

TOWNSHIP OF WEST BRADFORD
CHESTER COUNTY, PENNSYLVANIA
ORDINANCE 00-09

AN ORDINANCE AMENDING THE WEST BRADFORD TOWNSHIP SUBDIVISION AND
LAND DEVELOPMENT ORDINANCE, ORDINANCE 76-12 AS AMENDED, BY
CHANGING CERTAIN REQUIREMENTS AND ADDING CERTAIN SECTIONS
REGARDING CUL-DE-SACS.

SECTION 1.

Delete Section 503.2 in its entirety.

SECTION 2.

Add the following section:

503.2 CUL-DE-SACS AND TURN-ROUNDS

- A. Dead end streets shall be prohibited, except where designed as temporary turn-around, to permit future street extension into adjoining tracts or when designed as cul-de-sacs.

- B. All cul-de-sacs, whether permanently or temporary designed as such, shall not exceed one thousand (1,000) feet in length or be less than 250 feet and shall not service more than twenty (20) lots. Permanent cul-de-sac streets must be provided with a paved turn-around having a minimum outside diameter of 165 feet and a minimum inside diameter of 135 feet to each curb line and a minimum interior circular right-of-way diameter of 100 feet and having an outside minimum right-of-way diameter of 200 feet.

The shape of the cul-de-sac turn-around may be oval or irregular in shape instead of circular with the following conditions:

- 1. The minimum cul-de-sac island area within the road right-of-way center island is equal to that of a cul-de-sac turn-around having the minimum required diameter specified above.

- 2. The minimum centerline radius of the cul-de-sac is not less than seventy-five (75) feet.

Each side of the paved turn-around shall be provided with mountable cul-de-sac island curb (See Appendix for cul-de-sac turn-around and rolled and special rolled cul-de-sac curb details.)

- C. The maximum number of lots permitted to have frontage on a cul-de-sac turn-around that contains the minimum dimension specified in Section 503.2 B. is six (6).

The number of lots permitted on a cul-de-sac turn-around can be increased by one lot for every additional 92.0 feet of property street line circumference that is in addition to the circumference resulting from a 200 foot diameter right-of-way. Each lot referred to above shall have the required minimum lot width at the required minimum front yard setback line.

- D. An open center open space area shall be provided that is concentric with the cul-de-sac turn-around and shall have a 50-foot (50') radius and may be modified as indicated in section 503.2 B.
- E. Any street dead-ended for either access to an adjoining property or for authorized staged development, which is greater than one lot depth, shall be provided with a temporary all-weather turn-around within the subdivision or land development and the use of such turn-around shall be guaranteed to the public until such time as the street is extended. The temporary turn-around shall be circular with a minimum cartway radius of twenty-five (25) feet and shall remain completely within the right-of-way.
- F. All non-through streets shall be provided with an authorized sign stating that no outlet exists.
- G. The length of cul-de-sac shall be measured from the edge of paving of the nearest through street to which the cul-de-sac street is connected, and to the center point of the cul-de-sac circle radii or centroid.
- H. Penn DOT "One Way" directional signs shall be placed at the beginning and end of the cul-de-sac circle and in front of each driveway that abuts the cul-de-sac circle located 18" behind the interior cul-de-sac circle curb.
- I. Cul-de-sac turn-arounds are exempt from the following provisions of West Bradford Township's Subdivision Ordinance:
 - 1. Section 604.3 A. regarding minimum road centerline radius of 150 feet.
 - 2. Section 604.3 B. regarding the requirement for 100 feet tangent between reverse curves.
 - 3. Appendix Curb Details except for those required within the West Bradford Township Cul-De-Sac Turn-Around Requirements.
- J. The cul-de-sac turn-around center island shall be owned and maintained by a Homeowners' Association.

A continuing offer of dedication shall be provided for dedication of the cul-de-sac turn around center island to West Bradford Township.

In the absence of a Homeowner's Association, the cul-de-sac turn-around center island may be owned and maintained by West Bradford Township at the discretion of the Board of Supervisors.

- K. Cul-de-sac turn-around islands shall be graded to have a mound or a depression with appropriate drainage.

The mound shall be graded such that its highest elevation will be a minimum of 3'-0" above the average elevation of the cul-de-sac turn-around cartway elevation as indicated in the Appendix, or as recommended by the Planning Commission and/or approved by the Board of Supervisors.

SECTION 3.

Amend Section 604.2 E to read as follows:

- E. The cul-de-sac turn-around shall have a centerline grade that does not exceed seven percent (7%).

Temporary cul-de-sac turn-arounds required by Section 503.2 E. above shall have a centerline grade that does not exceed four percent (4%).

