. Expenses Covered by Fees	
ARTICLE VII - OPERATION AND MAINTENANCE (O&M) RESPONSIBILITIES AND EASEMENTS	
Section 701. General Requirements for Protection, Operation and Maintenance of Stormwater BMPs and Conveyances	
Section 702. Operation and Maintenance Plans.	
Section 703. Operation and Maintenance Agreements.	
Section 704. Easements and Deed Restrictions	
Section 705. Other Post-construction Responsibilities	
ARTICLE VIII - PROHIBITIONS.	
Section 801. Prohibited Discharges	
Section 802. Prohibited Connections	
Section 803. Roof Drains and Sump Pumps	
Section 804. Alteration of BMPs	
ARTICLE IX - ENFORCEMENT AND PENALTIES.	
Section 900. Public Nuisance	
Section 901. Right of Entry	
Section 902. Inspection ...(note: re-number)..	
Section 903. Enforcement	
Section 904. Suspension and Revocation of Permits and Approvals	
Section 905. Penalties	
Section 906. Appeals	
Section 907. Effective Date	

**TABLE OF CONTENTS
(continued)**

PAGE

APPENDICES

Appendix A.	Simplified Approach to Stormwater Management for Small Projects
A.1.	Applicability, Submittal and Approval Requirements
A.2.	<i>“Simplified Approach to Stormwater Management for Small Projects – Handbook”</i>
A.3.	<i>“Simplified Approach – Stormwater Best Management Practices Operation, Maintenance and Inspection Plan and Agreement” – Sample Agreement</i>
Appendix B.	Site Design Process
Appendix C.	Runoff Coefficients and Curve Numbers
Appendix D.	West Nile Virus Design Guidance
Appendix E.	<i>“Stormwater Best Management Practices and Conveyances Operation and Maintenance Agreement” - Sample Agreement</i>

ARTICLE I – GENERAL PROVISIONS

Section 101. Short Title

This Ordinance shall be known as the West Fallowfield Township's Stormwater Management Ordinance."

Section 102. Statement of Findings

The Governing Body of West Fallowfield Township finds that:

- A. Inadequate management of accelerated stormwater runoff resulting from land disturbance and development throughout a watershed increases flooding, flows and velocities, contributes to erosion and sedimentation, overtaxes the capacity of streams and storm sewers, greatly increases the cost of public facilities to convey and manage stormwater, undermines floodplain management and flood reduction efforts in upstream and downstream communities, reduces infiltration and groundwater recharge, increases nonpoint source pollution to waterways, ~~and~~ threatens public health and safety, and increases nonpoint source pollution of water resources
- B. Inadequate planning and management of stormwater runoff resulting from land disturbance and development throughout a watershed can harm surface water resources by changing the natural hydrologic patterns, accelerating stream flows (which increase scour and erosion of stream beds and stream banks, thereby elevating sedimentation), destroying aquatic habitat, and elevating aquatic pollutant concentrations and loadings such as sediments, nutrients, heavy metals, and pathogens. Groundwater resources are also impacted through loss of recharge.
- C. A comprehensive program of stormwater management, including minimization of impacts of New Development, Redevelopment, and other Earth Disturbance Activities causing accelerated runoff and erosion and loss of natural infiltration, is fundamental to the public health, safety, and general welfare of the people of West Fallowfield Township and all of the people of the Commonwealth, their resources, and the environment.
- D. Stormwater is an important water resource that provides infiltration and groundwater recharge for water supplies and baseflow of streams, which also protects and maintains surface water quality.
- E. Impacts from stormwater runoff can be minimized by reducing the volume of stormwater generated and by using project designs that maintain the natural hydrologic regime and sustain high water quality, infiltration, stream baseflow, and aquatic ecosystems. Cost-effective and environmentally sensitive stormwater management can be achieved through the use of nonstructural Site design techniques

that minimize Impervious Surfaces, reduce disturbance of land and natural resources, avoid sensitive areas (i.e., riparian buffers, floodplains, steep slopes, wetlands, etc.), and consider topography and soils to maintain the natural hydrologic regime.

- F. Public education on the control of pollution from stormwater is an essential component in successfully addressing stormwater.
- G. Non-stormwater discharges to municipal or other storm sewer systems can contribute to pollution of the Waters of the Commonwealth.
- H. The use of green infrastructure and low impact development (LID) are intended to address the root cause of water quality impairment by using systems and practices which use or mimic natural processes to: 1) infiltrate and recharge, 2) evapotranspire, and/or 3) harvest and use precipitation near where it falls to earth. Green infrastructure practices and LID contribute to the restoration or maintenance of pre-development hydrology.

Section 103. Purpose

The purpose of this Ordinance is to protect public health, safety and general welfare, property and water quality by implementing drainage and stormwater management practices, criteria, and provisions included herein for land development, construction and Earth Disturbance Activities, to achieve the following throughout West Fallowfield Township:

- A. Reduce the frequency and magnitude of flooding and stormwater impacts affecting people, property, infrastructure and public services.
- B. Sustain or improve the natural hydrologic characteristics and water quality of groundwater and surface waters.
- C. Protect natural resources, including riparian and aquatic living resources and habitats.
- D. Maintain the natural hydrologic regime of Land Development Sites and their receiving watersheds.
- E. Minimize land disturbance and protect and incorporate natural hydrologic features, drainage patterns, infiltration, and flow conditions within land development Site designs.
- F. Reduce and minimize the volume of stormwater generated, and manage and release stormwater as close to the source of runoff as possible.
- G. Provide infiltration and maintain natural groundwater recharge to protect groundwater supplies and stream baseflows, prevent degradation of surface water and groundwater

quality, and to otherwise protect water resources.

- H. Reduce stormwater pollutant loads to protect and improve the chemical, physical, and biological quality of ground and surface waters.
- I. Reduce scour, erosion and sedimentation of stream channels.
- J. Reduce flooding impacts and preserve and restore the natural flood-carrying capacity of streams and their floodplains.
- K. Protect adjacent and down gradient lands from adverse impacts of direct stormwater discharges.
- L. Minimize Impervious Surfaces and connected Impervious Surfaces to promote infiltration and reduce the volume and impacts of stormwater runoff.
- M. Provide proper long-term operation and maintenance of all permanent stormwater management facilities, BMPs and Conveyances that are implemented within West Fallowfield Township.
- N. Reduce the impacts of runoff from existing developed land undergoing Redevelopment while encouraging New Development and Redevelopment in urban areas and areas designated for growth.
- O. Implement an illicit discharge detection and elimination program that addresses non-stormwater discharges.
- P. Provide performance standards and design criteria based on watershed-based stormwater management planning.
- Q. Provide standards to meet certain NPDES stormwater permit requirements.
- R. Meet legal water quality requirements under State law, including regulations at 25 PA Code Chapter 93, to protect, maintain, reclaim and restore the existing and designated uses of the Waters of the Commonwealth.
- S. Provide review procedures and performance standards for stormwater planning and management.
- T. Fulfill the purpose and requirements of PA Act 167 (PA Act 167, Section 3):

“(1) Encourage planning and management of storm water runoff in each watershed which is consistent with sound water and land use practices.

(2) Authorize a comprehensive program of stormwater management designated to preserve and restore the flood carrying capacity of

Commonwealth streams; to preserve to the maximum extent practicable natural storm water runoff regimes and natural course, current and cross-section of water of the Commonwealth; and to protect and conserve ground waters and ground-water recharge areas.

(3) Encourage local administration and management of storm water consistent with the Commonwealth's duty as trustee of natural resources and the people's constitutional right to the preservation of natural, economic, scenic, aesthetic, recreational and historic values of the environment.”

Section 104. Statutory Authority

West Fallowfield Township is empowered or required to regulate land use activities that affect runoff and surface and groundwater quality and quantity by the authority of:

- A. Act of October 4, 1978, P.L. 864 (Act 167) 32 P.S., Section 680.1 et seq., as amended, the “Storm Water Management Act” (hereinafter referred to as “the Act”);
- B. Second Class Township Code, 53 P.S. Sections 65101 et seq.; and
- C. Act of July 31, 1968, P.L. 805, No. 247, 53 P.S. Section 10101, et seq., as amended, the Pennsylvania Municipalities Planning Code, Act 247 hereinafter referred to as the “MPC”.

Section 105. Applicability

- A. The following activities are regulated by this Ordinance:
 - 1. All Regulated Activities as defined in this Ordinance including, but not limited to, New Development, Redevelopment, and Earth Disturbance Activities that are located within West Fallowfield Township shall be subject to regulation by this Ordinance.
 - 2. When a building and/or grading permit is required for any Regulated Activity on an existing parcel or approved lot created by a subdivision and/or improved as a land development project, issuance of the permit shall be conditioned upon adherence to the terms of this Ordinance.
 - 1. This Ordinance contains the stormwater management performance standards and design criteria that are necessary from a watershed-based perspective. West Fallowfield Township’s stormwater management Conveyance and system design criteria (e.g., inlet spacing, inlet type, collection system design and details, outlet structure design, etc.) shall continue to be regulated by the applicable municipal

ordinance(s) and applicable State regulations, or as included in Section 311 of this Ordinance.

1. This Ordinance contains the stormwater management performance standards and design criteria that are necessary from a watershed-based perspective. West Fallowfield Township's erosion and sedimentation control measures and system design criteria (e.g., sediment basins or traps, silt fence, silt soxx, inlet protection, etc.) shall continue to be regulated by the applicable municipal ordinance(s) and applicable State regulations, or as included in Section 312 of this Ordinance.

B. Duty of Persons Engaged in a Regulated Activity

Notwithstanding any provision(s) of this Ordinance, including exemptions, any Landowner or any person engaged in a Regulated Activity, including but not limited to the alteration or development of land, which may affect stormwater runoff characteristics, shall implement such measures as are reasonably necessary to prevent injury to health, safety, or other property. Such measures also shall include actions as are required to manage the rate, volume, direction, and quality of resulting stormwater runoff in a manner which otherwise adequately protects health, property, and water quality of Waters of the Commonwealth.

C. Phased and Incremental Project Requirements

1. Any Regulated Activity (including but not limited to New Development, Redevelopment, or Earth Disturbance) that is to take place incrementally or in phases, or occurs in sequential projects on the same parcel or property, shall be subject to regulation by this Ordinance if the cumulative Proposed Impervious Surface or Earth Disturbance exceeds the corresponding threshold for exemption (as presented in Table 106.1 "Thresholds for Regulated Activities that are Exempt from the Provisions of this Ordinance as Listed Below").
2. The date of adoption of the Township's Stormwater Management Ordinance (December 30, 2013) shall be the starting point from which to consider tracts as parent tracts relative to future subdivisions, and from which Impervious Surface and Earth Disturbance computations shall be cumulatively considered.

For example:

If, after adoption of this Ordinance on December 30, 2013, an Applicant proposes construction of a six hundred (600) square foot garage, that project would be exempted from the requirements of this Ordinance as noted in Table 106.1. If, at a later date, an Applicant proposes to construct a nine hundred (900) square foot room addition (impervious coverage) on the same property, the Applicant would then be required to implement the stormwater management and plan submission requirements of this Ordinance for the cumulative total of one thousand five hundred (1,500) square feet of

additional Impervious Surface added to the property since adoption of this Ordinance.

Section 106. Exemptions and Modified Requirements

A. Requirements for Exempt Activities

1. An exemption from any requirement of this Ordinance shall not relieve the Applicant from implementing all other applicable requirements of this Ordinance or from implementing such measures as are necessary to protect public health, safety, and welfare, property and water quality.
2. An exemption shall not relieve the Applicant from complying with the requirements for State-designated special protection waters designated by PADEP as high quality (HQ) or exceptional value (EV) waters, or any other current or future State or municipal water quality protection requirements.
3. An exemption under this Ordinance shall not relieve the Applicant from complying with all other applicable municipal ordinances or regulations.

B. General Exemptions

Regulated Activities that:

1. Involve less than one thousand (1,000) square feet of Proposed Impervious Surfaces AND less than five thousand (5,000) square feet of Earth Disturbance; or
2. Are listed in Subsection 106.C, are exempt from those (and only those) requirements of this Ordinance that are included in the sections and articles listed in Table 106.1. Exemptions are for the items noted in Table 106.1 only, and shall not relieve the Landowner from other applicable requirements of this Ordinance. Exemption shall not relieve the Applicant from implementing such measures as are necessary to protect health, safety, and welfare, property, and water quality.

TABLE 106.1
Thresholds for Regulated Activities that are Exempt from the Provisions of this Ordinance as Listed Below (see Notes below)

Ordinance Article/Section	Activities Listed in Subsection 106.C.	< 1,000 sq. ft. of Proposed Impervious Surfaces AND < 5,000 sq. ft. of Proposed Earth Disturbance	≥ 1,000 sq. ft. of Proposed Impervious Surfaces AND/OR ≥ 5,000 sq. ft. of Proposed Earth Disturbance
Article I	Not Exempt	Not Exempt	Not Exempt
Article II	Not Exempt	Not Exempt	Not Exempt
Sections 302, 303, 311, and 312	Not Exempt	Not Exempt	Not Exempt
Sections 301, 304, 305, 306, 307, 308, 309, and 310	Exempt	Exempt	Not Exempt
Article IV	Exempt	Exempt	Not Exempt
Article V	Exempt	Exempt	Not Exempt
Article VI	Exempt	Exempt	Not Exempt
Article VII	Exempt	Exempt	Not Exempt
Article VIII	Not Exempt	Not Exempt	Not Exempt
Article IX	Not Exempt	Not Exempt	Not Exempt
Other Erosion, Sediment and Pollution Control Requirements	Must comply with Title 25, Chapter 102 of the PA Code and other applicable State and municipal codes, including the Clean Streams Law.		

Table 106.1 Notes:

- Specific activities listed in Subsection 106.C are exempt from the indicated requirements, regardless of size.
- A proposed Regulated Activity must be less than BOTH the Proposed Impervious Surfaces and proposed Earth Disturbance thresholds to be eligible for exemption from the requirements listed in this table.
- “Proposed Impervious Surface” - as defined in this Ordinance.
- “Exempt” – Regulated Activities are exempt from the requirements of listed section(s) only; all other provisions of this Ordinance apply.

C. Exemptions for Specific Activities

The following specific Regulated Activities are exempt from the requirements of Sections 301, 304, 305, 306, 307, 308, 309, and 310, and Article IV, Article V, Article VI and Article VII) of this Ordinance (as shown in Table 106.1), unless otherwise noted below. All other conveyance and system design standards established by West Fallowfield Township in other codes or ordinances shall be required, and all other provisions of this Ordinance shall apply.

1. Emergency Exemption - Emergency maintenance work performed for the protection of public health, safety and welfare. This exemption is limited to repair of the existing facility; upgrades, additions or other improvements are not exempt. A written description of the scope and extent of any emergency work performed shall be submitted to West Fallowfield Township within two (2) calendar days of the commencement of the activity. A detailed plan shall be submitted no later than thirty (30) days following commencement of the activity. If West Fallowfield Township finds that the work is not an emergency, then the work shall cease immediately and the requirements of this Ordinance shall be addressed as applicable.
2. Maintenance - Any maintenance to an existing stormwater management system, facility, BMP or Conveyance made in accordance with plans and specifications approved by the Municipal Engineer or Municipality.
3. Existing Landscaping - Use of land for maintenance, replacement or enhancement of existing landscaping.
4. Gardening - Use of land for gardening for home consumption.
5. Agricultural Related Activities –
 - a. Agricultural Activities (as defined in Article II), when performed in accordance with the requirements of 25 PA Code Chapter 102.
 - b. Conservation Practices (as defined in Article II) that do not involve construction of any new or expanded impervious surface.
 - a. High Tunnel if:
 - i. The High Tunnel or its flooring does not result in an impervious surface exceeding 25% of all structures located on the Landowner's total contiguous land area; and
 - ii. The High Tunnel meets one of the following:

1. The High Tunnel is located at least 100 feet from any perennial stream or watercourse, public road, or neighboring property line.
 2. The High Tunnel is located at least 35 feet from any perennial stream or watercourse, public road or neighboring property line and located on land with a slope not greater than 7%.
 3. The High Tunnel is supported with a buffer or diversion system that does not directly drain into a stream or other watercourse by managing stormwater runoff in a manner consistent with the requirements of Pennsylvania Act 167.
6. Forest Management - Forest management operations, which are consistent with a sound forest management plan as filed with West Fallowfield Township and which comply with the Pennsylvania Department of Environmental Protection's management practices contained in its publication "Soil Erosion and Sedimentation Control Guidelines for Forestry" (as amended or replaced by subsequent guidance). Such operations are required to have an Erosion and Sedimentation Control Plan, which meets the requirements of 25 PA Code Chapter 102 and meets the erosion and sediment control standards of Section 303 of this Ordinance.
 7. Maintenance of Existing Paved Surfaces - Replacement of existing paved surfaces shall meet the erosion and sediment control requirements of 25 PA Code Chapter 102 and Section 303 of this Ordinance, and is exempt from all other requirements of this Ordinance listed in Subsection 106.C above. Resurfacing of existing paved surfaces is exempt from the requirements of this Ordinance listed above. Construction of new or additional Impervious Surfaces shall comply with all requirements of this Ordinance as indicated in Table 106.1.
 8. Municipal Roadway Shoulder Improvements - Shoulder improvements conducted within the existing roadway cross-section of municipal owned roadways, unless an NPDES permit is required, in which case the proposed work must comply with all requirements of this Ordinance.
 9. In-Place Replacement of Residential Dwelling Unit - The replacement in the exact footprint of an existing one- or two-family dwelling unit.
 10. 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.

D. Modified Requirements for Small Projects

Regulated Activities that involve one thousand (1,000) to two thousand (2,000) square feet of Proposed Impervious Surfaces and/or five thousand (5,000) to ten thousand (10,000) square feet of proposed Earth Disturbance may apply the modified requirements presented in the “Simplified Approach to Stormwater Management for Small Projects” (Simplified Approach) (Appendix A) to comply with the requirements of Sections 304, 305, 306, 307, 308, 309, and 310, and Article IV, Article V, Article VI and Article VII of this Ordinance (as shown in Table 106.2). The Applicant shall first contact the Municipal Engineer: to confirm that the proposed project is eligible for use of the Simplified Approach and is not otherwise exempt from these Ordinance provisions; to determine what components of the proposed project are to be considered as Impervious Surfaces; and to determine if other known Site or local conditions exist that may preclude the use of any techniques included in the Simplified Approach. Appendix A includes instructions and procedures for preparation, submittal, review and approval of documents required when using the Simplified Approach and shall be adhered to by the Applicant. All other provisions of this Ordinance shall apply.

