

BE IT AND IT HEREBY IS, BY THE BOARD OF SUPERVISORS OF WEST BRADFORD TOWNSHIP, ENACTED AND ORDAINED:

Section 1. So much of Section V, paragraph 8 as presently reads:

"8. No plan of subdivision showing lots of less than 43,000 square feet shall be approved unless either an approved public water supply or approved public sewage facilities are provided for said lots.

If either an approved public water supply or approved public sewage disposal facilities are provided for a subdivision, the Board of Supervisors may approve a plan of subdivision provided all other requirements hereunder are fulfilled and provided the lots on said plan of subdivision have a minimum lot area of, at least 20,000 square feet."

shall be and hereby is deleted and in lieu and substitution thereof, the following shall be and hereby is added:

"8. No plan of subdivision showing lots of less than 43,000 square feet shall be approved unless public off-site sewer service is provided for said lots.

If public sewer service is provided for a subdivision, the Board of Supervisors may approve a plan of subdivision provided all other requirements hereunder are fulfilled and provided the lots of said plan of subdivision have a minimum lot area of at least 20,000 square feet.

No plan of subdivision shall be approved unless all lots have an approved on-site water service or public water service."

Section 2. So much of Section V, paragraph 9 as presently reads:

"9. Whenever a subdivider proposes to provide public water or public sewage disposal facilities in accordance with Paragraph 7(a) above, he shall submit three (3) copies of his plans for the public water supply facilities and for the public sewage disposal facilities to the Township Engineer and shall obtain the Township Engineer's approval of said plans, which shall be indicated by the Township Engineer's signature on said plans. The said plans shall contain the following:

- (a) Lot layout and location of the well site
- (b) Well design
- (c) Pumping station design
- (d) Water main size and layout
- (e) Fire hydrant location
- (f) Pennsylvania Department of Health Approval
- (g) P.U.C. approval
- (h) Ownership of the water company
- (i) Any other information which the Township Engineer deems necessary in order to ascertain that the proposed facilities will be sufficient and adequate for the purposes for which they are intended."

shall be and hereby is deleted and in lieu and substitution thereof, the following shall be and hereby is added:

"9. Whenever a subdivider proposes to provide public off-site sewer service in accordance with paragraph 8 above, he shall submit contemporaneously with the subdivision application certificates from the Department of Environmental Resources and the Public Utility Commission that the plans, location, plant design, environmental criteria, rates and tariffs have been approved by the respective agencies within their respective jurisdictions. In lieu of the submission of the foregoing certificates at the time of submission of preliminary application, the subdivider may submit to the Township a certificate signed by the subdivider agreeing (a) that the plan may be approved by the Supervisors, conditioned upon filing the appropriate certificate with the Board within a specific period of time designated in the certificate not to exceed six (6) months after conditional approval; (b) that no plan shall be signed by the Supervisors, delivered to the subdivider nor recorded in any public office until the certificate is in fact submitted; (c) no lots shall be sold from the said plan nor building permits issued nor roads or streets laid out or opened upon the ground nor any improvements made pursuant to said plan until such certificate has been delivered to the Board; (d) all times for formal action on the plan are extended until ten (10) days after the certificate is presented or the expiration of six (6) months from conditional approval, whichever be the earlier date, and that the subdivider understands and agrees that if the certificate be not produced within the period set forth in the certificate, the plan shall be deemed to have been rejected on the last day of the time set forth in said certificate without further action on the part of the Supervisors.

In addition to the foregoing, when the subdivider proposes to provide public water service from a facility not yet constructed, he shall submit three (3) copies of the plans therefor to the Board of Supervisors contemporaneously with the subdivision application. The plans shall contain

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the following:

- (a) Lot layout and location of the well site
- (b) Well design
- (c) Pumping station design
- (d) Water main size and layout
- (e) Fire hydrant location
- (f) Pennsylvania Department of ^{Environmental Resources} Health Approval
- (g) P.U.C. approval
- (h) Ownership of the water company
- (i) Any other information which the Township Engineer deems necessary in order to ascertain that the proposed facilities will be sufficient and adequate for the purposes for which they are intended."

Section 3. In all other respects, except as above provided, the subdivision regulations of West Bradford Township I. Land Subdivision Regulations, as amended, shall remain in full force, virtue and effect.

Section 4. This Ordinance shall become effective five (5) days after the enactment thereof.

ENACTED AND ORDAINED THIS *9th* DAY OF *October*, 1973.

BY THE BOARD OF SUPERVISORS

Raymond E. Havelle

Carl J. Mentus Jr.

Thomas McGrady Jr.