SECTION 4

Amend Section 604.5 A to read as follows:

- A. Revise cul-de-sac right-of-way to be noted with an asterisk (*) and place the following at the bottom of the table.

*See Appendix

Revise cul-de-sac width of cartway to be sixteen feet (16').

Revise temporary turn-around width of cartway by deleting the word "radius".

SECTION 5

All other aspects of the West Bradford Township Subdivision and Land Development Ordinance 76-12, as amended shall remain the same.

SECTION 6

Repealer- All ordinances or parts of ordinances, which are inconsistent herewith, are repealed.

SECTION 7

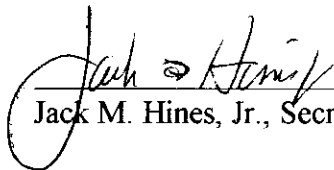
Severability- If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It 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 8

Effective Date- This Ordinance shall take effect immediately upon enactment by the Board of Supervisors of West Bradford Township and shall include the new diagrams for the appendix.

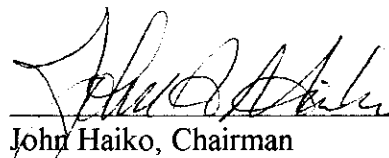
ENACTED AND ORDAINED this 23rd day of May 2000.

ATTEST:

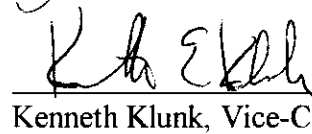


Jack M. Hines, Jr., Secretary

BOARD OF SUPERVISORS:



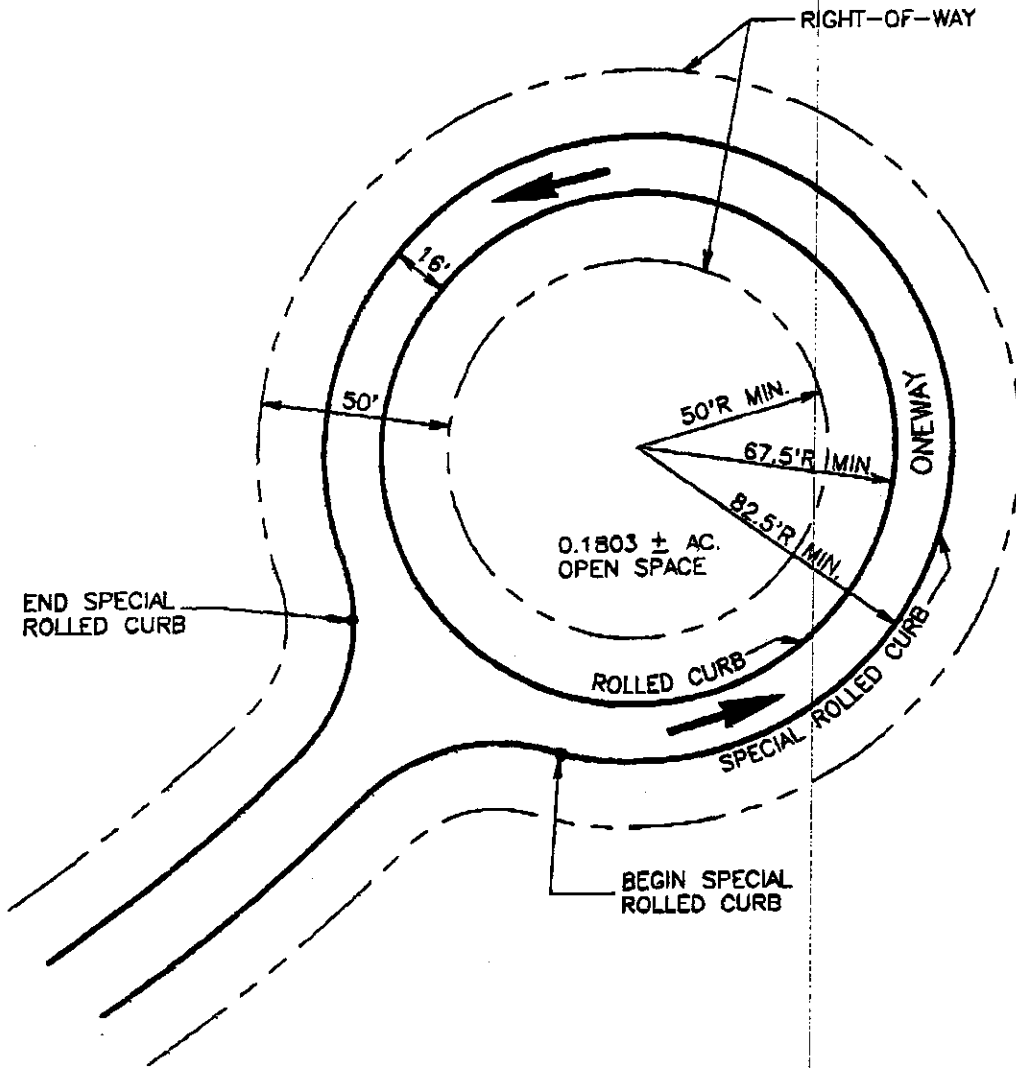
John Haiko, Chairman



Kenneth Klunk, Vice-Chairman



Mark Blair, Member



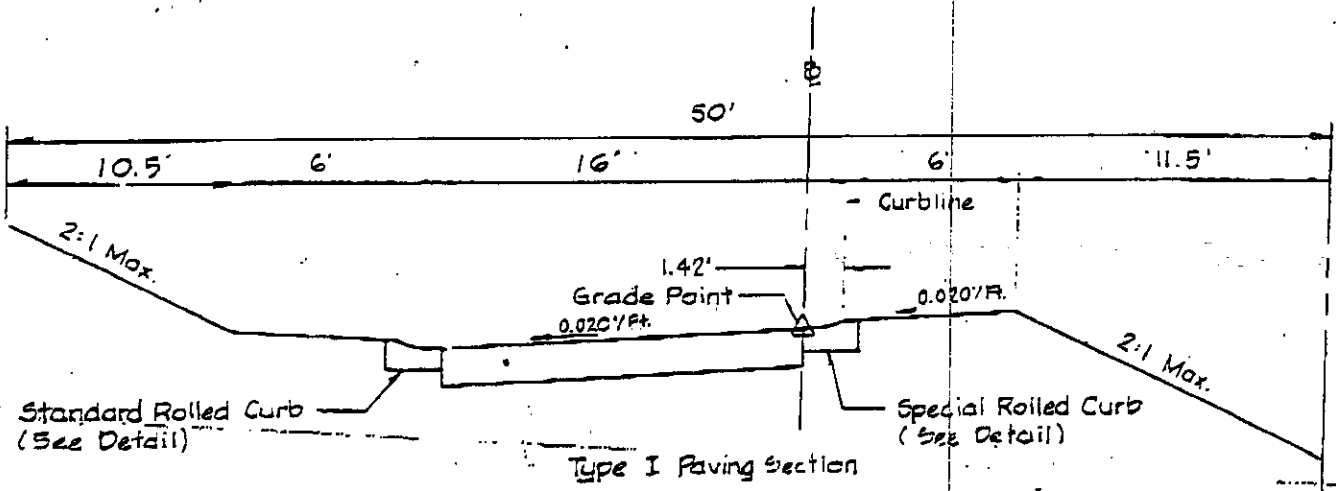
WEST BRADFORD
TOWNSHIP
CUL-DE-SAC TURNAROUND
REQUIREMENTS

SCALE: 1" = 50'

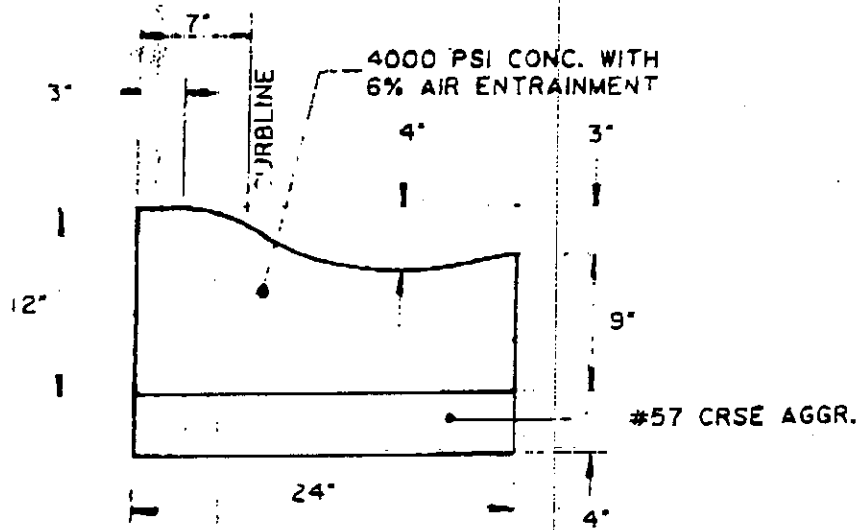


R6-1L
R6-1R
36"x12"