106.E. Modified Requirements for Agricultural Structures

It is the declared policy of the Commonwealth to conserve and protect and to encourage the development and improvement of its agricultural lands for the production of food and other agricultural products. Municipalities must encourage the continuity, development and viability of agricultural operations within its jurisdiction. Except as necessary to protect the public health, safety and welfare, Regulated Activities involving proposed new or expanded Impervious Surfaces associated with Agricultural Activities are exempt from the requirements of Sections 301, 304, 305, 306, 307, 308, 309, and 310, and Article IV, Article V, Article VI and Article VII of this Ordinance (and listed in Table 106.2) only when it has been demonstrated to the satisfaction of West Fallowfield Township that the proposed project will comply with all of the requirements listed below. All other provisions of this Ordinance shall apply. To be eligible for exemption from the Ordinance provisions stated above, the proposed Regulated Activity shall:

1. Be directly associated with an Agricultural Activity (as defined in Article II);
2. Include less than ten thousand (10,000) square feet of proposed new or expanded Impervious Surface (excluding adjoining vehicle parking and movement areas) and not more than an additional five thousand (5,000) square feet of adjoining vehicle parking and movement area;
3. Be installed on a farm or mushroom operation that has a current Mushroom Farm Environmental Management Plan (MFEMP) reviewed and deemed adequate by the Conservation District, or an Agricultural Erosion and Sediment Control Plan or Conservation Plan (as defined in Article II) that complies with the requirements of 25 PA Code 102;

4. Divert runoff from the proposed new or expanded Impervious Surfaces (including vehicle parking and movement area) entirely away from animal management, waste management and crop farming areas and any other source of pollutants;
5. Include BMP(s) that will permanently retain at least one (1) inch of rainfall runoff from the total area of proposed new or expanded Impervious Surfaces and vehicle parking and movement areas;
6. Be designed so that any point of discharge of runoff from the proposed new or expanded Impervious Surface (excluding vehicle movement area):
 - a. Is not directly connected to, and is not directly connected to any constructed Conveyance that is connected to, a municipal Separate Storm Sewer System or public roadway;
 - b. Is located at least one hundred fifty (150) feet from any municipal Separate Storm Sewer System or public roadway, or any constructed Conveyance connected to any municipal Separate Storm Sewer System or public roadway.
7. Either:
 - a. Have all proposed new or expanded Impervious Surfaces and proposed vehicle parking and movement areas and BMP(s) included within the current MFEMP or current Agricultural Erosion and Sediment Control Plan or a Conservation Plan for the farm or mushroom operation;

OR

 - b. Be constructed per design plans prepared and sealed by a Licensed Professional in conformance with the PADEP “Best Practices for Environmental Protection in the Mushroom Farm Community” (2003 or as amended), or per design plans prepared and sealed by a Licensed Professional (or Conservation District staff person designated by NRCS) that comply with USDA NRCS standards and specifications, and for which completion of construction will be certified by the Licensed (or NRCS-designated design) Professional responsible for the design; and
8. Not be eligible for exemption if an NPDES permit is required.

TABLE 106.2

**Thresholds for Regulated Activities that are Eligible for “Modified” Requirements
for the Provisions of this Ordinance that are Listed Below**

Ordinance Article/Section	Activities Listed in Subsection [106. D and 106. E Municipality to insert appropriate subsection number(s) here]
Article I	All Provisions Apply
Article II	All Provisions Apply
Sections 302, and 303, 311	All Provisions Apply
Sections 301, 304, 305, 306, 307, 308, 309, and 310	Exempt if Modified Requirements of [Subsection(s) 106.D and/or E] are Applied

Article IV	Exempt if Modified Requirements of <i>[Subsection(s) 106.D and/or E]</i> are Applied
Article V	Exempt if Modified Requirements of <i>[Subsection(s) 106.D and/or E]</i> are Applied
Article VI	Exempt if Modified Requirements of <i>[Subsection(s) 106.D and/or E]</i> are Applied
Article VII	Exempt if Modified Requirements of <i>[Subsection(s) 106.D and/or E]</i> are Applied
Article VIII	All Provisions Apply
Article IX	All Provisions Apply
Other Erosion, Sediment and Pollution Control Requirements	Must comply with Title 25, Chapter 102 of the PA Code and other applicable State and municipal codes, including the Clean Streams Law.

Table 106.2 Notes:

- “Modified Requirements” – Regulated Activities listed within the Subsections of this Ordinance noted in Table 106.2 are eligible for exemption only from the indicated sections and subsections of this Ordinance and only if the modified requirements of Subsections 106.D and E are met to the satisfaction of West Fallowfield Township; all other provisions of this Ordinance apply.

Section 107. Repealer

Any ordinance or ordinance provision of West Fallowfield Township inconsistent with any of the provisions of this Ordinance are hereby repealed to the extent of the inconsistency only.

Section 108. 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 of this Ordinance. It is hereby declared the intent of the Governing Body of West Fallowfield Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid provision, sentence, clause, section or part thereof not been included herein.

Section 109. Compatibility with Other Ordinances or Legal Requirements

- A. Approvals issued and actions taken pursuant to this Ordinance do not relieve the Applicant of the responsibility to secure and comply with other required permits or

approvals for activities regulated by any other applicable code, rule, act, law, regulation, or ordinance.

- B. To the extent that this Ordinance imposes more rigorous or stringent requirements for stormwater management than any other code, rule, act, law, regulation or ordinance, the specific requirements contained in this Ordinance shall take precedence.
- C. Nothing in this Ordinance shall be construed to affect any of West Fallowfield Township's requirements regarding stormwater matters that do not conflict with the provisions of this Ordinance, such as local stormwater management design criteria (e.g., inlet spacing, inlet type, collection system design and details, outlet structure design, etc.). The requirements of this Ordinance shall supersede any conflicting requirements in other municipal ordinances or regulations.

Section 110. Financial Security

For all activities requiring submittal of a Stormwater Management (SWM) Site Plan that involve subdivision or land development, the Applicant shall post financial security to West Fallowfield Township for the timely installation and proper construction of all stormwater management facilities as required by the approved SWM Site Plan and this Ordinance, and such financial security shall:

- A. Be equal to or greater than the full construction cost of the required facilities except to the extent that financial security for the cost of any of such improvements is required to be and is posted with the Pennsylvania Department of Transportation in connection with a highway occupancy permit application;

AND

- B. Be determined, collected, applied and enforced in accordance with Sections 509-511 of the MPC and the provisions of West Fallowfield Township's Subdivision and Land Development Ordinance (SALDO).

Section 111. Waivers

- A. General
The requirements of this Ordinance are essential and shall be strictly adhered to. For any Regulated Activity where, after a close evaluation of alternative Site designs, it proves to be impracticable to meet any one or more of the mandatory minimum standards of this Ordinance on the Site, West Fallowfield Township may approve measures other than those in this Ordinance, subject to Subsections 111.B and 111.C.
- B. The Board of Supervisors shall have the authority to waive or modify the requirements of one or more provisions of this Ordinance 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 the Ordinance is observed. Cost or financial burden shall not be considered a hardship. Modification may also be considered if an alternative standard or approach can be demonstrated to provide equal or better achievement of the results intended by the Ordinance. A request for modification shall be in writing and accompany the SWM Site Plan submission. The request shall state in full the grounds and facts on which the request is based, the provision or provisions of the Ordinance involved and the minimum modification necessary.

- C. PADEP Approval Required for any proposed Regulated Activity involving Earth Disturbance equal to or greater than one (1) acre, West Fallowfield Township may approve measures for minimum volume and infiltration control other than those required in this Ordinance only after consultation with and evaluation by PADEP that the alternate Site design meets State water quality requirements and does not conflict with State law, including, but not limited to, the PA Clean Streams Law, 35 P.S. Section 691.1, et seq.

Section 112. Erroneous Permit

Any permit or authorization issued or approved based on false, misleading or erroneous information provided by an Applicant is void without the necessity of any proceedings for revocation. Any work undertaken or use established pursuant to such permit or other authorization is unlawful.

ARTICLE II – DEFINITIONS

Section 201. Interpretation

For the purposes of this Ordinance, certain terms and words used herein shall be interpreted as follows:

- A. Words used in the present tense include the future tense; the singular number includes the plural, and the plural number includes the singular; words of masculine gender include feminine gender; and words of feminine gender include masculine gender.
- B. The word “includes” or “including” shall not limit the term to the specific example, but is intended to extend its meaning to all other instances of like kind and character.
- C. The word “person” includes an individual, partnership, public or private association or corporation, firm, trust, estate, municipality, governmental unit, public utility or any other legal entity whatsoever which is recognized by law as the subject of rights and duties. Whenever used in any section prescribing or imposing a penalty, the term “person” shall include the members of a partnership, the officers, members, servants and agents of an association, officers, agents and servants of a corporation, and the officers of a municipality.
- D. The words “shall” and “must” are mandatory; the words “may” and “should” are permissive.
- E. The words “used” or “occupied” include the words “intended, designed, maintained, or arranged to be used, occupied, or maintained.”
- F. The definitions in this Ordinance are for the purposes of enforcing the provisions of this Ordinance and have no bearing on other municipal regulations or ordinances.

Section 202. Definitions

Agricultural Activity – Activities associated with agriculture such as agricultural cultivation, agricultural operation, and animal heavy use areas. This includes the work of producing crops including tillage, plowing, disking, harrowing, planting or harvesting crops; or pasturing and raising of livestock; and installation of conservation measures. Construction of new buildings or impervious area is not considered an Agricultural Activity.

Applicant – A Landowner, developer, or other person who has filed an application to West Fallowfield Township for approval to engage in any Regulated Activity as defined in this Ordinance.

As-Built Plans (Drawings) – Engineering or Site plans or drawings that document the actual locations, dimensions and elevations of the improvements, and building components, and changes made to the original design plans. The final version of these documents, or a copy of same, are signed and sealed by a qualified Licensed Professional and submitted to West Fallowfield Township at the completion of the project, as per the requirements of Section 502 of this Ordinance as “final As-Built Plans”.

Bankfull – The channel at the top-of-bank or point from where water begins to overflow onto a floodplain.

Baseflow – Portion of stream discharge derived from groundwater; the sustained discharge that does not result from direct runoff or from water diversions, reservoir releases, piped discharges, or other human activities.

BMP (Best Management Practice) – Activities, facilities, designs, measures, or procedures used to manage stormwater impacts from Regulated Activities, to provide water quality treatment, infiltration, volume reduction, and/or peak rate control, to promote groundwater recharge, and to otherwise meet the purposes of this Ordinance. Stormwater BMPs are commonly grouped into one (1) of two (2) broad categories or measures: “structural” or “nonstructural.” In this Ordinance, nonstructural BMPs or measures refer to operational and/or behavior-related practices that attempt to minimize the contact of pollutants with stormwater runoff whereas structural BMPs or measures are those that consist of a physical device or practice that is installed to capture and treat stormwater runoff. Structural BMPs include, but are not limited to, a wide variety of practices and devices from large-scale retention ponds and constructed wetlands to small-scale underground treatment systems, infiltration facilities, filter strips, low impact design, bioretention, wet ponds, permeable paving, grassed swales, riparian or forested buffers, sand filters, detention basins, and manufactured devices. Structural stormwater BMPs are permanent appurtenances to the Site.

Buffer – See Riparian Buffer.

Carbonate Geology (or carbonate rock formations) – See Karst.

CFS – Cubic Feet per Second.

Channel – A natural or artificial open drainage feature that conveys, continuously or periodically, flowing water and through which stormwater flows. Channels include, but shall not be limited to, natural and man-made drainageways, swales, streams, ditches, canals, and pipes flowing partly full.

CN – Curve number.

Commonwealth – Commonwealth of Pennsylvania.

Conservation Design - A series of holistic land development design goals that maximize protection of key land and environmental resources, preserve significant concentrations of open space and greenways, evaluate, and maintain site hydrology, and ensure flexibility in development design to meet community needs for complimentary and aesthetically pleasing development. Conservation design encompasses the following objectives: conservation/enhancement of natural resources, wildlife habitat, biodiversity corridors, and greenways (interconnected open space); minimization of environmental impact resulting from a change in land use (minimum disturbance, minimum maintenance); maintenance of a balanced water budget by making use of site characteristics and infiltration; incorporation of unique natural, scenic and historic site features into the configuration of the development; preservation of the integral characteristics of the site as viewed from adjoining roads; and reduction in maintenance required for stormwater management practices. Such objectives can be met on a site through an integrated development process that respects natural site conditions and attempts, to the maximum extent possible, to replicate or improve the natural hydrology of a site.

Conservation District – The Chester County Conservation District.

Conservation Plan – A plan written by a planner certified by NRCS that identifies Conservation Practices and includes site specific BMPs for agricultural plowing or tilling activities and animal heavy use areas.

Conservation Practices – Practices installed on agricultural lands to improve farmland, soil and/or water quality which have been identified in a current Conservation Plan.

Conveyance – A natural or manmade, existing or proposed facility, feature or channel used for the transportation or transmission of stormwater from one place to another. For the purposes of this Ordinance, Conveyance shall include pipes, drainage ditches, channels and swales (vegetated and other), gutters, stream channels, and like facilities or features.

Design Storm – The magnitude and temporal distribution of precipitation from a storm event measured in probability of occurrence (e.g., a five (5)-year storm) and duration (e.g., twenty-four (24) hours), used in the design and evaluation of stormwater management systems. Also see Return Period.

Detention (or To Detain) – Capture and temporary storage of runoff in a stormwater management facility for release at a controlled rate.

Detention Basin – An impoundment designed to collect and retard stormwater runoff by temporarily storing the runoff and releasing it at a predetermined rate. Detention basins are designed to drain completely shortly after any given rainfall event.

Detention Volume - The volume of runoff that is captured and released into the Waters of the Commonwealth at a controlled rate.

Developer – A person who seeks to undertake any Regulated Activities at a Site in West Fallowfield Township.

Diameter at Breast Height (DBH) – The outside bark diameter of a tree at breast height which is defined as four and one half (4.5) feet (one and thirty-seven one-hundredths of a meter (1.37 m)) above the forest floor on the uphill side of the tree.

Disturbed Area – Land area disturbed by or where an Earth Disturbance Activity is occurring or has occurred.

Drainage Area - That land area contributing runoff to a single point (including but not limited to the point/line of interest used for hydrologic and hydraulic calculations) and that is enclosed by a natural or man-made ridge line.

Earth Disturbance (or Earth Disturbance Activity) – A construction or other human activity which disturbs the surface of the land, including, but not limited to, clearing and grubbing; grading; excavations; embankments; road maintenance; land development; building construction; and the moving, depositing, stockpiling, or storing of soil, rock, or earth materials.

Easement – A right of use granted by a Landowner to allow a grantee the use of the designated portion of land for a specified purpose, such as for stormwater management or other drainage purposes.

Erosion – The process by which the surface of the land, including water/stream channels, is worn away by water, wind, or chemical action.

Erosion and Sediment Control Plan – A plan required by the Conservation District or West Fallowfield Township to minimize accelerated erosion and sedimentation, and that must be prepared and approved per the applicable requirements.

FEMA – Federal Emergency Management Agency.

Flood – A temporary condition of partial or complete inundation of land areas from the overflow of streams, rivers, and other waters of this Commonwealth.

Floodplain - Any land area susceptible to inundation by water from any natural source or delineated by applicable FEMA maps and studies as being a Special Flood Hazard Area.

Floodway - The channel of the watercourse and those portions of the adjoining floodplains that are reasonably required to carry and discharge the one hundred (100)-year flood. Unless otherwise specified, the boundary of the floodway is as indicated on maps and flood insurance studies provided by FEMA. In an area where no FEMA maps or studies have defined the boundary of the one hundred (100)-year floodway, it is assumed, absent evidence to the contrary, that the floodway extends from

the centerline of the stream and to fifty (50) feet beyond the top of the bank of the stream on both sides.

Forest Management/Timber Operations – Planning and activities necessary for the management of forest lands. These include timber inventory, preparation of forest management plans, silvicultural treatment, cutting budgets, logging road design and construction, timber harvesting, Site preparation, and reforestation.

Freeboard – A vertical distance between the design high-water elevation and the elevation of the top of a dam, levee, tank, basin, swale, or diversion berm. The space is required as a safety margin in a pond or basin.

Geotextile – A fabric manufactured from synthetic fiber that is used to achieve specific objectives, including infiltration, separation between different types of media (i.e., between soil and stone), or filtration.

Governing Body - the Board of Supervisors of West Fallowfield Township.

Grade/Grading – 1. (noun) A slope, usually of a road, channel, or natural ground, specified in percent and shown on plans as specified herein. 2. (verb) To finish the surface of a roadbed, the top of an embankment, or the bottom of an excavation.

Green Infrastructure – Systems and practices that use or mimic natural processes to infiltrate, evapotranspire, or reuse stormwater on the site where it is generated.

Groundwater – Water that occurs in the subsurface and fills or saturates the porous openings, fractures and fissures of under-ground soils and rock units.

Groundwater Recharge – The replenishment of existing natural groundwater supplies from infiltration of rain or overland flow.

HEC-1 – The U.S. Army Corps of Engineers, Hydrologic Engineering Center (HEC) hydrologic runoff model.

HEC-HMS – The U.S. Army Corps of Engineers, Hydrologic Engineering Center (HEC) - Hydrologic Modeling System (HMS).

High Tunnel - A structure which meets the following:

1. is used for the production, processing, keeping, storing, sale or shelter of an agricultural commodity as defined in section 2 of the Act of December 19, 1974 (P.L. 973, No. 319), known as the “Pennsylvania Farmland and Forest Land Assessment Act of 1974,” or for the storage of agricultural equipment or supplies; and
2. is constructed with all the following:

1. has a metal, wood, or plastic frame.
2. when covered, has a plastic, woven textile, or other flexible covering; and
3. has a floor made of soil, crushed stone, matting, pavers, or a floating concrete slab.

Hotspots – Areas where prior or existing land use or activities can potentially generate highly contaminated runoff with concentrations of pollutants in excess of those typically found in stormwater.

Hydrologic Regime – The hydrologic system, cycle or balance that sustains the quality and quantity of stormwater, stream baseflow, storage, and groundwater supplies under natural conditions.

Hydrologic Soil Group (HSG) – A classification of soils by the Natural Resources Conservation Service (NRCS), into four (4) runoff potential groups. The groups range from A soils, which are very permeable and produce little runoff, to D soils, which are not very permeable and produce much more runoff.

Impervious Surface - A surface that has been compacted or covered with a layer of material so that it prevents or is resistant to infiltration of water, including but not limited to: structures such as roofs, buildings, storage sheds; other solid, paved or concrete areas such as streets, driveways, sidewalks, parking lots, patios, tennis or other paved courts; or athletic playfields comprised of synthetic turf materials, but excluding decks and swimming pools. For the purposes of determining compliance with this Ordinance, compacted soils or stone surfaces used for vehicle parking and movement shall be considered impervious. Uncompacted gravel areas with no vehicular traffic, such as gardens, walkways, or patios areas, shall be considered pervious per review by the Municipal Engineer. Surfaces that were designed to allow infiltration (i.e., pavers and areas of porous pavement) are not to be considered impervious surface if designed to function as a BMP per review by the Municipal Engineer. Additionally, for the purposes of determining compliance with this Ordinance, the total horizontal projection area of all ground-mounted and free-standing solar collectors, including solar photovoltaic cells, panels, and arrays, shall be considered pervious so long as the designs note that natural vegetative cover will be preserved and/or restored underneath the solar photovoltaic cells, panels, and arrays, and the area disturbed is planned as a vegetated pervious surface.

