WEST BRADFORD TOWNSHIP

1385 CAMPUS DRIVE
DOWNINGTOWN, PA 19335
Phone (610) 269-4174
Fax (610) 269-3016

Permit #

2005.1

APPLICATION FOR BUILDING PERMIT (Alterations & Additions)

APPLICATION INSTRUCTIONS: All applicants complete Parts 1,2,3,4,5 of this form. If plumbing work, complete Parts 6 & 7 If mechanical work, complete Parts 8 & 9. If electrical work, complete Parts 10 & 11. For all other permits, explain work on Part 12. Attach approved Zoning Permit, Building Construction Plans, and documentation as required.

Is owner the applicant? Yes No

1. PROPERTY INFORMATION

Street Address	Apt.	Zip	Parcel Number 50-	Zoning District
Subdivision		Lot Number	Parcel Use □ Residential □ Industrial	□Commercial □ Vacant □Other □ Institutional

2. OWNER INFORMATION

Last Name	First Name	Phone
Street	City, State, Zip	
Cell Phone	Fax Number	

3. CONTRACTOR INFORMATION

Last Name	First Name	Phone
Street	City, State, Zip	
Cell Phone	Fax Number	

4. BUILDING PERMIT APPLICATION

Improvement Type: □ New Construction □ Demolition □ Addition □ Relocation □ Alteration □ Foundation Only □ Repair/Replacement □ Change of Use Only	Proposed Uses: □ Assembly □ Factory □ Residential □ Business □ Institutional □ Storage □ Educational □ Mercantile □ Garage □ Other _____
Height Above Grade (feet)	Garages (dimensions)
Elevators/Escalators (number)	Fireplaces (number)
Stories (number)	Deck (dimensions)
Bedrooms (number)	Pool (dimensions)
Full Baths (number)	**Project Estimated Value $**
Partial Baths (number)	Other

5. CERTIFICATON

I hereby certify that I am the owner of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit per PA UCC Act 45 of 1999.

Signature of Applicant Address Contact #

Print Name

DEPARTMENT APPROVALS	Fee
Plan Examiner _____ Date	
Building Official _____ Date	

6. PLUMBING CONTRACTOR INFORMATION

Last Name	First Name	Phone
Street	City, State, Zip	
Cell Phone	Fax Number	

7. PLUMBING PERMIT APPLICATION

Enter the number of fixtures being installed, replaced or repaired:					
Tubs/showers		Drinking Fountains		Back Flow Preventers	
Shower Stalls		Floor Drains		Water Pumps	
Lavatories		Water Heaters		Sewers	
Toilets		Water Softeners		Gas Piping	
Urinals		Sewage Ejectors		Laundry Tubs	
Sinks		Dishwashers		Sump Pumps	
Bidets		Grease Traps		Lawn Sprinklers (Y/N) (Number of heads)	
Public Water (Y/N)		Public Sewer (Y/N)		Total # of fixtures	
Water Service Size in.		Water Meter Size in.		Avg. Daily Water Use GPD	
Utility Service Revisions:					
Est. Start Date		Est. Finish Date		Plumbing Work Est. Value$	

8. MECHANICAL CONTRACTOR INFORMATION

Last Name	First Name	Phone
Street	City, State, Zip	
Cell Phone	Fax Number	

9. MECHANICAL PERMIT APPLICTION

Enter the number of new or replacement units					
Forced Air Furnace		Incinerator		Air Handling Unit	
Unit Heater		Boiler		Heat Pump	
Gas/Oil Conversion		Coil Unit		Air Cleaner	
Space Heater		Wall HVAC Unit		Hazardous Exhaust System	
Gravity Furnace		Split System A/C		Electric Furnace	
Solid Fuel Appliance		A/C Compressor		Hydronic System	
Utility Service Revisions:					
Type of Heating Fuel: (check one) □ Gas □ Oil □Electric □ Coal □ Wood □ Other					
Est. Start Date		Est. Finish Date		Mechanical Work Est. Value$	

