

**CHADDS FORD TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 135**

AN ORDINANCE AMENDING CHAPTER 110-52, SUBDIVISION AND LAND DEVELOPMENT – ENVIRONMENTAL IMPACT ASSESSMENT REPORT, BY AMENDING THE DISTRICTS, UNIT SIZE AND ACREAGE REQUIRED TO FILE THE REPORT AND TO INCLUDE A STORMWATER MANAGEMENT STUDY IN THE REPORT DURING THE SUBDIVISION AND LAND DEVELOPMENT APPLICATION PROCESS.

The Supervisors of Chadds Ford Township, Delaware County, Pennsylvania hereby ENACT and ORDAIN that:

**SECTION 1.**

Section 110-52.A(1)(b) is amended as follows:

- b) Any development in the LI, POC, PBC, PBC-1, B and B-1 Districts.

**SECTION 2.**

Section 110-52.A(1)(d) is amended as follows:

- d) Any development which is proposed to have more than 10 dwelling units; any development of any type which is proposed on a tract greater than 15 acres in size; or any development where the gross density is in excess of two dwelling units per acre.

**SECTION 3.**

Section 110-52.C is amended to include the following:

- (20) An identification of the measures taken to provide sustainable stormwater management to reduce the surface discharge of stormwater, reduce the creation of unnecessary impervious surfaces, prevent the degradation of waters of the Commonwealth, and maintain the natural hydrologic regime of the site to the maximum extent practicable. The Applicant shall demonstrate that the design preserves existing environmental features beneficial for stormwater management and minimizes increases in stormwater runoff and impacts to water quality resulting from the proposed regulated activity by:
  - a) Preparing an Existing Resource and Site Analysis Map (ERSAM) showing environmentally sensitive areas including, but not limited to, steep slopes, ponds, lakes, streams, wetlands, hydric soils, vernal pools, stream buffers, and hydrologic soil groups.
  - b) Establishing a stream buffer in accordance with Chapter 105-Stormwater Management.
  - c) Preparing a draft project layout that avoids sensitive areas identified in §110-52.C(20)(a).

- d) Identifying site-specific existing conditions drainage areas, discharge points, recharge areas, and hydrologic soil groups A and B (areas conducive to infiltration).
- e) Implementing nonstructural stormwater management alternatives, including: (1) minimize earth disturbance, (2) minimize impervious surfaces, (3) break up large impervious surfaces, (4) routing roof runoff over lawns, (5) reducing the use of storm sewers by utilizing swales and other natural drainage features, (6) reducing street widths to the minimum cartway widths outlined in §110-26.C, and (7) using permeable paving materials where appropriate (i.e. driveways, overflow parking areas, emergency access roads).

**SECTION 4. SEVERABILITY**

If any provision, 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 effect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is declared as the intention of the Board of Supervisors of Chadds Ford Township that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section or part thereof not been included herein.

**SECTION 5. REPEALER**

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

**SECTION 6. EFFECTIVE DATE**

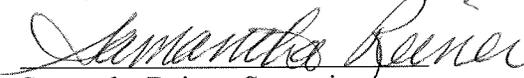
This Ordinance shall become effective five (5) days after enactment as provided by law.

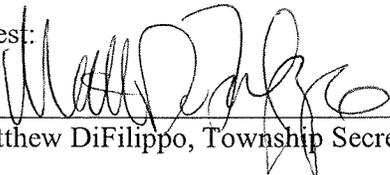
ENACTED and ORDAINED by the Board of Supervisors of Chadds Ford Township, Delaware County, Pennsylvania this 3<sup>rd</sup> day of June, 2015.

**CHADDS FORD TOWNSHIP**

By:   
 Frank G. Murphy, Chairman

By:   
 George M. Thorpe, Vice Chairman

By:   
 Samantha Reiner, Supervisor

Attest:   
 Matthew DiFilippo, Township Secretary