Infiltration – Movement of surface water into the soil, where it is absorbed by plant roots, evaporated into the atmosphere, or percolated downward to recharge groundwater.

Infiltration Facility – A stormwater BMP designed to collect and discharge runoff into the subsurface in a manner that allows infiltration into underlying soils and groundwater (e.g., French drains, seepage pits, or seepage trenches, etc.).

Intermittent Stream – A defined channel in which surface water is absent during a portion of the year, in response to seasonal variations in precipitation or groundwater discharge.

Invert – The lowest surface, the floor or bottom of a culvert, pipe, drain, sewer, channel, basin, BMP, or orifice.

Karst – A type of topography that is formed over limestone or other carbonate rock formations by dissolving or solution of the rock by water, and that is characterized by closed depressions, sinkholes, caves, a subsurface network of solution conduits and fissures through which groundwater moves, and no perennial surface drainage features.

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;
Development in accordance with Section 503(1.1) of the Pennsylvania Municipalities Planning Code (as amended).

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 they are authorized under the lease to exercise the rights of the Landowner, or other person having a proprietary interest in the land.

Licensed Professional – A Pennsylvania Registered Professional Engineer, Registered Landscape Architect, Registered Professional Land Surveyor, or Registered Professional Geologist, or any person licensed by the Pennsylvania Department of State or qualified by law to perform the work required by the Ordinance within the Commonwealth of Pennsylvania.

Limiting Zone – A soil horizon or condition in the soil profile or underlying strata that includes one of the following:

- A. A seasonal high water table, whether perched or regional, determined by direct observation of the water table or indicated by other subsurface or soil conditions.
- A. A rock with open joints, fracture or solution channels, or masses of loose rock fragments, including gravel, with insufficient fine soil to fill the voids between the fragments.
- A. A rock formation, other stratum, or soil condition that is so slowly permeable that it effectively limits downward passage of water.

Low Impact Development (LID) – Site design approaches and small-scale stormwater management practices that promote the use of natural systems for infiltration, evapotranspiration, and reuse of rainwater. LID can be applied to new development, urban retrofits, and revitalization projects. LID utilizes design techniques that infiltrate, filter, evaporate, and store runoff close to its source. Rather than rely on costly large-scale conveyance and treatment systems, LID addresses stormwater through a variety of small, cost-effective landscape features located on-site.

MPC - Act of July 31, 1968, P.L. 805, No. 247, 53 P.S. Section 10101, et seq., as amended, the Pennsylvania Municipalities Planning Code, Act 247.

MFEMP – Mushroom Farm Environmental Management Plan.

MS4 - Municipal Separate Storm Sewer System.

Maintenance - The action taken to restore or preserve the as-built functional design of any Stormwater Management Facility or system.

Municipal Engineer – A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for a Municipality, planning agency, or joint planning commission.

Municipality – West Fallowfield Township, Chester County, Pennsylvania.

NOAA - National Oceanic and Atmospheric Administration.

New Development – Any Regulated Activity involving placement or construction of new Impervious Surface or grading over existing pervious land areas not classified as Redevelopment as defined in this Ordinance.

Nonpoint Source Pollution – Pollution that enters a water body from diffuse origins in the watershed and does not result from discernible, confined, or discrete Conveyances.

Nonstormwater Discharges – Water flowing in stormwater collection facilities, such as pipes or swales, which is not the result of a rainfall event or snowmelt.

Nonstructural Best Management Practice (BMPs) – See Best Management Practice (BMP).

NPDES – National Pollutant Discharge Elimination System, the Federal government’s system for issuance of permits under the Clean Water Act, which is delegated to PADEP in Pennsylvania.

NRCS – Natural Resource Conservation Service (previously Soil Conservation Service, SCS), an agency of the U.S. Department of Agriculture.

PADEP – Pennsylvania Department of Environmental Protection.

Parent Tract – The parcel of land from which a land development or subdivision originates, determined from the date of municipal adoption of this Ordinance.

Peak Discharge – The maximum rate of stormwater runoff from a specific storm event.

PennDOT – Pennsylvania Department of Transportation.

Pennsylvania Stormwater Best Management Practices Manual (PADEP BMP Manual) - Document Number 363-0300-002 (December 2006, and as subsequently amended).

Pervious Surface (or Pervious Area) – Any area not defined as Impervious Surface.

Planning Commission – The Planning Commission of West Fallowfield Township.

Point Source – Any discernible, confined, and discrete Conveyance including, but not limited to, any pipe, ditch, channel, tunnel, or conduit from which stormwater is or may be discharged, as defined in State regulations at 25 Pennsylvania Code § 92.1.

Post-construction – Period after construction during which Disturbed Areas are stabilized, stormwater controls are in place and functioning, and all proposed improvements approved by West Fallowfield Township are completed.

Predevelopment – Ground cover conditions assumed to exist within the proposed Disturbed Area prior to commencement of the Regulated Activity for the purpose of calculating the Predevelopment water quality volume, infiltration volume, and peak flow rates as required in this Ordinance.

Pretreatment – Techniques employed in stormwater BMPs to provide storage or filtering, or other methods to trap or remove coarse materials and other pollutants before they enter the stormwater system, but may not necessarily be designed to meet the entire water quality volume requirements of this Ordinance.

Proposed Impervious Surface - All new, additional and replacement Impervious Surfaces.

Rainfall Intensity - The depth of accumulated rainfall per unit of time.

Recharge – The replenishment of groundwater through the infiltration of rainfall, other surface waters, or land application of water or treated wastewater.

Redevelopment - Any Regulated Activity that involves demolition, removal, reconstruction, or replacement of existing Impervious Surface(s).

Regulated Activity - Any Earth Disturbance Activity(ies) or any activity that involves the alteration or development of land in a manner that may affect stormwater runoff.

Regulated Earth Disturbance Activity – Any activity involving Earth Disturbance subject to regulation under 25 Pennsylvania Code Chapter 92.a, Chapter 102, or the Clean Streams Law.

Regulated Impervious Surface - Proposed impervious surface as part of a current proposed activity and all existing impervious surfaces installed after December 30, 2013.

Retention or To Retain – The prevention of direct discharge of stormwater runoff into surface waters or water bodies during or after a storm event by permanent containment in a pond or depression; examples include systems which discharge by percolation to groundwater, exfiltration, and/or evaporation processes and which generally have residence times of less than three (3) days.

Retention Basin – An impoundment that is designed to temporarily detain a certain amount of stormwater from a catchment area and which may be designed to permanently retain stormwater runoff from the catchment area; retention basins always contain water.

Retention Volume/Removed Runoff – The volume of runoff that is captured and not released directly into the surface Waters of the Commonwealth during or after a storm event.

Return Period - The average interval, in years, within which a storm event of a given magnitude can be expected to occur one (1) time. For example, the twenty-five (25)-year return period rainfall would be expected to occur on average once every twenty-five (25) years; or stated in another way, the probability of a twenty-five (25)year storm occurring in any one (1) year is four-one hundredths (0.04) (i.e., a four (4)% chance).

Riparian – Pertaining to anything connected with or immediately adjacent to the banks of a stream or other body of water.

Riparian Buffer – An area of land adjacent to a body of water and managed to maintain vegetation to protect the integrity of stream channels and shorelines, to reduce the impact of upland sources of pollution by trapping, filtering, and converting sediments, nutrients, and other chemicals, and to supply food, cover and thermal protection to fish and other aquatic species and wildlife.

Runoff – Any part of precipitation that flows over the land surface.

SALDO – See Subdivision and Land Development Ordinance.

SCS – Soil Conservation Service, now known as the Natural Resources Conservation Service.

Sediment – Soil or other materials transported by, suspended in or deposited by surface water as a product of erosion.

Separate Storm Sewer System – A Conveyance or system of Conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) primarily used for collecting and conveying stormwater runoff.

Sheet Flow – A flow process associated with broad, shallow water movement on sloping ground surfaces that is not channelized or concentrated.

Site – Total area of land in West Fallowfield Township where any proposed Regulated Activity, as defined in this Ordinance, is planned, conducted, or maintained or that is otherwise impacted by the Regulated Activity.

Soil Cover Complex Method – A method of runoff computation developed by NRCS that is based on relating soil type and land use/cover to a runoff parameter called curve number (CN).

State Water Quality Requirements – The regulatory requirements to protect, maintain, reclaim, and restore water quality under Pennsylvania Code Title 25 and the Clean Streams Law.

Storm Frequency – (see Return Period).

Stormwater – Drainage runoff from the surface of the land resulting from precipitation or snow or ice melt.

Stormwater Control Measure - Physical features used to effectively control, minimize, and treat stormwater runoff. [See Best Management Practice (BMP)].

Stormwater Management Facility – Any feature, natural or man-made, that, due to its condition, design, or construction, conveys, stores, or otherwise affects stormwater runoff quality, rate, or quantity, including Best Management Practices and Stormwater Control Measures. Typical stormwater management facilities include, but are not limited to, detention and retention basins, open channels, storm sewers, pipes, and Infiltration Facilities.

Stormwater Management (SWM) Site Plan – The plan prepared by the Applicant or its representative, in accordance with the requirements of Article IV of this Ordinance, indicating how stormwater runoff will be managed at a particular Site in accordance with this Ordinance, and including all necessary design drawings, calculations, supporting text, and documentation to demonstrate that Ordinance requirements have been met, herein referred to as “SWM Site Plan.” All references in this Ordinance to “final” or “approved” SWM Site Plans shall incorporate the approved SWM Site Plan and all subsequent approved revisions thereto.

Stream – A natural watercourse.

Structural Best Management Practices - See BMP (Best Management Practices).

Subdivision - The division or re-division of a lot, tract, or parcel of land as defined in The Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, No. 247 (as amended).

Subdivision and Land Development Ordinance – Subdivision and Land Development ordinance of West Fallowfield Township, Chester County, PA, as amended.

Swale – An artificial or natural waterway or low-lying stretch of land that gathers and conveys stormwater or runoff, and is generally vegetated for soil stabilization, stormwater pollutant removal, and infiltration.

SWM Site Plan – See Stormwater Management Site Plan.

Timber Operations – See Forest Management.

Top-of-bank – Highest point of elevation of the bank of a stream or channel cross-section at which a rising water level just begins to flow out of the channel and into the floodplain.

USDA – United States Department of Agriculture.

Watercourse – A channel or Conveyance of surface water having a defined bed and banks, whether natural or artificial, with perennial or intermittent flow.

Water Table – The upper most level of saturation of pore space or fractures by groundwater. Seasonal High Water Table refers to a water table that rises and falls with the seasons due either to natural or man-made causes.

Waters of the Commonwealth – Any and all rivers, streams, creeks, rivulets, impoundments, ditches, watercourses, storm sewers, lakes, dammed water, wetlands, ponds, springs, and all other bodies or channels of Conveyance of surface and underground water, or parts thereof, whether natural or artificial, within or on the boundaries of the Commonwealth.

Watershed – Region or area drained by a river, watercourse, or other body of water, whether natural or artificial.

Wetland – Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, fens, and similar areas.

Woods - Any land area of at least one-quarter (0.25) acre with a natural or naturalized ground cover (excluding manicured turf grass) and that has an average density of two (2) or more viable trees per one thousand five hundred (1,500) square feet with a DBH of six (6) inches or greater. The land area to be considered Woods shall be measured from the outer drip lines of the outer trees.

ARTICLE III – STORMWATER MANAGEMENT STANDARDS

Section 301. General Requirements

- A. Applicants proposing Regulated Activities in West Fallowfield Township which are not exempt under Section 106 shall submit a Stormwater Management Site Plan (SWM Site Plan) to West Fallowfield Township for review and approval in accordance with Articles III and IV. SWM Site Plans approved by West Fallowfield Township shall be on Site throughout the duration of the Regulated Activity.
- B. The stormwater management and runoff control criteria and standards in this Ordinance shall apply to the total proposed Regulated Activity, even if it is to take place in stages. The measurement of Impervious Surfaces shall include all of the Impervious Surfaces in the total proposed Regulated Activity even if the development is to take place in stages.
- C. No Regulated Activity within West Fallowfield Township shall commence until:
 - 1. West Fallowfield Township issues approval of a SWM Site Plan, which demonstrates compliance with the requirements of this Ordinance; and
 - 2. The Applicant has received a letter of adequacy or approval for the Erosion and Sediment Control Plan review by West Fallowfield Township and the Conservation District (if required), and has received all other local, State and Federal permit approvals required for the project involving the Regulated Activity.
- D. Neither submission of a SWM Site Plan under the provisions herein nor compliance with the provisions of this Ordinance shall relieve any person from responsibility for damage to any person or property otherwise imposed by law.
- E. The Applicant shall design the Site to minimize disturbances to land, Site hydrology, and natural resources, and to maintain the natural hydrologic regime, drainage patterns and flow conditions. The Applicant shall apply the procedures set forth in Section 304 for the overall Site design and for selection, location and design of features and BMPs to be used to comply with the requirements of this Ordinance.
- F. To the maximum extent practicable, Post-construction stormwater shall be discharged within the drainage area of the same stream or water body receiving the runoff prior to construction of the proposed Regulated Activity.
- G. For Regulated Activities with one (1) acre or more of proposed Earth Disturbance, existing drainage peak rate discharges up to and including the one hundred (100)-year storm and the volume of runoff up to and including the two (2)-year storm onto or through adjacent property(ies) or down gradient property(ies), including diffuse

drainage discharge, shall not be altered in any manner by Regulated Activities under this Ordinance without written permission from, and, where applicable as determined by West Fallowfield Township an easement and agreement with, the affected Landowner(s) for conveyance of discharges onto or through their property(ies). Such discharge shall be subject to any applicable discharge criteria specified in this Ordinance.

- H. Areas located outside of the Site (i.e., areas outside of the Regulated Activity) that drain through a proposed Site are not subject to water quality and volume control, infiltration, stream channel protection, or peak flow rate control requirements (as presented in Sections 305, 306, 307, and 308). Drainage facilities located on the Site shall be designed to safely convey flows from outside of the Site through the Site.
- I. If Site conditions preclude capture of runoff from limited portions of the Disturbed Area for achieving water quality volume control standards, stream channel protection standards, and the 2-year, storm event peak runoff rate reduction standards for New Development required by this Ordinance, the Applicant shall propose alternate methods to mitigate the bypass of the BMPs, subject to the approval of the Municipal Engineer. In no case shall resulting peak rate be greater than the Pre-development peak rate for the equivalent design storm.
- J. For all Regulated Activities, erosion and sediment control BMPs shall be designed, implemented, operated, and maintained during the Regulated Activities (i.e., during construction) as required to meet the purposes and requirements of this Ordinance, to meet the erosion and sediment control requirements of West Fallowfield Township, if applicable, and to meet all requirements under Title 25 of the PA Code and the Clean Streams Law.
- K. For all Regulated Activities, permanent BMPs and Conveyances shall be designed, implemented, operated, and maintained to meet the purposes and requirements of this Ordinance and to meet all requirements under Title 25 of the Pennsylvania Code, the Clean Streams Law, and the Storm Water Management Act.
- L. The design of all BMPs and Conveyances shall incorporate sound engineering principles and practices in a manner that does not aggravate existing stormwater problems as identified by West Fallowfield Township. West Fallowfield Township reserves the right to disapprove any design that would result in construction in an area affected by existing stormwater problem(s) or continuation of an existing stormwater problem(s).
- M. Existing wetlands, either on the Site or on an adjacent property, shall not be used to meet the minimum design requirements for stormwater management or stormwater runoff quality treatment. Stormwater discharges to existing wetlands shall not degrade the quality or hydrologic integrity of the wetland.

N. Hotspots Runoff Controls –

Specific structural or pollution prevention practices may be required, as determined to be necessary by the Municipal Engineer, to pretreat runoff from Hotspots prior to infiltration. Following is a list of examples of Hotspots:

1. Vehicle salvage yards and recycling facilities;
2. Vehicle fueling stations;
3. Vehicle service and maintenance facilities;
4. Vehicle and equipment cleaning facilities;
5. Fleet storage areas (bus, truck, etc.);
6. Industrial sites based on Standard Industrial Classification Codes;
7. Marinas (service and maintenance areas);
8. Outdoor liquid container storage;
9. Outdoor loading/unloading facilities;
10. Public works storage areas;
11. Facilities that generate or store hazardous materials;
12. Commercial container nursery;
13. Contaminated sites/brownfields;
14. Other land uses and activities as designated by West Fallowfield Township.

O. Contaminated and Brownfield Sites -

Where BMPs may contribute to the migration of contaminants in groundwater, the water quality and runoff volume, stream channel protection, and peak rate control standards shall be met; however, at the Municipal Engineer's discretion, the minimum infiltration requirement may be reduced or eliminated commensurate with the contaminated area and the required water quality and runoff control measures may be increased to mitigate the reduced infiltration requirement for the contaminated area.

P. Additional Water Quality Requirements –

West Fallowfield Township may require additional stormwater control measures for stormwater discharges to special management areas including, but not limited to:

1. Water bodies listed as “impaired” by PADEP.
2. Any water body or watershed with an approved Total Maximum Daily Load (TMDL).
3. Areas of known existing flooding problems.
4. Critical areas with sensitive resources (e.g., State designated special protection waters, cold water fisheries, carbonate geology or other groundwater recharge areas that may be highly vulnerable to contamination, drainage areas to water supply reservoirs, etc.).

- Q. Applicants shall utilize the *Pennsylvania Stormwater Best Management Practices Manual* (PA BMP Manual), as amended, or other sources acceptable to the Municipal Engineer, for testing and design standards for BMPs, and where there is a conflict with the provisions of this Ordinance, the most restrictive applies.

If methods other than Green Infrastructure, LID and CD methods are proposed to achieve the volume and rate controls required under this Ordinance, the SWM Site Plan must include a detailed justification demonstrating that the use of LID, Green Infrastructure and CD are not practicable.

- R. For areas underlain by karst or carbonate geology that may be susceptible to the formation of sinkholes and other karst features, the location, type, and design of infiltration BMPs shall be based on a Site evaluation conducted by a qualified Licensed Professional and based on the PA BMP Manual (as amended) or other design guidance acceptable to the Municipal Engineer.

Section 302. Permit Requirements by Other Governmental Entities

The following permit or other regulatory requirements may apply to certain Regulated Activities and shall be met prior to (or as a condition of) final approval by West Fallowfield Township of the SWM Site Plan and prior to commencement of any Regulated Activities, as applicable:

- A. All Regulated Activities subject to permit or regulatory requirements by PADEP under regulations at Title 25 Pennsylvania Code Chapter 102, or erosion and sediment control requirements of West Fallowfield Township.

- B. Work within natural drainage ways subject to permit by PADEP under Title 25 Pennsylvania Code Chapter 105.
- C. Any BMP or Conveyance that would be located in or adjacent to surface Waters of the Commonwealth, including wetlands, subject to permit by PADEP under Title 25 Pennsylvania Code Chapter 105.
- D. Any BMP or Conveyance that would be located on or discharge to a State highway right-of-way, or require access to or from a State highway and be subject to approval by PennDOT.
- E. Culverts, bridges, storm sewers, or any other facilities which must pass or convey flows from the tributary area and any facility which may constitute a dam subject to permit by PADEP under Title 25 Pennsylvania Code Chapter 105.