10. ELECTRICAL CONTRACTOR INFORMATION

Last Name	First Name	Phone
Street	City, State, Zip	
Cell Phone	Fax Number	

11. ELECTRICAL PERMIT APPLICATION

Type of Work	#	Type of Work	#
Switching Outlets		Bonding, Pool/Vault	
Lighting Outlets		Service Feeders	
Receptacle Outlets		HVAC	
Range/Oven		Switching Devices	
Dryer, Electric		Transformers	
Water Heater, Electric		Smoke Detectors	
Heating, Electric		Electrical Work Estimate Value$	
Service Equipment			

12. HOME OWNERS ASSOCIATION ARCHITECTURAL APPROVAL (PLEASE CHECK ONE):

- ○ This property is not in a community governed by an HOA.
- ○ This property is in a community governed by an HOA, however this project does not fall within HOA jurisdiction.
- ○ This property is in a community governed by an HOA and I acknowledge that I will obtain necessary approvals prior to commencement of construction.

Building Plan (attach additional sheets): Township Use Only

OTHER DEPARTMENT APPROVALS

	Date	Approved
Fire Marshall		
PA DEP		
Planning Commission		
Chester Co. Dept. of Health		
PA DOT/Highway Occupancy		
Township Engineer		
Zoning Official		

TOWNSHIP OF WEST BRADFORD
ADDENDUM TO BUILDING PERMIT

Building Permit #_____

Name of Applicant _____

Address _____

City _____ State _____ Zip Code _____

Applicant's Federal or State Employer Identification Number (EIN)_____

I. The applicant for the building permit, in compliance with Act 44 of 1993, hereby submits (check one):

[ ] Certificate of Insurance (please attach)
[ ] Certificate of Self-Insurance (please attach)
[ ] Affidavit of Exemption

II. If a Certificate of Insurance or Self Insurance has been submitted, please complete the following:

Name of Insurer or Self Insurer _____

Address _____

City _____ State _____ Zip Code _____

Contractor/Policy Holder's Federal or State Employer Identification Number (EIN)

_____

1. This policy provides coverage for the requirements of the Worker's Compensation Act, the Occupational Disease Act, and where applicable, the Federal Longshore and Harbor Workers' Compensation Act.

2. The insurer has been notified that the municipality issuing the building permit is to be named a policy certificate Holder.

3. Any subcontractors used on this project will be required to carry their own workers' compensation coverage.

4. The contractor/policy holder will notify the municipality of any change in status, cancellation or expiration of workers' compensation coverage.

5. Violation of the Workers' Compensation Act or the terms of this permit will subject the contractor/policy holder to a Stop-Work Order and other fines and penalties as provided by law.

III. If an exemption is being claimed and you are the property owner, please check the block below and sign the back of this form where it asks for signature.

[ ] Applicant is the individual who owns the property.

IV. If an exemption is being claimed, please complete the following and sign in the presence of a notary public.

Basis for exemption (check one);

[ ] Contractor/Applicant is a sole proprietorship without employees.

[ ] Contractor/applicant is a corporation and the only employees working on the project have and are qualified as "Executive Employees" under Section 104 of the Workers' Compensation Act. Please explain:

_____

[ ] All of the contractor/applicant's employees on the project are exempt on religious grounds under Section 304.2 of the Workers' Compensation Act. Please explain:

_____

[ ] Other. Please explain:

_____

Any subcontractors used on this project will be required to carry their own workers compensation coverage.
The applicant is not permitted to employ any individual to perform work on this project pursuant to the permit in violation of the Act.
Violation of the Workers' Compensation Act or the terms of this permit will subject the applicant to a Stop Work Order and other fines and penalties provided by law.

My signature on behalf of or as the contractor/applicant for this building permit constitutes my verification that the statements contained here are true, and that I am subject to the penalty of the 18 PA C.S.A. ss 4904 relating to unsworn falsifications to authorities.

_____ Signature

_____ Title

_____ Name (please print)

_____ Name of Company

_____ Date

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

Subscribed before me this _____day of _____20_____.

