

Amend Sub-Ord. Resolution 1965 Amending Subdivision Ordinance

RESOLUTION 1965

BE IT HEREBY RESOLVED by the Board of Supervisors of West Bradford Township at a regular meeting held August 10, 1965, at 7:30 P.M. That the Subdivision Regulations of West Bradford Township be, and they are hereby, amended as follows:

- A. Section IV, Sub-section 3, is hereby deleted.
- B. The following provision is hereby inserted:

"Section IV, Subsection 3. Application.

Hereafter, when any subdivision of land is proposed to be made in West Bradford Township, the subdivider shall make application to the Planning Commission at least ten (10) days prior to the next regularly scheduled meeting of the Planning Commission by filing the prescribed Application form, and a copy of said plan shall also be submitted to the Chester County Planning Commission at the same time. With the above mentioned application, there shall also be submitted four (4) copies of the preliminary plan, as described in Section II hereof, and the same number of copies of the proposed street profile plan. These plans shall be studied by the Planning Commission for compliance with existing township ordinances and these regulations, and the Planning Commission shall make suggestions for changes, amendments or revisions thereto. If any plans or amendments, changes or revisions to any plans comply with the terms hereof and with the existing township ordinances, the Planning Commission shall approve said plans by affixing the signatures of at least three (3) members to said plans.

After the plans have been reviewed and approved by the Planning Commission, the subdivider may submit said plans to the Supervisors by filing with the Township Secretary at least eight (8) copies of the plan and profile as approved by the Planning Commission, together with the application, at least ten (10) days prior to the next regularly scheduled meeting of the Board of Supervisors. The Board of Supervisors shall review the plan as submitted and approved by the Planning Commission for compliance with existing township ordinances and regulations and either communicate in writing with the subdivider giving recommendations for amendments, revisions or changes or giving their tentative approval thereof."

- C. Section IV, Sub-section 4, is hereby deleted
- D. Inserted therefor is the following:

"Section IV, Sub-section 4. Final Approval

Final approval of the preliminary plan will be given by the Board of

Supervisors upon receipt of the following at least ten (10) days prior to the meeting at which the final approval is anticipated:

(a) Eight (8) copies of the corrected plan and profile effecting the changes ordered by the Supervisors, together with the specifications for the work to be done;

(b) The performance bond and maintenance bond of the subdivider with corporate surety satisfactory to the Supervisors in the amount required by the Supervisors and in the form required by Section XVII of these Regulations;

(c) Where the subdivisions involve present or future dedications of land, a title certificate of a title insurance company or attorney-at-law indicating what, if any, liens or encumbrances exist on the property in question;

(d) An irrevocable offer of dedication of streets, roads, highways or parcels of land shown on said plan as proposed for dedication, executed by the owner or owners of the land and by all persons having liens or encumbrances on said property;

(e) Cash in the amount required by the Supervisors for engineering and legal fees as set forth hereinabove, the Board of Supervisors shall grant final approval of said preliminary plan. "

(f) Whenever a subdivider proposes to provide public water or public sewage disposal facilities, as provided for in Section V, sub-section 7 (a) hereof, he shall first submit his plans for the public water supply facilities or public sewage disposal facilities to the Township Engineer and receive the Township Engineer's approval of said plans, which approval shall be evidenced by the Township Engineer's signature on said plans, and he shall submit the approved plans to the Board of Supervisors, in accordance herewith.

E. Section V is hereby amended by adding thereto the following:

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."

BOARD OF SUPERVISORS
WEST BRADFORD TOWNSHIP

Date: _____