Section 303. Erosion and Sediment Control

- A. No Regulated Activity within West Fallowfield Township shall commence until:
 - 1. West Fallowfield Township receives documentation that the Applicant has received:
 - a. A “letter of adequacy” from the Conservation District or other approval from PADEP in compliance with Title 25 Chapter 102 of the Pennsylvania Code of an Erosion and Sediment Control Plan for construction activities for projects where the area of disturbance exceeds one (1) acre, where pond dredging is involved, or when the disturbance is associated with activities described under Title 25 Chapter 105 of the Pennsylvania Code permits;
 - b. A PADEP NPDES Permit for Stormwater Discharges Associated with Construction Activities as required under Title 25 Pennsylvania Code Chapter 92.a, if applicable;
 - c. Evidence of any other permit(s) or approvals required for the Regulated Activities; and
 - 2. An Erosion and Sediment Control Plan has been approved by West Fallowfield Township, if required.
- B. A copy of the Erosion and Sediment Control Plan and any required permit(s), as required by PADEP regulations, shall be available on the Site at all times.
- C. Additional erosion and sediment control measures shall be applied where infiltration BMPs are proposed, at a minimum including those required in Subsection 306.M and Section 312.

Section 304. Site Design Process

The Applicant shall design the Site to minimize the disturbances to land, Site hydrology, and natural resources, and to maintain the natural hydrologic regime, drainage patterns and flow conditions. For Regulated Activities with ten thousand (10,000) or more square feet of proposed Earth Disturbance OR two thousand (2,000) or more square feet of Regulated Impervious Surfaces, the Applicant shall demonstrate in its SWM Site Plan (as required in Subsection 402.C) that the design sequence, objectives and techniques described below were applied to the maximum extent practicable in the Site design of the Regulated Activity while complying with all other requirements of this Ordinance. The Site design shall:

- A. First, identify and delineate all existing natural resources and natural and man-made hydrologic features listed in Subsection 402.B.8 that are located within the Site, or receive discharge from, or may be impacted by the proposed Regulated Activity.
- B. Second, provide a prioritized listing of these resources and features to identify:
 - 1. Those to be incorporated into the Site design in a manner that provides protection from any disturbance or impact from the proposed Regulated Activity;
 - 2. Those to be protected from further disturbance or impact but for which the proposed Regulated Activity will provide improvement to existing conditions;
 - 3. Those that can be incorporated into and utilized as components of the overall Site design in a manner that protects or improves their existing conditions while utilizing their hydrologic function within the limits of their available capacity (e.g., for infiltration, evapotranspiration, or reducing pollutant loads, runoff volume or peak discharge rates, etc.) to reduce the need for or size of constructed BMPs; and
 - 4. Those that may be considered for alteration, disturbance or removal.
- C. Third, develop the Site design to achieve the following:
 - 1. Recognize and incorporate the priorities identified in Section 304.B as the basis for the proposed Site layout, grading, construction, and permanent ground cover design;
 - 2. Minimize Earth Disturbance (both surface and subsurface);
 - 3. Maximize protection of or improvement to natural resources and special management areas;

4. Minimize the disturbance of natural Site hydrology, in particular natural drainage features and patterns, discharge points and flow characteristics, natural infiltration patterns and characteristics, and natural channel and floodplain conveyance capacity;
5. Incorporate natural hydrologic features and functions identified in Subsection 304.B into the Site design to protect and utilize those features and their hydrologic functions to reduce the need for or size of constructed BMPs;
6. Maximize infiltration and the use of natural Site infiltration features, patterns and conditions, and evapotranspiration features;
7. Apply selective grading design methods to provide final grading patterns or preserve existing topography in order to evenly distribute runoff and minimize concentrated flows;
8. Minimize the cumulative area to be covered by Impervious Surfaces and:
 - a. Minimize the size of individual Impervious Surfaces,
 - b. Separate large Impervious Surfaces into smaller components,
 - c. Disconnect runoff from one Impervious Surface to another, and
 - d. Utilize porous materials in place of impervious wherever practicable;
9. Minimize the volume and peak discharge rates of stormwater generated;
10. Avoid or minimize stormwater runoff pollutant loads and receiving stream channel erosion;
11. Locate infiltration and other BMPs:
 - a. At or as near to the source of generation as possible, and
 - b. At depths that are as shallow as possible;
12. Prioritize the selection and design of BMPs as follows:
 - a. Nonstructural and vegetation BMPs, then
 - b. Structural (surface and subsurface) BMPs;
13. For flow volumes requiring conveyance from the source of generation to a BMP for management, give preference to open channel conveyance techniques that

- provide infiltration and water quality benefits, and landscaped-based management in common open space areas, where practicable; and
14. Consider additional guidance for incorporating natural hydrology into the Site and BMP designs, methods and techniques that support the objectives of Subsections 304.B and 304.C. Appendix B presents additional discussion of “Conservation Design” and “Low Impact Design.”
- D. The procedures set forth above shall be utilized to the maximum extent practicable for the overall Site design and selection, location and design of features and BMPs to be used to comply with the requirements of Sections 305, 306, 307 and 308.

Section 305. Water Quality and Runoff Volume Requirements

To control Post-construction stormwater impacts from Regulated Activities and meet State water quality requirements, BMPs shall be provided in the Site design that replicate Predevelopment stormwater infiltration and runoff conditions, such that Post-construction stormwater discharges do not degrade the physical, chemical, or biological characteristics of the receiving waters. The green infrastructure and Low Impact Development (LID) practices provided in the PA BMP Manual, as well as the guidance on green infrastructure, LID and Conservation Design (CD) provided in Appendix B, may be utilized for all regulated activities wherever possible. The Applicant shall comply with the following water quality and runoff volume requirements for all Regulated Activities, including all New Development and Redevelopment activities:

- A. The Post-construction total runoff volume shall not exceed the Predevelopment total runoff volume for all storms equal to or less than the two (2)-year, twenty-four (24)-hour duration precipitation (design storm). The water quality and runoff volume to be managed shall consist of any runoff volume generated by the proposed Regulated Activity over and above the Predevelopment total runoff volume and shall be captured and permanently retained or infiltrated on the Site. Permanent retention options may include, but are not limited to, reuse, evaporation, transpiration, and infiltration.
- B. For modeling purposes, the Predevelopment ground cover conditions shall be determined using the corresponding ground cover assumptions presented in Subsection 309.D of this Ordinance.
- C. The design of the Stormwater Management Facility outlet shall provide for protection from clogging and unwanted sedimentation.
- D. BMPs that moderate the temperature of stormwater shall be used to protect the temperature of receiving waters.

- E. Water quality improvement shall be achieved in conjunction with achieving the infiltration requirements of Section 306. The infiltration volume required under Section 306 may be included as a component of the water quality volume. If the calculated water quality and runoff volume is greater than the volume infiltrated, then the difference between the two (2) volumes shall be managed for water quality and runoff volume control through other techniques or practices but shall not be discharged from the Site.
- F. Runoff from the Disturbed Area shall be treated for water quality prior to entering existing waterways or water bodies. If a stormwater management practice does not provide water quality treatment, then water quality BMPs shall be utilized to provide pre-treatment prior to the runoff entering the stormwater management practice.
- G. West Fallowfield Township may require additional water quality and runoff control measures for stormwater discharging to special management areas such as those listed in Subsection 301.P.
- H. When the Regulated Activity contains or is divided by multiple drainage areas, the water quality and runoff volume shall be separately addressed for each drainage area.
- I. Weighted averaging of runoff coefficients shall not be used for manual computations or input data for water quality and runoff volume calculations.
- J. Areas located outside of the Site (i.e., areas outside of the Regulated Activity) may be excluded from the calculation of the water quality and runoff volume requirements.
- K. Water quality and volume control practices shall be selected and designed to meet the criteria of Subsection 304.C that apply to water quality and volume control.
- L. Evapotranspiration may be quantified and credited towards meeting volume requirements according to the PADEP Post Construction Stormwater Management (PCSM) Spreadsheet and Instructions (December 2020) or the most recent guidance from PADEP.

Section 305A Riparian Buffers

- A. In order to protect and improve water quality, a Riparian Buffer Easement shall be created and recorded as part of any subdivision or land development that encompasses a Riparian Buffer.
- B. Except as required by Chapter 102, the Riparian Buffer Easement shall be measured to be the greater of the limit of the 100 year floodplain or a minimum of 35 feet from the top of the streambank (on each side).

C. Whenever practicable invasive vegetation shall be actively removed and the Riparian Buffer Easement shall be planted with native trees, shrubs and other vegetation to create a diverse native plant community appropriate to the intended ecological context of the site.

D. The Riparian Buffer Easement shall be enforceable by the municipality and shall be recorded in the Chester County Recorder of Deeds Office, so that it shall run with the land and shall limit the use of the property located therein. The easement shall allow for the continued private ownership and shall count toward the minimum lot area required by Zoning, unless otherwise specified in the municipal Zoning Ordinance.

E. Any permitted use within the Riparian Buffer Easement shall be conducted in a manner that will maintain the extent of the existing 100-year floodplain, improve or maintain the stream stability, and preserve and protect the ecological function of the floodplain.

F. The following conditions shall apply when public and/or private recreation trails are permitted within Riparian Buffers:

1. Trails shall be for non-motorized use only.
2. Trails shall be designed to have the least impact on native plant species and other sensitive environmental features.

G. Septic drainfields and sewage disposal systems shall not be permitted within the Riparian Buffer Easement and shall comply with setback requirements established under 25 Pa. Code Chapter 73.

Section 306. Infiltration Requirements

Providing for infiltration consistent with the natural hydrologic regime is required to compensate for the reduction in the recharge that occurs when the ground surface is disturbed or Impervious Surface is created or expanded. The Applicant shall achieve the following infiltration requirements:

- A. For Regulated Activities involving both New Development and Redevelopment, infiltration should be designed to accommodate the entire water quality and runoff volume required in Section 305. Infiltration BMPs should be consistent with the design and infiltration period guidelines included in the PA BMP Manual or other PA DEP design guidance. If the runoff volume required by Section 305 cannot be infiltrated, then alternative methods consistent with the PA BMP Manual (as amended) or other PA DEP guidance, such as the Managed Release Concept, may be used to manage this volume with approval from the Municipal Engineer.

- B. For Regulated Activities involving both New Development and Redevelopment, the volume of a minimum of one (1)-inch of runoff from all Proposed Impervious Surfaces shall be infiltrated.
- C. If the requirements of Subsections 306.A or 306.B cannot be physically accomplished, then the Applicant shall be responsible for demonstrating with data or calculations to the satisfaction of the Municipal Engineer why this infiltration volume cannot be physically accomplished on the Site (e.g., shallow depth to bedrock or limiting zone, open voids, steep slopes, etc.) and what alternative volume can be infiltrated.
- D. Only if a minimum infiltration of the first one-half (0.5) inch of runoff volume cannot be physically accomplished on the Site, shall a waiver from Section 306 be considered by West Fallowfield Township in accordance with Section 111.
- E. If Site conditions preclude capture of runoff from portions of the Impervious Surfaces, the infiltration volume for the remaining area shall be increased an equivalent amount to offset the loss.
- F. When a project contains or is divided by multiple watersheds, the infiltration volume shall be separately addressed for each watershed.
- G. Existing Impervious Surfaces located in areas outside of the Site (i.e., outside of the Regulated Activity) may be excluded from the calculation of the required infiltration volume.
- H. A detailed soils evaluation of the Site shall be conducted by a qualified professional and at a minimum shall address soil permeability, depth to bedrock, and subgrade stability. The general process for designing the infiltration BMP shall be conducted by a qualified Licensed Professional and shall be consistent with the PA BMP Manual (as amended) (or other guidance acceptable to the Municipal Engineer) and in general shall:
 - 1. Analyze hydrologic soil groups as well as natural and man-made features within the Site to determine general areas of suitability for infiltration practices. In areas where development on fill material is under consideration, conduct geotechnical investigations of sub-grade stability; infiltration may not be ruled out without conducting these tests.
 - 2. Provide field tests such as double ring infiltrometer or other hydraulic conductivity tests (at the elevation of the proposed infiltration surface) to determine the appropriate hydraulic conductivity rate. Standard septic/sewage percolation tests are not acceptable for design purposes.
 - 3. Design the Infiltration Facility for the required retention (infiltration) volume based on field-determined infiltration capacity (and apply safety factor as per PA

BMP Manual (as amended) at the elevation of the proposed infiltration surface. The minimum infiltration capacity in order to utilize an infiltration facility shall be 0.1 inches per hour.

4. On-lot infiltration features are encouraged; however, it shall be demonstrated to the Municipal Engineer that the soils are conducive to infiltration on the identified lots.
- I. Infiltration BMPs shall be selected based on suitability of soils and Site conditions and shall be constructed on soils that have the following characteristics:
 1. A minimum depth of twenty-four (24) inches between the bottom of the BMP and the top of the Limiting Zone. Additional depth may be required in areas underlain by karst or carbonate geology (see Subsection 306.M).
 2. An infiltration rate sufficient to accept the additional stormwater volume and drain completely as determined by field tests conducted by the Applicant.
 3. The Infiltration Facility shall completely drain the retention (infiltration) volume within three (3) days (seventy-two (72) hours) from the end of the design storm.
 - J. All infiltration practices shall:
 1. Be selected and designed to meet the criteria of Subsection 304.C that are applicable to infiltration;
 2. Be set back at least fifteen (15) feet from all buildings and features with sub-grade elements (e.g., basements, foundation walls, etc.), unless otherwise approved by the Municipal Engineer;
 3. For any infiltration practice that collects runoff from shared or multiple features and that is located within fifty (50) feet of a building or feature with sub-grade elements (e.g., basements, foundation walls, etc.), the bottom elevation shall be set below the elevation of the sub-grade element.
 - K. Infiltration Facilities shall, to the maximum extent practicable, be located to avoid introducing contaminants to groundwater:
 1. When a Hotspot is located in the area draining to a proposed Infiltration Facility, an evaluation of the potential of groundwater contamination from the proposed Infiltration Facility shall be performed, including a hydrogeologic investigation (if necessary) by a qualified Licensed Professional to determine what, if any, pre-treatment or additional design considerations are needed to protect groundwater quality.

2. When located within a “well head protection area” of a public water supply well, infiltration practices shall be in conformance with the applicable approved source water protection assessment or source water protection plan.
 3. The Applicant shall provide appropriate safeguards against groundwater contamination for land uses that may cause groundwater contamination should there be a mishap or spill.
- L. During Site construction, all infiltration practice components shall be protected from compaction due to heavy equipment operation or storage of fill or construction material. Infiltration areas shall also be protected from sedimentation. Areas that are accidentally compacted or graded shall be remediated to restore soil composition and porosity. Adequate documentation to this effect shall be submitted to the Municipal Engineer for review. All areas designated for infiltration shall not receive runoff until the contributory drainage area has achieved final stabilization as determined by the Township Engineer and/or the Chester County Conservation District.
- M. Where sediment transport in the stormwater runoff is anticipated to reach the infiltration system, appropriate permanent measures to prevent or collect sediment shall be installed prior to discharge to the infiltration system.
- N. Where roof drains are designed to discharge to infiltration practices, they shall have appropriate measures to prevent clogging by unwanted debris (for example, silt, leaves and vegetation). Such measures shall include but are not limited to leaf traps, gutter guards and cleanouts.
- O. All infiltration practices shall have appropriate positive overflow controls.
- P. No sand, salt or other particulate matter may be applied to a porous surface material for winter ice conditions.
- Q. All infiltration BMPs shall have a maximum drainage area: infiltration footprint ratio of 5:1 for the impervious portion of the drainage area and 8:1 for the pervious porous portion of the drainage area. The ratios calculations shall be proportional based on the amount of impervious and pervious areas tributary to the BMP.
- R. The following procedures and materials shall be required during the construction of all subsurface facilities:
1. Excavation for the Infiltration Facility shall be performed with equipment that will not compact the bottom of the seepage bed/trench or like facility (Maximum 4 PSI ground pressure).
 2. The bottom of the bed and/or trench shall be scarified prior to the placement of aggregate.

3. Only clean aggregate with documented porosity, free of fines, shall be allowed.
4. The tops, bottoms and sides of all seepage beds, trenches, or like facilities shall be covered with drainage fabric. Fabric shall be non-woven fabric acceptable to the Municipal Engineer.
5. Stormwater shall be distributed throughout the entire seepage bed/trench or like facility and provisions for the collection of debris shall be provided in all facilities.

Section 307. Stream Channel Protection Requirements

For Regulated Activities involving New Development with one (1) or more acres of Earth Disturbance, the Applicant shall comply with the following stream channel protection requirements to minimize stream channel erosion and associated water quality impacts to the receiving waters:

- A. The peak flow rate of the Post-construction two (2)-year, twenty-four (24)-hour design storm shall be reduced to the Predevelopment peak flow rate of the one (1)-year, twenty-four (24)-hour duration precipitation, using the SCS Type II distribution.
- B. To the maximum extent practicable, and unless otherwise approved by the Municipal Engineer, the Post-construction one (1)-year, twenty-four (24)-hour storm flow shall be detained for a minimum of twenty-four (24) hours and a maximum not to exceed seventy-two (72) hours from a point in time when the maximum volume of water from the one (1)-year, twenty-four (24)-hour storm is stored in a proposed BMP (i.e., when the maximum water surface elevation is achieved in the facility). Release of water can begin at the start of the storm (i.e., the invert of the orifice is at the invert of the proposed BMP).
- C. For modeling purposes, the Predevelopment ground cover conditions shall be determined using the corresponding ground cover assumptions presented in Subsection 309.D of this Ordinance.
- D. The minimum orifice size in the outlet structure to the BMP shall be three (3) inches in diameter unless otherwise approved by the Municipal Engineer, and a trash rack shall be installed to prevent clogging. For Sites with small drainage areas contributing to the BMP that do not provide enough runoff volume to allow a twenty-four (24) hour attenuation with the three (3)-inch orifice, the calculations shall be submitted showing this condition.
- E. When the calculated orifice size is below three (3) inches, gravel filters (or other methods) are recommended to discharge low-flow rates subject to the Municipal

Engineer's satisfaction. When filters are utilized, maintenance provisions shall be provided to ensure filters meet the design function.

- A. All proposed Stormwater Management Facilities shall make use of measures to extend the flow path and increase the travel time of flows in the facility.
- A. When a Regulated Activity contains or is divided by multiple drainage areas, the peak flow rate control shall be separately addressed for each drainage area.

Section 308. Stormwater Peak Rate Control Requirements

The Applicant shall comply with the following peak flow rate control requirements for all Regulated Activities including those that involve New Development and Redevelopment.

- A. Post-construction peak flow rates from any Regulated Activity shall not exceed the Predevelopment peak flow rates as shown for each of the design storms specified in Table 308.1.