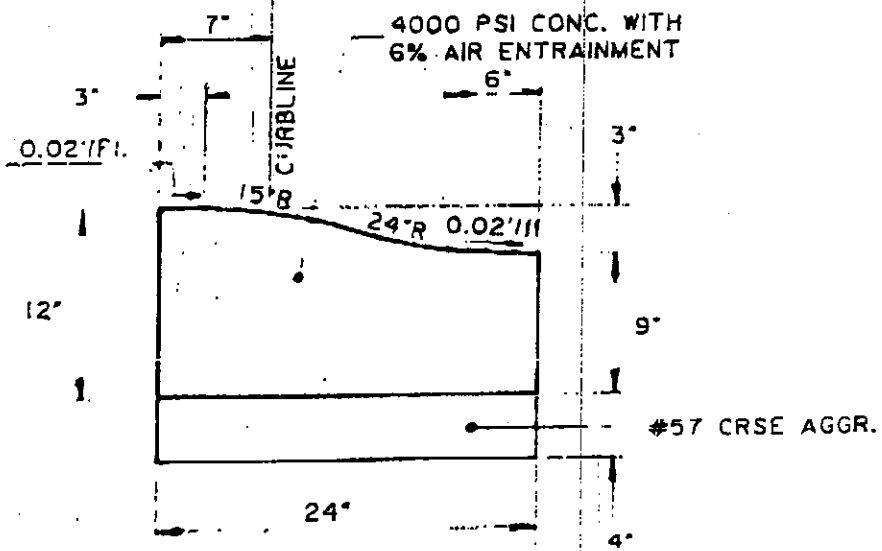
DRIVEWAY
ONE WAY SIGN



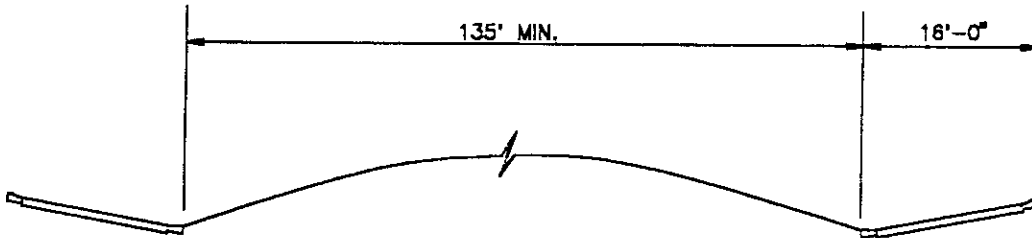
TYPICAL SECTION
CUL-DE-SAC
TURN-AROUND
N.T.S.



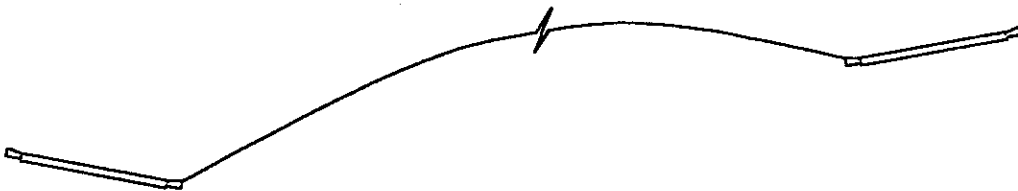
STANDARD ROLLED CURB



SPECIAL ROLLED CURB



EXAMPLE A



EXAMPLE B

WEST BRADFORD
TOWNSHIP
GRADING CUL-DE-SAC
TURNAROUND CENTER
ISLAND

NO SCALE

- G. Two (2) streets intersecting from opposite sides shall intersect at their centerlines or their centerlines shall be offset at least two hundred and seventy-five (275) feet.

604.5 WIDTHS

- A. Minimum street and cartway widths shall be as follows:

Street Type	Width of Right of Way	Width of Cartway
Local (without raised curbs)	50'	22'
Marginal Access	None	22'
Service Drive	None	22'
Private (Subdivision)	50'	-
Private (Land Development)	50'	22'
Cul-de-sac Turn-around	*	16'
Temporary Turn-around	50'(curb)	50'
Collector	60'	28'
Arterial	100'	36'
Connecting	60'	28'

*See Appendix

- B. Provisions for additional cartway width may be required by the Board of Supervisors in specific cases for:

1. Public safety and convenience.
2. Access to off-street parking in commercial and industrial areas and in areas of high density residential development.
3. When a subdivision fronts on an existing street having a width less than the minimum required by this ordinance the increased width of this road, as measured from the physical centerline of the road, shall be 1/2 the minimum required width of road. The road widening shall be along the entire frontage of the subdivision abutting the street.

- C. When a subdivision fronts on an existing road having a right-of-way of less than the minimum width required in this Ordinance, an ultimate right-of-way line shall be established. The distance of this ultimate right-of-way line from the centerline of the existing right-of-way shall be one-half (1/2) the width of the required minimum right-of-way.