

**TOWNSHIP OF WEST BRADFORD  
ORDINANCE 95-04**

***AN ORDINANCE AMENDING THE TOWNSHIP OF WEST  
BRADFORD'S SUBDIVISION AND LAND DEVELOPMENT  
ORDINANCE, 76-12, ADOPTED DECEMBER 1976, AS  
AMENDED; BY ADDING CERTAIN SECTIONS.***

**BE IT AND IT HEREBY IS ORDAINED**, by the Board of Supervisors of the Township of West Bradford, Chester County, Pennsylvania, that the following shall be an amendment to the Subdivision and Land Development Ordinance of The Township of West Bradford known as Ordinance 76-12, as amended.

**SECTION I**

The following changes or additions shall be made to the Subdivision and Land Development Ordinance as noted herein:

**Within Section 406.4 make the following changes:**

**SECTION 406.4.a.**

**Delete the existing 1. and replace it with the following:**

1. Transportation Research Board Special Report 209, Highway Capacity Manual, 1985 published by the Transportation Research Board, Washington, D.C. 1985.

**Delete Table 1 - Levels of Service Individual Isolated Intersection Approaches (\*)**

**Delete Table 2 - Levels of Service for Unsignalized Intersections (\*\*\*)**

**Delete Highway Capacity Manual - Levels of Service (\*)**

**Add the following two tables in their place:**

**TABLE 1**

**LEVELS OF SERVICE FOR UNSIGNALIZED INTERSECTIONS**

<b><u>LEVEL OF SERVICE</u></b>	<b><u>EXPECTED TRAFFIC DELAY</u></b>	<b><u>RESERVE CAPACITY</u></b>
A	Little or No Delay	400 or more
B	Short Traffic Delays	300 to 399
C	Average Traffic Delays	200 to 299
D	Long Traffic Delays	100 to 199
E	Very Long Traffic Delays	0 to 99
F	*	Less than 0

\* Extreme delays will be encountered with vehicle backups which may cause severe congestion affecting other traffic movements in the intersection. This condition usually warrants improvements to the intersection.

Reference: 1985 Highway Capacity Manual, Special Report 209  
Transportation Research Board, Washington, D.C.

**TABLE 2**

**LEVELS OF SERVICE FOR SIGNALIZED INTERSECTIONS**

<b><u>LEVEL OF SERVICE</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>AVERAGE DELAY PER VEHICLE (SECONDS)</u></b>
A	Very low delay, good progression; most vehicles do not stop at intersection.	< 5.0
B	Generally good signal progression and/or short cycle length; more vehicles stop at intersection than level of service A.	5.1 to 15.0
C	Fair progression and/or longer cycle length; significant number of vehicles stop at intersection.	15.1 to 25.0
D	Congestion becomes noticeable; individual cycle failures; longer delays from unfavorable progression, long cycle length, or high volume/capacity ratios; most vehicles stop at intersection.	25.1 to 40.0
E	Delays can be attributed to poor progression, long cycle lengths or high volume/capacity ratios, individual cycle failures are frequent occurrences.	40.1 to 60.0
F	Delays can be attributed to poor progression, long cycle lengths, or high volume/capacity ratios or over saturation (i.e., arrival flow exceeds capacity).	> 60.0

Reference: 1985 Highway Capacity Manual, Special Report 209  
Transportation Research Board, Washington, D.C.

**Add the following section:**

**SECTION 508 C**

Any open space land or park land that is offered to the Township of West Bradford shall be continually offered for dedication tendering to the township fee simple title that is good and marketable such as will be insured, without objection, by any reputable title insurance company free and clear of all liens, easements and encumbrances. The placement of any easement or encumbrance upon the property shall only be those that are accepted by the Board of Supervisors and placed specifically upon the deed that is offered to the township.

**Add the following section:**

**SECTION 604.1 e - add after the sentence ending in "Board of Supervisors" -**

Upon occupancy of any home on a street in an approved development or land development, street name signs must be erected in conformity with this section. Signs erected under this provision must be maintained by the developer until the acceptance of dedication of the streets by the township.

**Add the following section:**

**SECTION 604.7 DEDICATION**

All streets that are to be dedicated to the Township of West Bradford shall be continually offered for dedication, tendering to the township fee simple title that is good and marketable such as will be insured, without objection, by any reputable title insurance company free and clear of all liens, easements and encumbrances excepting only the easement of public passage.

**Add the following section:**

**SECTION 607 g.**

11. All hydrant locations shall be marked by the installation of either raised pavement markers or delineator posts. The choice and exact spot of the marking shall be approved by the Chief of the West Bradford Fire Company. In the case of raised pavement markers, they shall be placed after the final pavement wearing surface has been placed.
  - a. raised pavement markers - snow plowable raised pavement markers-two-way blue/blue, installed according to manufacturers recommendations.
  - b. delineator posts - 48 inches high with blue sheeting, installed according to manufacturers recommendations.

**Add the following section:**

**SECTION 608**

- O. All storm sewers shall have concrete head and endwalls at their terminus and all head and endwalls shall have an endwall protective grate in accordance with the detail provided in the appendix of the subdivision ordinance.

**Add the following section:**

**SECTION 706.E.2.**

- a. Except individual storage structures not to exceed two hundred square feet (200) as an accessory structure for the personal use of the occupants of the mobile home, shall not be less than five feet to any other mobile home or building within the park.

**SECTION II**

**REPEALER:** All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

**SECTION III**

**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 as the intent of the Board of Supervisors that this ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

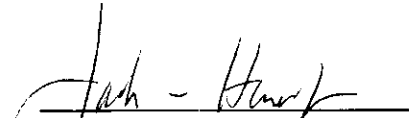
**SECTION IV**

**EFFECTIVE DATE:** *This ordinance shall be effective immediately upon enactment.*

*Enacted and Ordained this 12<sup>th</sup> day of September, 1995.*

**ATTEST:**

**BOARD OF SUPERVISORS  
TOWNSHIP OF WEST BRADFORD**

  
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**Jack M. Hines, Jr.,  
Secretary**

  
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**Kenneth E. Klunk, Chairman**

  
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**Mark J. Blair, Vice Chairman**

  
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**John A. Haiko, Member**