TABLE 308.1
Peak Rate Control Standards

**(Peak Flow Rate of the Post-construction Design Storm
Shall be Reduced to the Peak Flow Rate of the Corresponding Predevelopment
Design Storm Shown in the Table)**

POST-CONSTRUCTION DESIGN STORM FREQUENCY (24-Hour Duration)	PREDEVELOPMENT DESIGN STORM	
	New Development Regulated Activities	Redevelopment Regulated Activities
2-Year	1-Year	2-Year
5-Year	5-Year	5-Year
10-Year	10-Year	10-Year
25-Year	25-Year	25-Year
50-Year	50-Year	50-Year
100-Year	100-Year	100-Year

- B. For modeling purposes, the Predevelopment ground cover conditions shall be determined using the corresponding ground cover assumptions presented in Subsection 309.D of this Ordinance.

- C. For Regulated Activities involving only Redevelopment, no peak flow rate controls are required when and **only if** the total Proposed Impervious Surface area is at least twenty percent (20%) less than the total existing Impervious Surface area to be disturbed by the Regulated Activity. In all cases where this requirement is not met, the Redevelopment Regulated Activity shall achieve the peak flow rate controls presented in Table 308.1, using the Redevelopment Ground Cover Assumptions presented in Subsection 309.D.
- D. Only the area of the proposed Regulated Activity shall be subject to the peak flow rate control standards of this Ordinance. Undisturbed areas for which the discharge point has not changed are not subject to the peak flow rate control standards.
- E. Areas located outside of the Site (i.e., areas outside of the Regulated Activity) that drain through a proposed Site are not subject to peak flow rate control requirements. Drainage facilities located on the Site shall be designed to safely convey flows from outside of the Site through the Site.
- F. When a Regulated Activity contains or is divided by multiple drainage areas, the peak flow rate controls shall be separately addressed for each drainage area.
- G. The effect of structural and non-structural stormwater management practices implemented as part of the overall Site design may be taken into consideration when calculating total storage volume and peak flow rates.

Section 309. Calculation Methodology

- A. Stormwater runoff from all Regulated Activity Sites with a drainage area of greater than five (5) acres shall be calculated using a generally accepted calculation technique(s) that is based on the NRCS Soil Cover Complex Method. Table 309.1 summarizes acceptable computation methods. The method selected for use shall be based on the individual limitations and suitability of each method for a particular Site. The use of the Rational Method to estimate peak discharges for drainage areas greater than five (5) acres shall be permitted only upon approval by the Municipal Engineer.

**TABLE 309.1
ACCEPTABLE COMPUTATION METHODOLOGIES FOR
SWM SITE PLAN**

METHOD	DEVELOPED BY	APPLICABILITY
TR-20 (or commercial computer package based on TR-20)	USDA NRCS	Applicable where use of full hydrology computer model is desirable or necessary.

TR-55 (or commercial computer package based on TR-55)	USDA NRCS	Applicable for land development plans where limitations described in TR-55 are met.
HEC-1/ HEC-HMS	US Army Corps of Engineers	Applicable where use of a full hydrologic computer model is desirable or necessary.
Rational Method (or commercial computer package based on Rational Method)	Emil Kuichling (1889)	For Sites up to five (5) acres, or as approved by West Fallowfield Township.
Other Methods	Varies	Other computation methodologies approved by West Fallowfield Township.

- B. All calculations using the Soil Cover Complex Method shall use the appropriate design rainfall depths for the various return period storms consistent with this Ordinance. Rainfall depths used shall be obtained from the latest version of the Precipitation-Frequency Atlas of the United States National Oceanic and Atmospheric Administration (NOAA), National Weather Service, Hydrometeorological Design Studies, Silver Spring, Maryland (NOAA Atlas 14) values consistent with a partial duration series. When stormwater calculations are performed for routing procedures or infiltration, water quality and runoff volume functions, the duration of rainfall shall be twenty-four (24) hours.
- C. All calculations using the Rational Method shall use rainfall intensities consistent with appropriate times-of-concentration (duration) and storm events with rainfall intensities obtained from NOAA Atlas 14 partial duration series estimates, or the latest version of the PennDOT Drainage Manual (PDM Publication 584). Times-of-concentration shall be calculated based on the methodology recommended in the respective model used. Times of concentration for channel and pipe flow shall be computed using Manning's equation.
- D. The Applicant shall utilize the following ground cover assumptions for all Predevelopment water quality and runoff volume, infiltration volume and peak flow rate calculations:
1. For Regulated Activities involving New Development, the following ground cover assumptions shall be used:
 - a. For areas that are Woods (as defined in Article II of this Ordinance), Predevelopment calculations shall assume ground cover of "Woods in good

condition”.

- b. For all other areas (including all Impervious Surfaces), Predevelopment calculations shall assume ground cover of “meadow”.
2. For Regulated Activities involving Redevelopment, the following ground cover assumptions shall be used:
 - a. For areas that are Woods (as defined in Article II of this Ordinance), Predevelopment calculations shall assume ground cover of “Woods in good condition”.
 - a. For areas that are not Woods or not Impervious Surfaces, Predevelopment calculations shall assume ground cover of “meadow”.
 - b. For areas that are Impervious Surfaces, Predevelopment calculations shall assume at least twenty percent (20%) of the existing Impervious Surface area to be disturbed as “meadow” ground cover.
3. The Applicant shall determine which stormwater standards apply to the proposed Regulated Activity as follows:
 - a. Stormwater standards for New Development shall apply to all proposed Regulated Activities that involve only New Development activities as defined in this Ordinance.
 - a. Stormwater standards for Redevelopment shall apply to all proposed Regulated Activities that involve only Redevelopment activities as defined in this Ordinance.
 - a. At the discretion of the Municipal Engineer, Regulated Activities that involve a combination of both New Development and Redevelopment activities, as defined in this Ordinance, may either:
 - i. Apply the stormwater standards (Redevelopment or New Development) that are associated with the activity that involves the greatest amount of land area; or
 - ii. Apply the Redevelopment and New Development stormwater standards to the corresponding Redevelopment and New Development portions of the proposed Regulated Activity.
- E. Runoff curve numbers (CN) for both Predevelopment and proposed (Post-construction) conditions to be used in the Soil Cover Complex Method shall be obtained from Table C-1 in Appendix C of this Ordinance.

- F. Runoff coefficients (C) for both Predevelopment and proposed (Post-construction) conditions for use in the Rational Method shall be obtained from Table C-2 in Appendix C of this Ordinance.
- G. Weighted averaging of runoff coefficients shall not be used for manual computations or input data for water quality and runoff volume calculations.
- H. Hydraulic computations to determine the capacity of pipes, culverts, and storm sewers shall be consistent with methods and computations contained in the Federal Highway Administration Hydraulic Design Series Number 5 (Publication No. FHWA-NHI-01-020 HDS No. 5, as amended). Hydraulic computations to determine the capacity of open channels shall be consistent with methods and computations contained in the Federal Highway Administration Hydraulic Engineering Circular Number 15 (Publication No. FHWA-NHI-05-114 HEC 15, as amended). Values for Manning's roughness coefficient (n) shall be consistent with Table C-3 in Appendix C of the Ordinance.
- I. Runoff calculations shall include the following assumptions:
 - 1. Average antecedent moisture conditions (for the Soil Cover Complex Method only for example, TR-55, TR-20).
 - 2. A type II distribution storm (for the Soil Cover Complex Method only for example, TR-55, TR-20).

Section 310. Other Requirements

- A. Any BMP intended to hold standing water for four (4) days or longer shall be designed to incorporate biologic controls consistent with the West Nile Guidance found in Appendix D, PADEP document 363-0300-001 "Design Criteria – Wetlands Replacement/Monitoring" (as amended), (or contact the Pennsylvania State Cooperative Wetland Center or the Penn State Cooperative Extension Office for design information.)
- B. Any stormwater basin required or regulated by this Ordinance designed to store runoff and requiring a berm or earthen embankment shall be designed to provide an emergency spillway to safely convey flow up to and including the one hundred (100)-year proposed conditions. The height of embankment shall provide a minimum 1.0 foot of freeboard above the maximum pool elevation computed when the facility functions for the one hundred (100)-year proposed conditions inflow. Should any BMP require a dam safety permit under PA Chapter 105 regulations, the facility shall be designed in accordance with and meet the regulations of PA Chapter 105 concerning dam safety. PA Chapter 105 may require the safe conveyance of storms larger than one hundred (100)-year event.

- C. Any stormwater basin required or regulated by this Ordinance designed with a one hundred (100)-year water surface depth of greater than three (3) feet shall adhere to the following design standards:
 - a. The maximum design one hundred (100)-year water surface depth shall not exceed six (6) feet.
 - b. The top width of the berm shall be a minimum of eight (8) feet.
 - c. The maximum interior embankment slope shall be no greater than 3H:1V and the maximum exterior embankment slope shall be no greater than 4H:1V.
 - d. The basin embankment shall be designed with an appropriately designed clay core.
 - e. The basin outlet pipe shall be a minimum diameter of fifteen (15) inches and shall be reinforced concrete pipe (RCP).
 - f. The outlet pipe shall be fitted with an appropriately sized anti-seep collar.
- D. Any drainage Conveyance facility and/or channel not governed by PA Chapter 105 regulations shall be designed to convey, without damage to the drainage facility or roadway, runoff from the twenty-five (25)-year storm event. Larger storm events (fifty (50)-year and one hundred (100)-year storms) shall also be safely conveyed in the direction of natural flow without creating additional damage to any drainage facilities, nearby structures, or roadways.
- E. Conveyance facilities to or exiting from stormwater management facilities (i.e., detention basins) shall be designed to convey the design flow to or from the facility.
- F. Roadway crossings or structures located within designated floodplain areas shall be able to convey runoff from a 100-year design storm consistent with Federal Emergency Management Agency National Flood Insurance Program – Floodplain Management Requirements.
- G. Any Stormwater Management Facility located within a PennDOT right-of-way shall comply with PennDOT minimum design standards and permit submission and approval requirements.
- H. Adequate erosion protection and energy dissipation shall be provided along all open channels and at all points of discharge. Design methods shall be consistent with the Federal Highway Administration Hydraulic Engineering Circular Number 11 (Publication No. FHWA-IP-89-016, as amended) and the PADEP Erosion and Sediment Pollution Control Program Manual (Publication No. 363-2134-008, as amended), or other design guidance acceptable to the Municipal Engineer.

Section 311. Other Conveyance and System Design Standards

A. Conveyance Systems (Gutters, Swales, Open Vegetated Channels, Drainageways, and Storm Sewers).

1. Design Standards. The following design standards shall apply:

- a. Road gutters or swales shall be designed to have a maximum flow depth of 6 inches if no stormwater is conveyed in the cartway of the street. The maximum flow depth permitted across a street at the intersection of two streets is 1 inch. All curbed streets shall be designed with a maximum flow depth of 2 inches.
- a. Storm sewer pipes, culverts, manholes, inlets, endwalls and end sections proposed for dedication or located along streets shall conform to the requirements of the Pennsylvania Department of Transportation, Bureau of Design, *Standards for Roadway Construction*, Publication No. 72, in effect at the time the design is submitted, as modified by the adopted Township construction standards.
- a. The capacities of the pipes, gutters, inlets, culverts, outlet structures, swales and channels shall consider all possible hydraulic conditions. The design standards shall be in accordance with Pennsylvania Department of Transportation Publication No. 13, *Design Manual*, No. 2, as amended.
- a. The capacities of open channels shall be calculated using the Manning Equation. Permissible open channel velocities and design standards shall be in accordance with good engineering practice as documented in the *Engineering Field Manual for Conservation Practices*, USDA, SCS, or in "Design Charts for Open-Channel Flow," Hydraulic Design Series No. 3, United States Department of Transportation.
- a. Flood relief channels shall be provided and designed to convey the runoff from the 100-year, 24-hour storm, such that a positive discharge of the runoff to an adequate receiving stream or other conveyance system occurs without allowing the runoff to encroach upon other properties.
- a. All open channels shall be design with a 0.5 feet freeboard above the design flow elevation.
- a. Endwalls shall be used where stormwater runoff enters or leaves the storm sewer. Endwalls shall be fitted with self-cleaning trash racks that will prevent pets and small children from entering the pipes.
- a. Inlets shall be placed on both sides of the street at low spots, as needed, to collect runoff from road gutters, at abrupt changes in horizontal or vertical alignment of storm sewers, and at a maximum distance of 300 feet apart along a storm sewer pipe. Inlets shall be depressed 2 inches below the grade of the gutter or road surface. Manholes may be substituted for inlets at locations where inlets are not required to handle surface water runoff.
- a. All storm sewer pipes shall be laid to a minimum depth of 1 foot from subgrade to the crown of the pipe, 2 feet within the street cartway.
- a. All storm sewers greater than 15 inches in diameter shall be fitted with appropriately designed trash racks at both the inflow and discharge ends.

- a. Flow velocities from any storm sewer may not result in a deflection of the receiving channel. Energy dissipaters shall be placed at the outlets of all storm sewer pipes where flow velocities exceed maximum permitted channel velocities.
 - a. Minimum Sizes.
 - (1) Curved pipes, tee joints, elbows and wyes are prohibited for except for all pipes with at least a 36-inch diameter.
 - (2) Storm sewer pipes and culverts, other than those used for detention basin outlets, shall have a minimum diameter of 15 inches.
 - m. All trenches for pipe installed beneath the cartway and within 3 feet of an inlet or manhole shall be backfilled with 2A modified stone or other stone approved by the Township Engineer.
- 2. Material Standards. The following material standards shall apply:
 - a. Storm sewer pipes and culverts, other than those used for detention basin outlets, shall be made of reinforced concrete or corrugated smooth-walled high density polyethylene.
- 3. *Field Construction Standards.* The following construction standards shall apply:
 - a. All storm sewer pipes, culverts, manholes, inlets, endwalls and end sections shall be installed in accordance with the Pennsylvania Department of Transportation, Publication 408, as amended.
 - b. Storm sewer pipes and culverts, other than those used for detention basin outlets, shall be installed with sufficient slope to provide a minimum velocity of 3 feet per second when flowing full.

Section 312. Erosion & Sedimentation Control Design Standards

All activities involving earth disturbance shall be consistent with the following performance standards and those of the Pennsylvania Department of Environmental Protection:

- A. All earth disturbance activities shall be conducted in such a way as to prevent accelerated erosion and resulting sedimentation. To accomplish this, all persons engaged in earth disturbance activities shall design, implement, and maintain erosion and sedimentation control measures that effectively prevent accelerated erosion and sedimentation.
- B. In order to prevent accelerated erosion and resulting sedimentation, earth disturbance activities related to earthmoving operations, to construction (including, but not limited to, construction of buildings and other structures), and to paving activities, shall be conducted only in conformance with the following principles:
 - 1. During the period of earth moving and, in the case of subdivisions or land developments, prior to the completion of roads, parking areas, buildings and other

improvements and the establishment of vegetation or soil stabilization measures, facilities shall be installed to insure the following:

- a. There shall be no discharge of sediment or other solid materials from the site as a result of stormwater runoff.
 - b. During the period of earthmoving, peak discharges and discharge volumes from the site shall comply with subsection .4, with the following exceptions and additions:
 - 1) Any person conducting a business or regular earthmoving (quarrying, top soil removal, etc., but not agricultural operations) shall calculate runoff for facility design based upon runoff before earthmoving and runoff during the maximum period of exposure.
 - 2) Wherever soils, topography or other conditions suggest substantial erosion potential during subdivision and land development or earthmoving, the Township, as recommended by the Township Engineer, may require that the entire volume of a 2-year storm be retained on site or that special sediment trapping facilities be installed.
 2. No earthmoving or stripping of vegetation shall be conducted in areas greater than 25% slope unless specific approval is obtained from the Board of Supervisors, with recommendations from the Township Engineer.
 3. Earthmoving and the addition of fill will be minimized to preserve the natural features and topography.
 4. Stripping of vegetation, regrading or other development shall be done in such a way that will minimize erosion.
 5. To the maximum extent practical, natural vegetation shall not be removed except as provided in the approved final subdivision or land development plan or the zoning permit. The stockpiling of soil over the roots of trees to be preserved is prohibited within the drip line of the tree.
 6. The amount of disturbed area and the duration of exposure shall be kept to a practical minimum.
 7. The permanent (final) vegetative and structural erosion control and drainage measures shall be installed as soon as practical.
 8. Sediment in runoff water shall be trapped and removed through means approved by the Township Engineer to assure adequate capacity in the basins or traps.
 9. Procedures for protecting soils or geologic formations with water supply potential from contamination by surface water or other disruption by construction activity shall be established.
 10. Such other requirements or exceptions as are consistent with these terms in the foregoing principles may be imposed or allowed by the Township Engineer.
- C. *Special Requirements for Agricultural and/or Logging and Woodcutting Operations.* To prevent accelerated erosion and resulting sedimentation, earth disturbance activities relating to agricultural and/or logging and woodcutting operations should be conducted with consideration to the following principles:
1. *Agricultural Operations.* All agricultural operations should conform to the following principles:

- a. Permanent cover should be maintained within a minimum of 25 feet of a stream and should be maintained 10 feet up slope from property lines.
 - b. Permanent cover shall not be disturbed within the Township road right-of-way.
 - c. Tillage and nursery operations shall not be conducted on slopes exceeding 15%, and sod operations shall not be conducted on slopes exceeding 8%, except where minimum tillage methods approved by SCS or Chester County Conservation District are followed.
 - a. Diversion terraces or cover crops no less than 10 feet in width should be provided at a maximum of 200 foot intervals on slopes of 8-15% where tillage or sod crops are planted.
- 2. *Logging or Woodcutting Operations.* All logging or woodcutting operations conducted with or prior to a land development should be conducted in conformance with the following principles and standards:
 - a. Stumps, ground cover and root mat must be left intact until land development plans are approved and erosion and sedimentation control facilities are installed.
 - b. Methods for removal of logs and the removal routes shall be specified in a plan, approved by the Township Engineer, and shall not include traversing slopes of 15-25% at more than the minimum gradient possible.
 - c. On slopes of 10-25%, logging will involve the cutting or removal of less than all of even-aged and non-contiguous trees.
 - d. On slopes exceeding 25%, logging and woodcutting shall be by specific approval of the Board of Supervisors and shall be limited to highly selected removal of trees. Maximum precautions shall be taken to avoid destruction or injury of understory brush and trees.
 - e. Design criteria of Part 13 of the West Fallowfield Township Zoning Ordinance [Chapter 1] shall apply.
- D. All earth disturbances greater than 1,000 square feet must be done under an erosion and sedimentation control permit issued by West Fallowfield Township.
- E. All earth disturbances greater than 1 acre must be done under a Stormwater NPDES permit and have a post-construction stormwater management plan.

ARTICLE IV – STORMWATER MANAGEMENT (SWM) SITE PLAN REQUIREMENTS

Section 401. General Requirements

For any Regulated Activity, unless exempt per the provisions of Section 106:

- A. Preparation and implementation of an approved SWM Site Plan is required.
- B. No Regulated Activity shall commence until West Fallowfield Township issues written approval of a SWM Site Plan, which demonstrates compliance with the requirements of this Ordinance and, if required, a letter of adequacy has been issued by the Conservation District for an Erosion and Sediment Control Plan.
- C. The preliminary or final approval of subdivision and/or land development plans, and the issuance of any building or occupancy permit shall not proceed until the Applicant has received written approval of a SWM Site Plan from West Fallowfield Township.
- D. The SWM Site Plan approved by West Fallowfield Township shall be on Site throughout the duration of the Regulated Activity.
- E. A justification must be included in the SWM Site Plan if BMPs other than green infrastructure methods and LID practices are proposed to achieve the volume, rate and water quality controls under this Ordinance.

Section 402. SWM Site Plan Contents

The SWM Site Plan shall consist of a general description of the project including items described in Section 304, calculations, maps, and plans. A note on the maps shall refer to the associated computations and Erosion and Sediment Control Plan by title and date. The cover sheet of the computations and Erosion and Sediment Control Plan shall refer to the associated maps by title and date. All SWM Site Plan materials shall be submitted to West Fallowfield Township in a format that is clear, concise, legible, neat, and well organized; otherwise, the SWM Site Plan shall not be accepted for review and shall be returned to the Applicant.

The following items shall be included in the SWM Site Plan:

- A. General
 - 1. A general description of the proposed project;

2. A listing of all regulatory approvals required for the proposed project and the status of the review and approval process for each. Final approval or adequacy letters must be submitted to West Fallowfield Township prior to (or as a condition of) West Fallowfield Township's issuing final approval of the SWM Site Plan. Proof of application or documentation of required permit(s) or approvals for the programs listed below shall be part of the SWM Site Plan, if applicable:
 - a. NPDES Permit for Stormwater Discharges associated with Construction Activities;
 - b. PADEP permits as needed:
 - i. PADEP Joint Permit Application,
 - ii. Chapter 105 (Dam Safety and Waterway Management),
 - iii. Chapter 106 (Floodplain Management);
 - c. PennDOT Highway Occupancy Permit;
 - d. Erosion and Sediment Control Plan letter of adequacy; and
 - e. Any other permit under applicable State or Federal regulations.
3. A statement, signed by the Applicant, acknowledging that any revision to the approved SWM Site Plan shall be submitted to and approved by West Fallowfield Township, and that a revised Erosion and Sediment Control Plan shall be submitted to, and approved by, the Conservation District or Municipality (as applicable) for a determination of adequacy prior to construction of the revised features.
4. The following signature block signed and sealed by the qualified Licensed Professional responsible for the preparation of the SWM Site Plan:

“I (name), on this date (date of signature), hereby certify to the best of my knowledge that the SWM Site Plan meets all design standards and criteria of the West Fallowfield Township Ordinance No. _____, ***[followed by title of Ordinance]***.” *[Note: include signature, name, discipline of professional license, and license stamp or seal here]*

B. Maps or Plan Sheets

Map(s) or plan sheets of the Site shall be submitted on minimum twenty-four (24)-inch by thirty-six (36)-inch sheets and shall be prepared in a form that meets the requirements for recording at the Chester County Office of the Recorder of Deeds and

the requirements of the Operation and Maintenance (O&M) Plan and O&M Agreement (Article VII). If the SALDO has additional or more stringent criteria than this Ordinance, then the SALDO criteria shall also apply. Unless otherwise approved by the Municipal Engineer, the contents of the maps or plan sheets shall include, but not be limited to:

1. A location map, with a scale of one (1) inch equals two thousand (2,000) feet or greater, showing the Site location relative to highways, municipal boundaries, or other identifiable landmarks.
2. The name of the project, tax parcel number(s), and the names, addresses and phone numbers of the owner of the property, the Applicant, and firm preparing the plan.
3. Signature and seal of the qualified Licensed Professional(s) responsible for preparation of the maps and plan sheets.
4. The date of SWM Site Plan submission and revision dates, as applicable.
5. A graphic and written scale of one (1) inch equals no more than fifty (50) feet.
6. A north arrow.
7. Legal property boundaries, including:
 - a. The total project property boundary and size with distances marked to the nearest foot and bearings to the nearest degree.
 - b. Boundaries, size and description of purpose of all existing easements and deed-restricted areas of the project property, with distances marked to the nearest foot and bearings to the nearest degree.
8. Existing natural resources and natural or man-made hydrologic features that are located within the Site or receiving discharge from, or that may otherwise be impacted by, the proposed Regulated Activity, including but not limited to:
 - a. All existing natural resources, hydrologic features and drainage patterns including natural waterways, water bodies, wetlands, streams (intermittent and perennial), ponds, lakes, vernal pools, etc., natural infiltration areas and patterns, areas of significant natural evapotranspiration, and other water features and aquatic resources.
 - b. Any existing man-made drainage features, BMPs, Conveyances, facilities, open channels, swales, drainage patterns, or other flood, stormwater or drainage control features.

- c. For the Site, discharge points and locations of concentrated flows and their drainage areas.
- d. For named waters, show names and their watershed boundaries within the Site.
- e. Special management areas (as per Subsection 301.P).
- f. For the water bodies, streams and wetlands identified in Subsection 402.B.8.a, label or otherwise show the following attributes, if applicable:
 - i. The Designated Use as determined by PADEP (25 PA Code Chapter 93);
 - ii. Impairments listed on the PADEP “Integrated List” (as updated) and the listed source and cause of impairment;
 - iii. Name, date, and target pollutant(s) for any approved Total Maximum Daily Load (TMDL); and
 - iv. Drainages to water supply reservoirs.
- g. Areas that are part of the Pennsylvania Natural Diversity Inventory (PNDI) and a list of potential impacts and clearances received (for Regulated Activities involving one (1) acre or more proposed Earth Disturbance).
- h. Woods, vegetated riparian buffers and other areas of natural vegetation.
- i. Topography using contours (with elevations based on established bench marks) at intervals of two (2) feet. In areas of slopes greater than fifteen (15) percent five (5)-foot contour intervals may be used. The datum used and the location, elevation and datum of any bench marks used shall be shown.
- j. Areas classified by West Fallowfield Township as steep slopes.
- k. Soil names and boundaries, general type of soils with Hydrologic Soil Group noted, and in particular note areas most conducive to infiltration BMPs, such as groups A and B, etc., estimated permeabilities in inches per hour, and location and other results of all soil tests and borings.
- l. If present, areas with underlying carbonate geologic units, existing sinkholes, subsidence or other karst features, and any associated groundwater recharge areas with increased vulnerability to contamination.
- m. Any contaminated surface or subsurface areas of the Site.
- n. Water supply wells –

- i. Location of existing well(s) on the project property and delineation of the(ir) recharge area(s) (if known), or a fifty (50) foot diameter assumed recharge area;
 - ii. Location of existing well(s) within fifty (50) feet beyond the boundary of the project property boundary (if public water supply is proposed for the Regulated Activity); and
 - o. Current FEMA one hundred (100)-year floodplain boundaries, elevations, and Floodway boundaries for any Special Flood Hazard Areas on or within one hundred (100) feet of the property.
9. Location of the proposed Regulated Activity, limits of Earth Disturbance (Disturbed Area), and BMPs and Conveyances relative to the location of existing natural resources and hydrologic features and special management areas resulting from the Site design process of Section 304.
 10. Description of existing and proposed ground cover and land use including the type and total area.
 11. Existing and proposed man-made features including roads, paved areas, buildings, and other Impervious and Pervious Surfaces on the project property (or an appropriate portion of the property as determined in consultation with the Municipal Engineer) and within the proposed Disturbed Area, and including the type and total area of the following:
 - a. Existing Impervious Surfaces (i.e., those installed after the adoption of the Township Stormwater Management Ordinance on December 13, 2013);
 - b. Existing Impervious Surfaces proposed to be replaced;
 - c. Existing Impervious Surfaces to be permanently removed and replaced with pervious ground cover;
 - d. New or additional Impervious Surfaces; and
 - e. Percent of the Site covered by Impervious Surfaces for both the existing and proposed Post-construction conditions.
 12. The total extent of the upstream area draining through the Site.
 13. All BMPs, Conveyances and other stormwater management facilities shall be located on the plan sheets, including design drawings, profile drawings, construction details, materials to be used, description of function, etc.

14. Complete delineation of the flow paths used for calculating the time of concentration for the Predevelopment and Post-construction conditions shall be included.
15. The locations of all existing and proposed utilities, sanitary sewers, on-lot wastewater facilities (including subsurface tanks and leach fields), and water supply lines within the Site and within fifty (50) feet beyond the proposed limits of Earth Disturbance.
16. A grading plan, including all areas of proposed Earth Disturbance and the proposed Regulated Activity and delineating the boundary or limits of Earth Disturbance of the Site. The total Disturbed Area of the Site shall be noted in square feet and acres.
17. Proposed final grade elevations and contours at intervals of two (2) feet. In areas of slopes greater than fifteen (15) percent, five (5)-foot contour intervals may be used.
18. For each proposed BMP and Conveyance included in the SWM Site Plan (including any to be located on any property other than the property being developed by the Applicant), the following shall be included on the SWM Site Plan map or plan sheets:
 - a. Identification of the person responsible for ongoing inspections, operation, repair, and maintenance of the BMP or Conveyance after completion of construction.
 - b. Delineation of the land area, structures, Impervious Surfaces, and Conveyances draining to and from the BMP or Conveyance.
 - c. Easements, as per the requirements of Article VII, that shall include:
 - i. Boundaries labeled with distances shown in feet and bearings to the nearest degree;
 - ii. Notes or other documentation, as needed, to grant West Fallowfield Township the right of access to all BMPs and Conveyances for the purposes of inspection and enforcement of the requirements of this Ordinance, and any applicable O&M Plans and O&M Agreements;
 - iii. Notes or other documentation, as needed, to grant West Fallowfield Township the right of access to all roadways necessary to access all BMPs and Conveyances, where roadways are not to be dedicated to West Fallowfield Township;

- iv. Notes or other documentation as needed to grant the owner of any BMP or Conveyance the right of access for the purpose of inspection, operation, maintenance, and repair of the BMP or Conveyance that is to be owned, operated and maintained by a person other than West Fallowfield Township, and other than the owner of the property on which the BMP or Conveyance is located;
 - v. A minimum ten (10)-foot wide perimeter (or other width as determined in consultation with the Municipal Engineer) around all BMPs and Conveyances;
 - vi. Sufficient vehicular ingress to and egress from a public right-of-way or roadway, as determined in consultation with the Municipal Engineer; and
 - vii. Accompanying notes or other documentation as needed, and in accordance with Article VII describing the type, purpose and total area of easements, who the easement is granted to, and the rights, duties and obligations of the parties with respect to every BMP or Conveyance.
- d. Boundaries of land areas (if any) for which deed restrictions are required for the purpose of protecting and prohibiting disturbance to a BMP or Conveyance, indicating the area to which the restriction applies with distances shown in feet and bearings to the nearest degree, and a written description of the type, purpose and nature of the restriction.
 - e. Other items that may be needed to comply with all other requirements of Article VII.
- C. A written description of the following information shall be included in the SWM Site Plan:
- 1. Existing features, conditions, natural resources, hydrologic features, and special management areas (as listed in Subsection 402.B.8);
 - 2. How the Site design achieves the requirements of Section 304, and if applicable, where they could not be achieved and why;
 - 3. The overall stormwater management design concept for the project and how the Site design achieves the requirements of Sections 301 through 312 of Article III;
 - 4. Proposed features and conditions, proposed erosion and sediment control features, proposed BMPs, Conveyances, and any other stormwater facilities;
 - 5. A description of the effect of the project (in terms of flow alteration and runoff volumes, water quality and peak flows, etc.) on existing natural resources, hydrologic features and special management areas, adjacent and down gradient

- properties, and any existing municipal or other stormwater Conveyance system(s), that may be affected by or receive runoff from the Regulated Activity (whether located within or outside of the area of the Regulated Activity), and specifics of how erosion, water quality and flow impacts will be avoided or otherwise mitigated;
6. Proposed nonpoint source pollution controls and justification and confirmation that the proposed project will not result in any increased pollutant loadings to any existing stream or stream impairment identified by PADEP, or to any receiving water body;
 7. Expected project time schedule; and
 8. Description of construction stages or project phases, if so proposed.
- D. A detailed Site evaluation conducted by a qualified Licensed Professional for projects proposed in areas of carbonate geology or karst topography, and other environmentally sensitive areas, such as contaminated sites and brownfields, as described in Subsections 301.O and 301.R of this Ordinance.
- E. Stormwater runoff design computations and documentation, such as hydrologic, hydraulic, and structural computations, assumptions, BMP loading ratios, etc., consistent with the guidelines and criteria presented in the PA BMP Manual (as amended) or other guidance acceptable to the Municipal Engineer, and used in the design of the BMPs, Conveyances and other features proposed to be utilized for stormwater management, or as otherwise necessary to demonstrate that the requirements of this Ordinance have been met, specifically including the requirements in Sections 301 and 304 through 309.
- F. For any SWM Site Plan that proposes to use any BMPs other than green infrastructure and LID practices to achieve the volume and rate controls required under this Ordinance, the Municipality will not approve the SWM Site Plan unless it determines that green infrastructure and LID practices are not practicable.
- G. Inspections, Operation and Maintenance Requirements

The following documents shall be prepared and submitted to West Fallowfield Township for review and approval as part of the SWM Site Plan, in accordance with the requirements of Article VII, for each BMP and Conveyance included in the SWM Site Plan (including any to be located on any property other than the property being developed by the Applicant):

1. An O&M Plan;
2. An O&M Agreement;

3. Any easement agreements that are needed to ensure access, inspection, maintenance, operation, repair and permanent protection of any permanent BMP(s) and Conveyances associated with the Regulated Activity;
 4. Any written deed, deed amendment or equivalent document (if needed) to be recorded against a subject property, as shown on the SWM Site Plan maps or plan sheets, or recorded plan sheets for the purpose of protecting and prohibiting disturbance to a BMP or Conveyance; and
 5. Written approval, easement agreements, or other documentation for discharges to adjacent or down gradient properties when required to comply with Subsection 301.G and Article VII of this Ordinance.
- H. An Erosion and Sediment Control Plan, where applicable, as prepared for and submitted to the Conservation District and/or Municipality. A letter of adequacy from the Conservation District, if applicable, must be submitted to West Fallowfield Township prior to (or as a condition of) West Fallowfield Township's final approval of the SWM Site Plan.
- I. A Highway Occupancy Permit from the Pennsylvania Department of Transportation (PennDOT) District Office must be submitted to West Fallowfield Township prior to (or as a condition of) West Fallowfield Township's final approval of the SWM Site Plan when utilization of a PennDOT storm drainage system is proposed.

Section 403. SWM Site Plan Submission

A complete SWM Site Plan that complies with all applicable provisions of Section 402 shall be submitted to West Fallowfield Township for review and approval, as follows:

- A. The SWM Site Plan shall be coordinated with the applicable State and Federal permit process and the Municipal SALDO review process. All permit approvals or letters of adequacy not yet received by the Applicant at the time of submittal of the SWM Site Plan to West Fallowfield Township must be submitted to West Fallowfield Township prior to (or as a condition of) West Fallowfield Township's final approval of the SWM Site Plan.
- B. For projects that require SALDO approval, the SWM Site Plan shall be submitted by the Applicant as part of the preliminary plan submission where applicable for the Regulated Activity.
- C. For Regulated Activities that do not require SALDO approval, the SWM Site Plan shall be submitted by the Applicant for review in accordance with instructions from West Fallowfield Township.

- D. The number of copies of the SWM Site Plan to be submitted by the Applicant for review shall be in accordance with instructions from West Fallowfield Township.
- E. The corresponding review fee shall be submitted to West Fallowfield Township simultaneously with the SWM Site Plan, per West Fallowfield Township's fee schedule.
- F. Any submissions to West Fallowfield Township that are found to be incomplete shall not be accepted for review and shall be returned to the Applicant within 15 days with a notification in writing of the specific manner in which the submission is incomplete.
- G. Financial security, per the requirements of Section 110, shall be submitted to West Fallowfield Township prior to approval of the SWM Site Plan.

Section 404. SWM Site Plan Review

- A. The SWM Site Plan shall be submitted to West Fallowfield Township for review by the Municipal Engineer for consistency with this Ordinance and the respective PA Act 167 Stormwater Management Plan(s). The Municipal Engineer will review the SWM Site Plan for any subdivision or land development for compliance with this Ordinance and the Municipal SALDO provisions not otherwise superseded by this Ordinance.
- B. If applicable, the Applicant shall have received a "letter of adequacy" from the Conservation District or other PADEP approval for the proposed Regulated Activity prior to (or as a condition of) final approval by West Fallowfield Township.
- C. The Municipal Engineer will notify the Applicant and West Fallowfield Township in writing, within forty-five (45) calendar days, whether the SWM Site Plan is consistent with the requirements of this Ordinance. If the SWM Site Plan involves a subdivision and land development Plan, the notification shall occur within the time period allowed by the MPC (as amended). If a longer notification period is provided by other statute, regulation, or ordinance, the Applicant will be so notified by West Fallowfield Township.
 - 1. If the Municipal Engineer determines that the SWM Site Plan is consistent with this Ordinance, the Municipal Engineer shall forward a letter of consistency to West Fallowfield Township, who shall then forward a copy to the Applicant.
 - 2. West Fallowfield Township may approve the SWM Site Plan with conditions reasonably defined to make the SWM Site Plan compliant with the terms of this Ordinance, and, if so, shall provide the conditions for approval in writing.
 - 3. If the Municipal Engineer determines that the SWM Site Plan is inconsistent or noncompliant with this Ordinance, the Municipal Engineer will forward a letter to

West Fallowfield Township, with a copy to the Applicant citing the reason(s) and specific Ordinance sections for the inconsistency or noncompliance. Inconsistency or noncompliance may be due to inadequate information to make a reasonable judgment as to compliance with this Ordinance. Any SWM Site Plans that are inconsistent or noncompliant may be revised by the Applicant and resubmitted in accordance with Section 406 when consistent with this Ordinance. Resubmission will commence a new municipal review and notification time period.

- D. West Fallowfield Township will not grant final approval to any proposed subdivision, land development, or Regulated Activity specified in this Ordinance if the SWM Site Plan has been found to be inconsistent with this Ordinance.
- E. All required permits from PADEP shall be obtained and submitted to West Fallowfield Township prior to (or as a condition of) final approval of any proposed subdivision, land development, or other Regulated Activity by West Fallowfield Township.
- F. No building permits for any Regulated Activity will be approved by West Fallowfield Township if the SWM Site Plan has been found to be inconsistent with this Ordinance, as determined by the Municipal Engineer. All required permits from PADEP shall be obtained prior to issuance of a building permit.
- G. West Fallowfield Township's approval of a SWM Site Plan shall be valid for a period not to exceed five (5) years commencing on the date that West Fallowfield Township approved the SWM Site Plan. If stormwater management facilities included in the approved SWM Site Plan have not been constructed, or if constructed, As-Built Plans of these facilities have not been approved within this five (5) year time period, then the Applicant may seek reinstatement of approval of the expired SWM Site Plan. If West Fallowfield Township determines that the expired SWM Site Plan is consistent and compliant with current regulations and requirements, then the expired SWM Site Plan will be reinstated; otherwise, it will be rejected. The Applicant will be prohibited from conducting any Regulated Activity until a reinstated or newly approved SWM Site Plan is obtained in accordance with Section 406 of this Ordinance.
- H. All or portions of the final approved SWM Site Plan shall be recorded (as "record plans") per the instructions of West Fallowfield Township.
- I. Upon completion of construction, the Applicant shall be responsible for completing final As-Built Plans of all BMPs, Conveyances, or other stormwater management facilities included in the approved SWM Site Plan as per the requirements of Section 502 of this Ordinance.

Section 405. Revision of SWM Site Plans

A. A submitted SWM Site Plan under review by West Fallowfield Township shall be revised and resubmitted for any of the following reasons:

1. A change in stormwater management BMPs, Conveyances, facilities or techniques;
2. Relocation or redesign of stormwater management BMPs, Conveyances, or facilities; or
3. Soil or other Site conditions are not as stated on the SWM Site Plan as determined by the Municipal Engineer, and the new conditions necessitate design changes.

The revised SWM Site Plan shall be resubmitted in accordance with Section 403 and subject to review as specified in Section 404 of this Ordinance.

B. A revision to an approved SWM Site Plan shall be submitted to West Fallowfield Township, accompanied by the applicable municipal review fee.

Section 406. Resubmission of Inconsistent or Noncompliant SWM Site Plans

Any SWM Site Plan deemed inconsistent or noncompliant may be revised and resubmitted with the revisions addressing the Municipal Engineer's concerns documented in writing. The submission shall be addressed to West Fallowfield Township in accordance with Section 403 of this Ordinance, distributed accordingly, and be subject to review as specified in Section 404 of this Ordinance. The applicable municipal review fee shall accompany a resubmission of a SWM Site Plan previously determined to be inconsistent or noncompliant.

ARTICLE V – PERFORMANCE AND INSPECTION OF REGULATED ACTIVITIES, AND FINAL AS-BUILT PLANS

Section 501. Performance and Inspection of Regulated Activities

- A. All Regulated Activities shall be conducted, operated and maintained in accordance with the requirements set forth in Articles III, VII, and VIII of this Ordinance. When a SWM Site Plan is required by this Ordinance, all Regulated Activities shall be performed in accordance with the requirements of the final approved SWM Site Plan.
- B. Pursuant to the Stormwater Management Agreement for each property, the Municipal Engineer or other municipal designee shall be provided access to the Site to inspect all phases of the erosion and sediment control measures and installation of the permanent BMPs and Conveyances at such times as deemed appropriate by the Municipal Engineer, Zoning Officer or other municipal designee.
- C. Periodic inspections may be made by the Municipal Engineer, Zoning Officer or other designee during construction. A set of design plans approved by West Fallowfield Township shall be on file and available for viewing at the Site throughout the duration of the construction activity.
- D. Inspections, including but not limited to a final inspection, of all constructed BMPs, Conveyances, or other stormwater facilities, and related improvements may be conducted by the Municipal Engineer, Zoning Officer or other designee to confirm compliance with this Ordinance and with the final approved SWM Site Plan prior to the issuance of any occupancy permit, use permit, or other form of final approval of the project by West Fallowfield Township.
- E. If an NPDES Permit for Stormwater Discharges Associated with Construction Activities was required for the Regulated Activity, a Notice of Termination (NOT) approval must be obtained upon completion of construction prior to final approval of the project by the Municipality.
- F. Upon completion of construction, every permanent stormwater BMP, Conveyance or other stormwater facility constructed or used as part of the Regulated Activity shall be operated, maintained and inspected by the Landowner, or other designated person, in accordance with the O&M Plan and O&M Agreement approved by West Fallowfield Township.
- G. West Fallowfield Township or its designee may periodically inspect any permanent stormwater BMP, Conveyance or facility for compliance with this Ordinance, an approved O&M Plan, or an approved O&M Agreement, per the provisions of Article IX. West Fallowfield Township may inspect at any time it has reason to believe a

violation exists. West Fallowfield Township may pursue enforcement for violations consistent with the provisions of Article IX.

Section 502. Final As-Built Plans

- A. For Regulated Activities involving one (1) acre or more of Earth Disturbance, the Applicant shall provide to West Fallowfield Township final As-Built Plans (signed and sealed by a qualified Licensed Professional) of all BMPs, Conveyances, other stormwater facilities, and related improvements shown in the final approved SWM Site Plan.
- B. The final As-Built Plans shall include the following for all BMPs, Conveyances, other stormwater facilities and related improvements:
 - 1. The location, elevations, dimensions, and as-built conditions of all BMPs, Conveyances, other stormwater facilities, and related improvements including topographic contours and all typical details for storm drainage and conveyance systems, stormwater management facilities and Impervious Surfaces (existing, proposed, or constructed) included in the approved SWM Site Plan. The latitude and longitudinal coordinates for all permanent SWM BMPs must also be submitted at the central location of the BMPs; and
 - 2. Explanation of any discrepancies or variations from the final approved SWM Site Plan, other related approved construction plans, calculations and specifications (and approved revisions thereto).
- C. All areas of the Regulated Activity draining to BMPs must be stabilized prior to submittal of the As-Built Plans.
- D. After receipt of the As-Built Plans by West Fallowfield Township, the Township or its designee may review the As-Built Plans for consistency with this Ordinance, the final approved SWM Site Plan, other related approved construction plans, and subsequent approved revisions thereto, as well as actual conditions at the Site, and West Fallowfield Township may conduct a final inspection, as per Subsection 501.D.
- E. The As-Built Plans must be received, reviewed and determined to be acceptable by West Fallowfield Township prior to:
 - 1. Close out of the drainage permit or other close out of the project by West Fallowfield Township;
 - 2. Release of the financial security or other performance guarantee; and

3. Dedication of the stormwater facilities to West Fallowfield Township, or conveyance to a homeowners association, or other person responsible for operation, maintenance and repair.
- F. Final occupancy permit(s) or Use Permit or other final approval to use or operate the constructed improvement may not be issued by West Fallowfield Township until the final As-Built Plans have been accepted.
- G. Upon final acceptance of the final As-Built Plans by West Fallowfield Township, the Applicant shall review and, if required by West Fallowfield Township, revise and re-record the O&M Plan and the O&M Agreement to reflect the final as-built conditions and information for each permanent BMP or Conveyance, in accordance with the requirements of Article VII.
- H. All or portions of the final As-Built Plans shall be recorded if required by West Fallowfield Township.

ARTICLE VI – FEES AND EXPENSES

Section 601. Municipality SWM Site Plan Review and Inspection Fees

A review and inspection fee schedule has been established by resolution of the West Fallowfield Township Board of Supervisors based on the size of the Regulated Activity and based on West Fallowfield Township's costs for reviewing SWM Site Plans, O&M Plans and Agreements and As-Built Plans, and conducting inspections pursuant to Section 501. West Fallowfield Township shall periodically update the review and inspection fee schedule to ensure that review costs are adequately reimbursed.

Section 602. Expenses Covered by Fees

- A. The fees required of the Applicant by this Ordinance shall at a minimum cover:
 - 1. Administrative costs;
 - 2. The review of the SWM Site Plan by West Fallowfield Township, the Municipal Engineer and other municipal consultants;
 - 3. Coordination and meetings with the Applicant;
 - 4. The inspection of erosion and sediment control measures, BMPs, Conveyances and other related improvements during construction;
 - 5. Review of project communications, reports, and additional supporting information;
 - 6. Other Site inspections;
 - 7. The final inspection upon completion of the BMPs, Conveyances, and other stormwater management facilities and related improvements presented in the SWM Site Plan; and
 - 8. Review of final As-Built Plan submission and revised calculations, and inspections as needed.
- B. The Applicant shall also reimburse all expenses incurred by West Fallowfield Township for any additional work or municipal consultant fees required to enforce any permit provisions regulated by this Ordinance, correct violations, and ensure proper completion of remedial actions.

ARTICLE VII – OPERATION AND MAINTENANCE (O&M) RESPONSIBILITIES AND EASEMENTS

Section 701. General Requirements for Protection, Operation and Maintenance of Stormwater BMPs and Conveyances

The following shall apply to all Regulated Activities in accordance with the requirements of the subsequent sections of this Article VII.

- A. Continuing operations and maintenance responsibilities of all permanent BMPs, Conveyances, or other stormwater management facilities shall be reviewed and approved by West Fallowfield Township along with the SWM Site Plan. West Fallowfield Township may require an offer of a dedication of such facilities as part of the requirements for approval of the SWM Site Plan. Such a requirement is not an indication that West Fallowfield Township will accept the facilities. West Fallowfield Township reserves the right to accept or reject the operations and maintenance responsibility for any portion of or all of the BMPs, Conveyances or other stormwater controls and facilities.
- B. An Operation and Maintenance (O&M) Plan shall be submitted to West Fallowfield Township for review and approval for all existing and proposed permanent BMPs and man-made Conveyances or other stormwater facilities identified in the SWM Site Plan. Multiple BMPs or Conveyances may be addressed by a combined O&M Plan where all such facilities are similar in O&M requirements and ownership.
- C. The O&M Plan(s) and O&M Agreement(s) shall name the person identified in the SWM Site Plan who shall be the owner of and be responsible for ongoing inspections, operation, repair, and maintenance of each BMP or Conveyance following completion of construction.
- D. For any BMP or man-made Conveyance (including any to be located on any property other than the property being developed by the Applicant) to be owned by a person other than West Fallowfield Township:
 - 1. An O&M Agreement shall be submitted to West Fallowfield Township for review and approval; and
 - 2. The O&M Plan shall be attached to, incorporated within, and recorded as a public record along with a fully executed O&M Agreement, all of which shall be recorded as a restrictive covenant that runs with the land and shall be binding upon the Landowner and any heirs, administrators, successors in interest or assigns of the Landowner.
- E. The following shall be provided for all BMPs and Conveyances (including any to be located on any property other than the property being developed by the Applicant) by

an O&M or other agreement or by otherwise establishing covenants, easements, deed restrictions, or by dedication to West Fallowfield Township:

1. Permanent protection of the BMP or Conveyance from disturbance or alteration;

Right of entry and access for West Fallowfield Township for inspection and enforcement of this Ordinance (including Subsection 903.G) and any applicable O&M Plan or O&M Agreement; and

Right of entry and access for the person owning the BMP or Conveyance and responsible for fulfilling the O&M requirements when that person is not West Fallowfield Township and is different from the owner of the property on which the BMP or Conveyance is located (such as may be applicable for Subsection 301.G of this Ordinance).

All O&M and other agreements, covenants, easements and deed restrictions shall:

Be submitted to West Fallowfield Township for review and approval;

Be recorded as a public record, upon approval, against each parcel(s) which is part of the SWM Site Plan or otherwise contains any BMP or Conveyance comprising part of the Regulated Activity which is the subject of an O&M Agreement; and

Run with the land and be binding upon the Landowner, its heirs, administrators, successors in interest, and assigns.

- G. The materials, documents and content required by this Article VII may be prepared in conjunction with and incorporated with similar materials, documents and content required for other permit or approval applications, such as those required by PADEP for the Post Construction Stormwater Management Plan.

Section 702. Operation and Maintenance Plans

The following items shall be included in the O&M Plan, unless otherwise approved by the Municipal Engineer:

- A. A plan sheet(s) or map(s) showing each BMP and man-made Conveyance and which shall include, but not be limited to:
 1. Property(ies) identification (owner name and address; and property address and/or lot and/or tax parcel number, etc.), property boundaries and tax parcel number of the land parcel on which the BMP or Conveyance is located.

2. Name, address, phone number, date prepared, signature and seal of the Licensed Professional responsible for preparation of the plan sheet or map.
3. Clear identification of the location, dimensions, and function of each BMP or Conveyance covered by the O&M Plan.
4. The location of each BMP and Conveyance relative to roadways, property boundaries, or other identifiable landmarks and existing natural drainage features such as streams, lakes, ponds, or other bodies of water within the immediate vicinity of, or receiving discharge from, the BMP or Conveyance.
5. Delineation of the land area, structures, Impervious Surfaces and Conveyances draining to and from the BMP.
6. Representative elevations and/or topographic contours at intervals of two (2) feet, or other as acceptable to the Municipal Engineer.
7. Other features including FEMA floodplain and floodway boundaries, sinkholes, etc. located within the immediate proximity of each BMP and Conveyance.
8. Locations of areas of vegetation to be managed or preserved that function as a BMP or Conveyance.
9. The locations of all surface and subsurface utilities, on-lot waste water facilities, sanitary sewers, and water lines within twenty (20) feet of each BMP or Conveyance.
10. The following as it pertains to any easements, covenants and deed restrictions established for each applicable BMP or Conveyance:
 - a. Boundaries delineated with bearings and distances shown that encompass the BMP or Conveyance and that includes a ten (10)-foot perimeter area surrounding these features and sufficient vehicular ingress to and egress from a public right-of-way and roadway;
 - b. Labels specifying the type and purpose of the easement, covenant, or deed restriction and who it benefits; and
 - c. Labels with reference to any corresponding easement agreement, covenant, deed restriction or other document to be recorded.
11. The plan sheet or map shall be prepared at sufficient scale for municipal review, and ultimately for the use by the person responsible for operation and maintenance, and shall also be prepared at a legible scale that meets the requirements for recordation along with (and as an attachment to) the O&M

Agreement and O&M Plan at the Chester County Office of the Recorder of Deeds.

B. The following information shall be included in the O&M Plan and written in a manner consistent with the knowledge and understanding of the person who will be responsible for the maintenance activities:

1. The name and address of the following:
 - a. Property(ies) on which each BMP or Conveyance is located;
 - b. Owner of the property;
 - c. Owner of each stormwater BMP or Conveyance who is responsible for implementation of the O&M Plan;
 - d. Person responsible for maintaining adequate liability insurance and payment of taxes; and
 - e. Person preparing the O&M Plan.
2. A description of each BMP and Conveyance and how the BMPs and Conveyances are intended to function.
3. A description of actions necessary to operate, inspect, and maintain each BMP or Conveyance, including but not limited to:
 - a. Lawn care, vegetation maintenance, landscaping and planting;
 - b. Clean out of accumulated debris and sediment (including from grates, trash racks, inlets, etc.); and
 - c. Other anticipated periodic maintenance and repair.
4. The following statement shall be included:

“The Landowner acknowledges that, per the provisions of West Fallowfield Township’s Stormwater Management Ordinance, it is unlawful to modify, remove, fill, landscape, alter or impair the effectiveness of, or place any structure, other vegetation, yard waste, brush cuttings, or other waste or debris into any permanent stormwater management BMP or Conveyance described in this O&M Plan or to allow the BMP or Conveyance to exist in a condition which does not conform to this O&M Plan, without written approval from West Fallowfield Township.”

5. Inspection and maintenance schedules.
 6. Explanation of the purpose and limitations of any easements, covenants, or deed restrictions associated with any BMP or Conveyance that are to be recorded against the property.
- C. A statement that no BMP or man-made Conveyance may be used by the owner or others for any purpose other than its intended stormwater control function, or, if approved by the Municipal Engineer, a statement of specific allowable uses of the BMP (i.e., recreational benefits that maybe associated with certain BMPs owned by a homeowners association, or allowable uses by an individual residential Landowner).
 - D. A statement that establishes a reasonable time frame for remedy of deficiencies found by the owner during their inspections.
 - E. Language needed to fulfill the requirements of Subsections 705.B, 705.C, and 705.D of this Ordinance.

Section 703. Operation and Maintenance Agreements

- A. An O&M Agreement shall be required for any BMP or man-made Conveyance to be owned by a person other than West Fallowfield Township, and the Agreement shall:
 1. Be between the owner of the BMP or Conveyance and West Fallowfield Township, and shall be substantially the same as the O&M Agreement in Appendix E;
 2. Incorporate the approved O&M Plan(s) for all BMPs or Conveyances to be covered by the O&M Agreement;
 3. Set forth the rights, duties and obligations of the owner of the BMP or Conveyance and West Fallowfield Township, and be consistent with the approved O&M Plan(s);
 4. Be recorded as a deed restriction or restrictive covenant that runs with the land and shall be binding upon the Landowner, its heirs, administrators, successors in interest, and assigns;
 5. Be submitted to West Fallowfield Township for review prior to approval of the SWM Site Plan;
 6. Upon approval by West Fallowfield Township, be signed by the designated owner of the BMP or Conveyance and submitted for signature by West Fallowfield Township; and

7. When fully executed, be recorded by the Landowner at the Chester County Office of the Recorder of Deeds following municipal approval of the O&M Plan and prior to the start of construction.
- B. Other items or conditions may be required by West Fallowfield Township to be included in the O&M Agreement where determined necessary by West Fallowfield Township to guarantee the satisfactory operation and maintenance of all permanent BMPs and Conveyances.
- C. After approval of the final As-Built Plans per the requirements of Article V, the Applicant shall review and, if necessary and if required by West Fallowfield Township, revise and re-record the O&M Plan and O&M Agreement to reflect the final as-built conditions of each BMP and Conveyance if different from the information included in the original recorded documents.

Section 704. Easements and Deed Restrictions

- A. Easements shall be established in connection with any Regulated Activity for all permanent BMPs and Conveyances that will not be dedicated to or otherwise owned by West Fallowfield Township, (including any to be located on any property other than the property being developed by the Applicant), and shall:
 1. Include all land area occupied by each BMP or Conveyance;
 2. Include a ten (10)-foot wide perimeter (or other width as determined in consultation with the Municipal Engineer) surrounding the feature(s);
 3. Provide sufficient vehicular ingress and egress from a public right-of-way and roadway;
 4. Permanently protect every BMP and Conveyance from disturbance or alteration where not otherwise protected by a recorded O&M Agreement, covenant, deed restriction or other means;
 5. Grant West Fallowfield Township the right, but not the duty, to access every BMP and Conveyance from a public right-of-way or public roadway to conduct periodic inspections and to undertake other actions that may be necessary to enforce the requirements of this Ordinance, or of any applicable O&M Plan or O&M Agreement; where roadways will not be dedicated to West Fallowfield Township, West Fallowfield Township shall be granted access to the private roadways as necessary to access every BMP and Conveyance;
 6. Grant the owner of each BMP and Conveyance the right to access, inspect, operate, maintain, and repair the BMP or Conveyance when the feature is to be

owned, operated and maintained by a person other than West Fallowfield Township and other than the owner of the parcel on which it is located;

7. Be shown, with bearings and distances noted, on the SWM Site Plan map/plan sheets, O&M Plan map/plan sheets, final As-Built Plans, and be signed and sealed by a qualified Licensed Professional;
 8. Include language legally sufficient to ensure that the easement shall run with the land and bind the Landowner granting the easement, its heirs, administrators, successors in interest and assigns, into perpetuity; and
 9. Be recorded at the Chester County Office of the Recorder of Deeds following municipal approval and prior to the start of construction.
- B. For any BMP or Conveyance to be owned by a person other than West Fallowfield Township or the Landowner owning the parcel upon which a BMP or Conveyance is located, an easement agreement shall be prepared and executed between the Landowner and the owner of the BMP or Conveyance which shall:
1. Describe the ownership interests of all parties to the easement agreement, including the ownership of the BMP or Conveyance;
 2. Include a written legal (metes and bounds) description of the easement area, with reference to a recorded plan sheet showing the legal boundaries of the easement area (or an accompanying plan sheet/map), signed and sealed by a qualified Licensed Professional;
 3. Grant an easement from the Landowner to the owner of each BMP and Conveyance, establishing the right and obligation to occupy, access, inspect, operate, maintain, and repair the BMP or Conveyance;
 4. Include a description of the purpose of the easement and the responsibilities of the parties involved;
 5. Incorporate by reference or be recorded with, the corresponding O&M Plan and O&M Agreement;
 6. Restrict the Landowner's use of the easement area of the parcel on which the BMP or Conveyance is located, consistent with the rights granted to the owner of the BMP or Conveyance;
 7. Be submitted to West Fallowfield Township for review and approval prior to approval of the SWM Site Plan;

8. Upon approval by West Fallowfield Township, be signed by the owner of the BMP(s) or Conveyance(s) and the Landowner and submitted for signature by West Fallowfield Township;
 9. Include language legally sufficient to ensure that the easement will run with the land affected by the easement and that the easement agreement is binding upon the parties to the easement agreement, their heirs, administrators, successors in interest and assigns, into perpetuity;
 10. Contain additional provisions or information as required by West Fallowfield Township; and
 11. When fully executed, be recorded by the Landowner at the Chester County Office of the Recorder of Deeds against all parcels affected by the terms of the easement agreement, within thirty (30) days of West Fallowfield Township's approval of the corresponding O&M Plan.
- C. For any BMP or Conveyance which is designed to receive runoff from another parcel or parcels and which is owned by the Landowner of the parcel upon which the BMP or Conveyance is located, in addition to any easement or easement agreement required pursuant to Subsection 704 A. or B., an easement agreement shall be prepared and executed between the Landowner of the parcel or parcels draining to the BMP or Conveyance and the owner of the BMP or Conveyance. This easement agreement shall:
1. Describe the ownership interests of all parties to the easement agreement, including the ownership of all affected parcels and of the BMP or Conveyance;
 2. Provide for the grant of a drainage easement from the owner of the BMP or Conveyance to the Landowner of the parcel(s) draining to the BMP, which shall extend from the shared parcel boundary(ies) to the receiving BMP and shall include the connecting flow path(s) or Conveyance;
 3. Include a written legal (metes and bounds) description of the easement area, with reference to a recorded plan sheet showing the legal boundaries of the easement area (or an accompanying plan sheet/map), signed and sealed by a Licensed Professional.
 4. Incorporate by reference or be recorded with the corresponding O&M Plan and O&M Agreement;
 5. State that the purpose of the easement agreement is to ensure the continuous right of the discharging parcel to discharge onto the parcel containing the BMP and into the BMP or Conveyance;

6. Restrict the BMP or Conveyance owner's use of the easement area of the parcel upon which the BMP or Conveyance is located, consistent with the purpose of the easement granted;
 7. Establish the duty and responsibility of the Landowner of the parcel or parcels draining to the BMP or Conveyance to maintain the existing drainages on the discharging parcel or parcels as designed and constructed to discharge to the receiving BMP;
 8. Include language legally sufficient to ensure that the easement will run with the land and will bind all parties to the easement agreement, their heirs, administrators, successors in interest and assigns, into perpetuity;
 9. Be submitted to West Fallowfield Township for review and approval prior to approval of the SWM Site Plan;
 10. Contain all additional provisions or information as West Fallowfield Township may require upon review; and
 11. Be executed by the parties to the easement agreement and recorded at the Chester County Recorder of Deeds Office against the draining parcel(s) and the parcel upon which the BMP or Conveyance is located within thirty 30 days of West Fallowfield Township's approval of the corresponding O&M Plan.
- D. For any area(s) shown on the SWM Site Plan maps/plan sheets or As-Built Plan sheets as requiring, or area(s) that is otherwise determined to require, deed restriction(s) for the purpose of protecting and prohibiting disturbance to a BMP or Conveyance, such deed restrictions will be incorporated into a written deed, restrictive covenant, or equivalent document. The deed or other document shall:
1. Include a clear and understandable description of the purpose, terms and conditions of the restricted use;
 2. Include the written legal description (metes and bounds description) of the area to which the restrictions apply that is consistent with the boundary shown on the O&M plan sheets and SWM Site Plan maps/plan sheets;
 3. Make reference to any corresponding O&M Plan(s) and O&M Agreement(s);
 4. Include language legally sufficient to ensure that the terms of the restriction run with the land and shall be binding upon the Landowner, its heirs, administrators, successors in interest, and assigns;
 5. Be submitted to West Fallowfield Township for review and approval prior to approval of the SWM Site Plan;

6. Upon approval by West Fallowfield Township, be signed by the Landowner and owner of the BMP or Conveyance and submitted to West Fallowfield Township; and
7. Be fully executed and recorded at the Chester County Office of the Recorder of Deeds within thirty (30) days of West Fallowfield Township's approval of the O&M Plan.

Section 705. Other Post-construction Responsibilities

- A. The provisions of Section 804 of this Ordinance shall apply to any permanent BMP or Conveyance that is constructed as part of an approved SWM Site Plan or covered by an approved O&M Plan.
- B. The person responsible for the operation and maintenance of a BMP or Conveyance shall make records of the installation and of all maintenance and repairs, and shall retain the records for at least five (5) years. These records shall be submitted to West Fallowfield Township, if requested.
- C. Upon final inspection, West Fallowfield Township shall inform the person responsible for the operation and maintenance whether the submission of periodic (annual or other frequency) inspection and maintenance reports will be required.
- D. The owner of each BMP and Conveyance shall keep on file with West Fallowfield Township the name, address, and telephone number of the person responsible for maintenance activities and implementation of the O&M Plan. In the event of a change, new information shall be submitted by the BMP or Conveyance owner to West Fallowfield Township within twenty (20) business days of the change.

Section 706 – Inspection and BMP Operation and Maintenance Requirements

The landowner or the owner's designee shall inspect SWM BMPs, facilities and/or structures installed under this Ordinance according to the following frequencies, at a minimum, to ensure the BMPs, facilities and /or structures continue to function as intended:

1. Annually for the first 5 years.
2. Once every 3 years thereafter.
3. During or immediately after the cessation of a 10-year or greater storm, as determined by the Municipal Engineer. Inspection reports for inspections during or after the cessation of a 10-year or greater storm event are only

required to be submitted if requested by the Municipality or Municipal Engineer.

Inspections should be conducted during or immediately following precipitation events or in dry weather conditions if the BMP design parameters include dewatering within a specified period of time. A written inspection report shall be created to document each inspection. The inspection report shall contain the date and time of the inspection, the individual(s) who completed the inspection, the location of the BMP, Stormwater Management Facility, or structure inspection, observations on performance, and recommendations for improving performance, if applicable. Inspection reports for annual and triennial inspections shall be submitted to the Municipality within 30 days following completion of the inspection.

ARTICLE VIII – PROHIBITIONS

Section 801. Prohibited Discharges

- A. Any drain or Conveyance, whether on the surface or subsurface, that allows any non-stormwater discharge including sewage, process wastewater, and wash water to enter West Fallowfield Township's separate storm sewer system or the Waters of the Commonwealth is prohibited.
- B. No person shall allow, or cause to allow, discharges into West Fallowfield Township's separate storm sewer system or the Waters of the Commonwealth that are not composed entirely of stormwater, except:
 - 1. As provided in Subsection 801.C below; and
 - 2. Discharges allowed under a State or Federal permit.
- C. The following discharges are authorized unless they are determined by West Fallowfield Township to be significant contributors to pollution to West Fallowfield Township's separate storm sewer system or to the Waters of the Commonwealth:
 - 1. Discharges from firefighting activities;
 - 2. Potable water sources including water line and fire hydrant flushings, if such discharges do not contain detectable concentrations of Total Residual Chlorine (TRC);
 - 3. Irrigation drainage;
 - 4. Non-contaminated HVAC condensation and water from geothermal systems;
 - 5. Springs;

6. Water from crawl space pumps;
 7. Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless all spill material has been removed) and where detergents are not used;
 8. Diverted stream flows;
 9. Flows from riparian habitats and wetlands;
 10. Uncontaminated water from foundations or from footing drains;
 11. Lawn watering;
 12. Uncontaminated groundwater;
 13. Residential (non-commercial) vehicle wash water, where cleaning agents are not utilized;
 14. Routine external building washdown (which does not use detergents or other compounds); and
 15. Non-contaminated hydrostatic test water discharges, if such discharges do not contain detectable concentrations of TRC.
- D. In the event that West Fallowfield Township determines that any of the discharges identified in Section 801.C significantly contribute pollutants to West Fallowfield Township's separate storm sewer system or to the Waters of the Commonwealth, or is notified of such significant contribution of pollution by PADEP, West Fallowfield Township will notify the responsible person to cease the discharge.
- E. Upon notice provided by West Fallowfield Township under Section 801.D, the discharger shall, within a reasonable time period, as determined by West Fallowfield Township consistent with the degree of pollution caused by the discharge, cease the discharge.
- F. Nothing in this section shall affect a discharger's responsibilities under State law.

Section 802. Prohibited Connections

The following connections are prohibited, except as provided in Section 801.C above:

- A. Any drain or Conveyance, whether on the surface or subsurface, that allows any non-stormwater discharge, including sewage, process wastewater, and wash water to

enter a separate storm sewer system, and any connections to the separate storm sewer system from indoor drains and sinks. Any drain or conveyance that delivers non-stormwater discharges directly into wetlands, Riparian Buffers, or other Waters of the Commonwealth is prohibited.

- B. Any drain or Conveyance connected from a commercial or industrial land use to a separate storm sewer system, which has not been documented in plans, maps, or equivalent records and approved by West Fallowfield Township.

Section 803. Roof Drains and Sump Pumps

- A. Roof drains and sump pump discharges shall not be connected to sanitary sewers.
- B. Roof drain, sump pump, foundation and footing drain discharges:
 - 1. To the maximum extent practicable, shall discharge to infiltration or vegetative BMPs, or to vegetated or other areas with adequate capacity;
 - 2. May be connected to streets, storm sewers, or roadside ditches only if determined necessary or acceptable by the Municipal Engineer; and
 - 3. Shall be considered in stormwater management calculations to demonstrate that Conveyance and receiving facilities have adequate capacity.

Section 804. Alteration of BMPs

- A. No person shall modify, remove, fill, landscape, alter, or impair the effectiveness of any stormwater BMPs, Conveyances, Stormwater Management Facilities, areas or structures unless the activity is part of an approved maintenance program, without the written approval of West Fallowfield Township.
- B. No person shall place any structure, fill, landscaping, additional vegetation, yard waste, brush cuttings, or other waste or debris into a BMP or Conveyance, or within a stormwater easement, that would limit or alter the functioning of the stormwater BMP or Conveyance, without the written approval of West Fallowfield Township.

ARTICLE IX – ENFORCEMENT AND PENALTIES

Section 900. Public Nuisance

- A. Any Regulated Activity conducted in the violation of any provision of this Ordinance is hereby deemed a public nuisance.
- B. Each day that a violation continues shall constitute a separate violation.
- C. A separate violation will be found to exist for each section of this Ordinance found to have been violated.
- D. To the extent that West Fallowfield Township does not enforce any provision of this Ordinance, such action or inaction shall not constitute a waiver by West Fallowfield Township of its rights of future enforcement hereunder.

Section 901. Right of Entry

- A. Upon presentation of proper credentials, duly authorized officers or agents of the Municipality may request to enter at reasonable times upon any property within the Municipality to inspect the implementation, condition, or operation and maintenance of all erosion and sediment controls and permanent stormwater BMPs, Conveyances, or other Stormwater Management Facilities both during and after completion of a Regulated Activity, or for compliance with any requirement of this Ordinance. To the extent that a landowner refuses to grant such access, the municipality may take all necessary actions to obtain lawful access or to pursue enforcement per the below.
- B. Subject to section a) above, persons working on behalf of the Municipality shall have the right to temporarily locate on or in any BMP, Conveyance, or other Stormwater Management Facility in the Municipality such devices as are necessary to conduct monitoring and/or sampling of the discharges from such BMP or Conveyance, or other stormwater facilities.

Section 902. Inspection

The landowner or the owner's designee (including the Municipality for dedicated and owned facilities) shall inspect SWM BMPs, facilities and/or structures installed under this Ordinance according to the following frequencies, at a minimum, to ensure the BMPs, facilities and/or structures continue to function as intended:

- 1. Annually for the first 5 years.
- 2. Once every 3 years thereafter.

3. During or immediately after the cessation of a 10-year or greater storm.

Inspections should be conducted during or immediately following precipitation events. A written inspection report shall be created to document each inspection. The inspection report shall contain the date and time of the inspection, the individual(s) who completed the inspection, the location of the BMP, facility or structure inspected, observations on performance, and recommendations for improving performance, if applicable. Inspection reports shall be submitted to the Municipality within 30 days following completion of the inspection.

Section 903. Enforcement

- A. The Municipal Engineer, Zoning Officer or other designee is hereby authorized and directed to enforce all of the provisions of this Ordinance. The Municipal Governing Body may delegate enforcement duties, including the initial determination of Ordinance violation and service of notice, if notice is given, to such other officers or agents as West Fallowfield Township shall deem qualified for that purpose.
- B. It shall be the responsibility of the Landowner of the real property on which any Regulated Activity is proposed to occur, is occurring, or has occurred to comply with the applicable terms and conditions of this Ordinance.
- C. All municipal inspections for compliance with the approved SWM Site Plan shall be the responsibility of West Fallowfield Township or its designee.
- D. During any stage of the work of any Regulated Activity, if the Municipal Engineer or other designee determines that the erosion and sediment control measures, permanent BMPs, Conveyances or other stormwater facilities are not being installed or maintained in accordance with the approved SWM Site Plan, West Fallowfield Township may suspend or revoke any existing permits or other approvals until the deficiencies are corrected or until a revised SWM Site Plan is submitted and approved, if and as determined to be necessary by the Municipal Engineer or other designee.
- E. In the event that the Municipal Engineer or other designee finds that a person has violated a provision of this Ordinance, or fails to conform to the requirements of any permit or approval issued by West Fallowfield Township, or any O&M Plan or O&M Agreement approved by West Fallowfield Township, West Fallowfield Township may order compliance by written notice of the violation to the Landowner.
- F. Such notice may, without limitation, require the following remedies:
 1. Performance of monitoring, analyses, and reporting;
 2. Elimination of prohibited connections or discharges;

3. Cessation of any violating discharges, practices, or operations;
 4. Abatement or remediation of stormwater pollution or contamination hazards and the restoration of any affected property;
 5. Payment of a fine to cover administrative and remediation costs and/or forfeiture of financial security;
 6. Implementation of stormwater controls, BMPs, and Conveyances; and
 7. Operation, maintenance or repair of BMPs, Conveyances or other stormwater facilities.
- G. Such notice shall set forth the nature of the violation(s), citing to specific sections of this Ordinance which have not been met, and establish a time limit for commencement of correction and completion of correction of the violations(s). The notice shall provide for a right of the Landowner's appeal to the Municipal Governing Body in accordance with Section 906 of this Ordinance. Said notice shall further advise that, if applicable, should the violator fail to take the required action within the established deadline, possible sanctions, clearly described, may be imposed, or the work may be done by West Fallowfield Township or designee, and the expense thereof shall be charged to the violator.
- H. Failure to comply within the time specified in such notice shall also subject such person to the penalty provisions of this Ordinance. All such penalties shall be deemed cumulative and shall not prevent West Fallowfield Township from pursuing any and all other remedies available in law or equity.

Section 904. Suspension and Revocation of Permits and Approvals

- A. Any building, land development, or other permit or approval issued by West Fallowfield Township may be suspended or revoked by West Fallowfield Township for:
1. Noncompliance with or failure to implement any provision of the permit or approved SWM Site Plan or O&M Agreement;
 2. A violation of any provision of this Ordinance or any other law or regulation applicable to the Regulated Activity;
 3. The creation of any condition or the commission of any act during the Regulated Activity that constitutes or creates a hazard or nuisance, or endangers the life, health, safety, or property of others; or

4. Failure to correct a violation within the allowed time period allowed per notice given by West Fallowfield Township.
- B. Prior to revocation or suspension of a permit, unless there is immediate danger or threat of such danger to life, public health or property, at the request of the Applicant, West Fallowfield Township's Governing Body shall schedule a hearing on the violation and proposed revocation or suspension, pursuant to public notice. The expense of a hearing shall be the Applicant's responsibility.
- C. A suspended permit or approval may be reinstated by West Fallowfield Township when:
 1. The Municipal Engineer or other designee has inspected and approved the corrections to the BMPs, Conveyances or other stormwater facilities, or the elimination of the hazard or nuisance; and
 2. West Fallowfield Township is satisfied that the violation has been corrected.
- D. A permit or approval that has been revoked by West Fallowfield Township cannot be reinstated. The Applicant may apply for a new permit or approval in accordance with this Ordinance.

Section 905. Penalties

- A. Any person violating or permitting the violation of the provisions of this Ordinance shall be subject to a fine of not more than \$1,000 for each violation, recoverable with costs. The establishment of a violation for purposes of setting fines or penalties for such violation shall be in accordance with a citation to a magisterial district judge with jurisdiction and venue over the location of the violation and such an action will be subject to the procedures provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure. A separate offense shall arise for each day or portion thereof a violation is found to exist and may be determined for each section of this Ordinance which is found to have been violated.
- A. In addition, West Fallowfield Township may, through its solicitor, institute injunctive, mandamus, or any other appropriate action or proceeding at law or in equity for the enforcement of this Ordinance. Any court of competent jurisdiction shall have the right to issue restraining orders, temporary or permanent injunctions, mandamus, or other legal or equitable forms of remedy or relief. Such relief may include costs, fees, and charges, including West Fallowfield Township's attorney's fees (charged at the hourly rate approved by the Governing Body of West Fallowfield Township) and costs, as may be permitted by law.
- A. Notwithstanding any other provision of this Ordinance, West Fallowfield Township shall have the right at any or all times deemed necessary by the Municipal Engineer or designee to enter upon any property within West Fallowfield Township to inspect and,

upon determination of a violation of this Ordinance, to correct the violation, with all expenses associated with correcting the violation to be charged to the property owner responsible for the violation.

Section 906. Appeals

- A. Any person aggrieved by any action of the Municipal Engineer or other designee relative to the provisions of this Ordinance may appeal to West Fallowfield Township’s Governing Body within thirty (30) days of that action.

- B. Any person aggrieved by any decision of West Fallowfield Township’s Governing Body relative to the provisions of this Ordinance may appeal to the County Court of Common Pleas in the County where the activity has taken place within thirty (30) days of West Fallowfield Township’s decision.

Section 907. Effective Date

DULY ENACTED AND ORDAINED THIS 16th day of October, 2024, by the Board of Supervisors of West Fallowfield Township.

ATTEST:

BOARD OF SUPERVISORS OF
WEST FALLOWFIELD TOWNSHIP

_____(Seal)
A. Duane Hershey, Chairman

_____(Seal)
Curtis G. King, Vice-Chairman

_____(Seal)
Douglas G. Engle, Member