_____ Notary Public

SEAL

_____ Date Commission Expires

WEST BRADFORD TOWNSHIP
1385 CAMPUS DRIVE
DOWNINGTOWN, PA 19335
Phone (610) 269-4174
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Permit #

2005.1

Parcel #_____

APPLICATION FOR ZONING

Use for any structures including buildings, additions, pools, pool barriers, spas, patios, driveways, tents, sheds (under 500 sq/ft) and decks less than 30 inches in. from grade.

OBTAIN ZONING PERMIT PRIOR TO BUILDING PERMIT

PROPERTY INFORMATION:

Name: _____ Phone: _____

Address: _____ Cell Phone: _____

_____

CONTRACTOR INFORMATION:

Name: _____ Phone: _____

Business Name: _____ Phone: _____

Address: _____ Phone: _____

_____ FAX #: _____

Permit Type	Height	Dimensions L x W	Material Type
Dwellings			
Commercial Buildings			
Retaining wall under 4 ft			
Shed under 500 sq/ft			
Patio			
Paving/Driveways			
Decks under 30 in			
Decks over 30 in			
Chicken Coop			
Other:			

ESTIMATED COST:

Describe work to be completed: _____

CERTIFICATION:
I hereby certify that I am the owner of record of the named property; or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Zoning Officer shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions for the code(s) applicable to such permit.

Signature of Applicant Address Contact #

Print Name

DEPARTMENT APPROVALS **Zoning Official** _____ Date	**Fee**

PLEASE INCLUDE TWO SITE PLANS

WEST BRADFORD TOWNSHIP

"Between the Brandywines"

For use if stormwater review is required

ESCROW STATEMENT

The Applicant hereby agrees to post a **one thousand ($1,000.00)** escrow with West Bradford Township ("Township"), so to reimburse the Township for all expenses associated with engineering, legal and all other Township-provided services at the below-noted property/project.

The Applicant further agrees to replenish the escrow to the amount originally posted, upon the balance of the escrow falling below **two hundred dollars ($200.00)** and within ten (10) days of the date of written notification from the Township requesting same.

The Township may cease all reviews, and may discontinue the provision of any Township-provided service, until such time as an escrow account is properly funded per the above.

APPLICANT: _____

PROJECT: _____

ADDRESS: _____

_____

_____

SIGNATURE: _____

POSITION: _____

DATE: _____

TOWNSHIP OF WEST BRADFORD

1385 CAMPUS DRIVE
DOWNINGTOWN, PA 19335
Phone 610-269-4174 Fax 610-269-3016

WEST BRADFORD TOWNSHIP LIABILITY STATEMENT

TO BE COMPLETED BY OWNER OR AN AUTHORIZED AGENT

Owner or authorized agent of property at: **Permit #**_____

_____

Property Address **Phone Number**

The issuance of this permit is conditioned upon compliance with all facets of the approved permit application and/or the subdivision plan from which this lot was created, to include, but not be limited to, soil erosion controls, stormwater management, grading plan, monument placing and all other details of the subdivision approval.

If, upon inspection, work is being done other than as approved, a Stop Work Order will be issued with the condition that corrections be made before any work is resumed.

If it is necessary to make a change, the proposed change shall be detailed by the applicant and submitted in writing. A written approval must be received prior to proceeding, as requested. Failure to procure written change approval will result in an obligation to construct as originally approved.

When inspection for a Use and Occupancy Permit is made and it is noted that the provisions of the permit issuance and/or subdivision approval have not been accomplished, a Use and Occupancy Permit will NOT be issued.

Print Name	**Print Name**
Sign Name	**Sign Name**
Date	**Date**

THIS PAGE MUST BE COMPLETED & RETURNED WITH YOUR APPLICATION

REQUIRED SUBMISSIONS
RESIDENTIAL – ADDITIONS/NEW CONSTRUCTION
(IF APPLICABLE)

Items required by West Bradford Township to comply with the Uniform Construction Code of Pennsylvania.
Submit two (2) complete sets of the following:

- **Site Plans** – a site plan is required that indicates the location of each building as it relates to other structures, property lines and public ways.
- **Street Opening Permit** – Driveways and/or access roads entering onto state highways require Pendot permits prior to building permit.
- **Construction Plans** – Please provide two (2) complete sets of all construction documents. Plans should bear the original signature and seal of a Pennsylvania registered design professional. Please provide plans of adequate scale to clearly discern all notes, details and drawings. Plans drawn to ¼ scale will often satisfy the requirement.
- **Plumbing Plans** – Please provide detailed plumbing plans. This should include pipe sizing, pitch, length of run, etc. Plumbing plans should include drain, waste, vent domestic water, and gas piping and type of material to be used.
- **Mechanical Plans** – Please provide mechanical plans and calculations. Please indicate on plans the duct size, type and CFM per register. Unit specifications should also be included.
- **Energy Code** – Please provide energy code data. This may be submitted in any fashion permitted by the International Energy Conservation Code. In our experience the ResCheck software, available free from the Department of Energy, is an excellent (and easy) means of designing a buildings energy package. It can be found online at: http:/www.energycodes.gov
- **Electric** – Please provide an electrical layout plan. Plans must be submitted to an approved electrical underwriter for plan review. Resubmit signed copies to the township. The underwriter is also responsible to conduct rough and final inspections.
- **Engineered Products** – Please provide specifications on all engineered wood products. Roof truss plan, engineered beams, floor trusses (open-web, or I-joint type), engineered layout plans and certifications, signed & sealed by a design professional.
- **Liability Statement** – Must be signed by homeowners or authorized agent and returned with application.

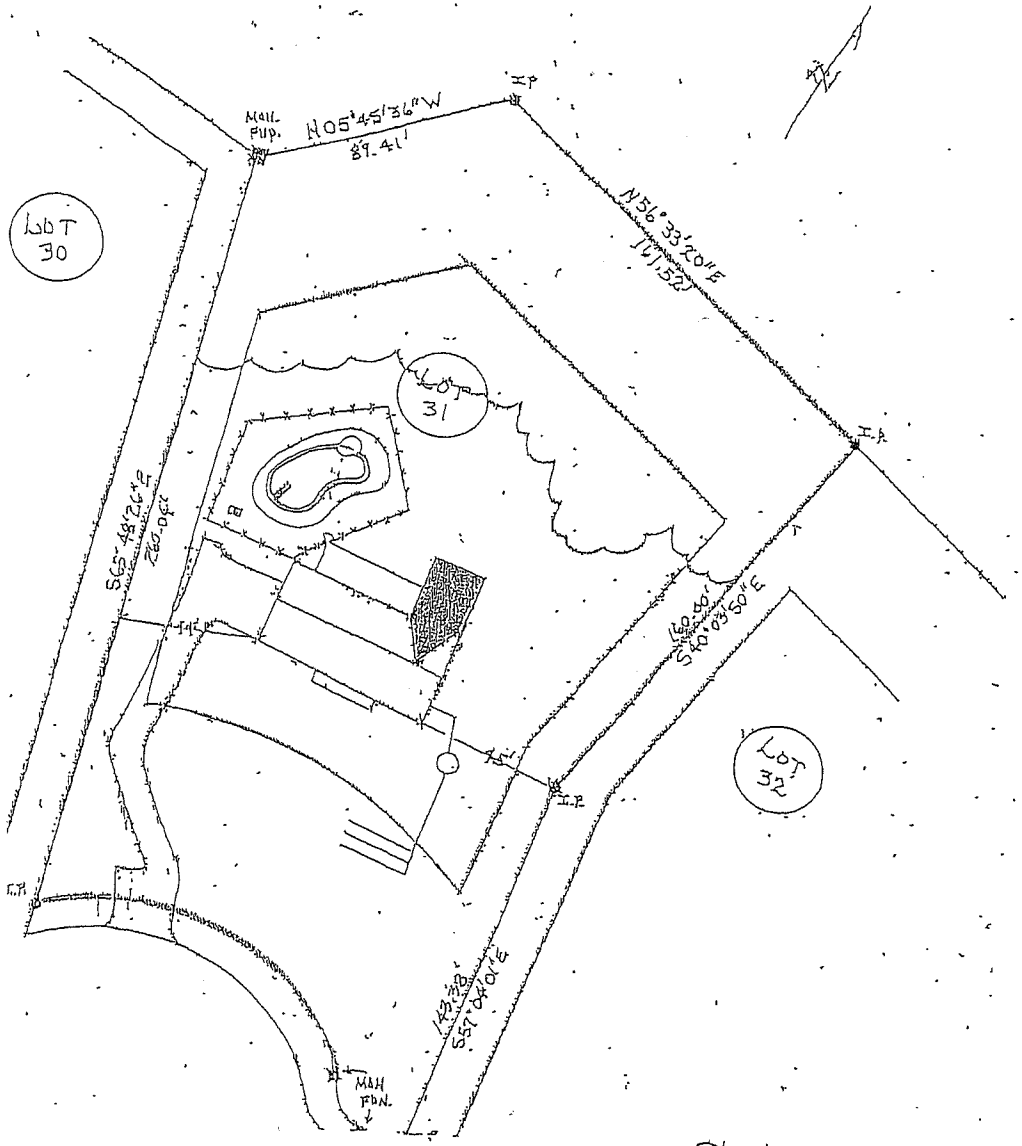
Code data summary – the code data for the building is required to be on the plans. For your reference, the current adopted codes are as follows:

2009 International Residential Code (IRC)
2009 National Electrical Code (NEC)
2009 International Fire Code (IFC)
2009 International Energy Conservation Code (IECC)

****NOTE:** Some codes have been amended; please contact the Township for a complete copy for the local amendments.

*****NOTE:** If a design or construction contract for proposed work was signed between December 31, 2006 and December 30, 2009, the **2006 International Codes** must be complied with.

When the above information is received, this office will complete the plan review. If you have any questions or require any additional information, contact West Bradford Township at 610-269-4174.



ZONING DATA

R-1 ZONING District

Lot Size – 49,657 sqft or 1.14 Acre

Setbacks

			Existing
Front –	65'	–	85'
Side –	15'	–	44.45'
Rear –	50'	–	128'

Maximum Impervious Coverage 12%

Existing

Dwelling – 1920

Driveway – 2110

Pool – 1230

Patio – 350

Total 6610 sqft or 12%

Proposed

Addition 500

*SCALE: 1" = 30'

SAMPLE ONLY
NOT FOR SUBMISSION

1234 ABC STREET
ANYTOWN, PA 19000
TAX # 00-0-00-0000

J. Doe Property

Additional Plan

Don't Let Storm Water Run Off With Your Time and Money!

What the Construction Industry Should Know About Storm Water In Our Community

The construction industry plays an important role in improving our community's quality of life by not only providing new development, but also protecting our streams and rivers through smart business practices that prevent pollution from leaving construction sites.

Storm water runoff leaving construction sites can carry pollutants such as dirt, construction debris, oil, and paint off-site and into storm drains. In our community, storm drains carry storm water runoff directly to local creeks, streams, and rivers with no treatment. Developers, contractors, and homebuilders can help to prevent storm water pollution by taking the following steps:

1. Comply with storm water permit requirements.
2. Practice erosion control and pollution prevention practices to keep construction sites "clean."
3. Conduct advanced planning and training to ensure proper implementation on-site.

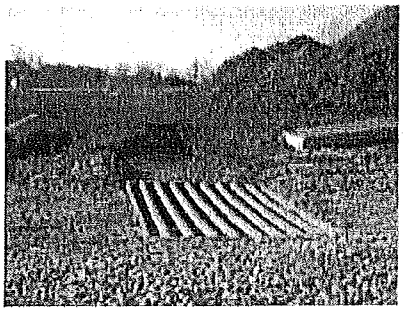
The remainder of this fact sheet addresses these three steps.

What is Storm Water?

Storm water is water from precipitation that flows across the ground and pavement when it rains or when snow and ice melt. The water seeps into the ground or drains into what are commonly called storm sewers. These are the drains you see at street corners or at low points on the sides of streets. Collectively, the draining water is called **storm water runoff**.

Storm Water Permit Requirements for Construction Activity

Planning and permitting requirements exist for construction activities. These requirements are intended to minimize storm water pollutants leaving construction sites.

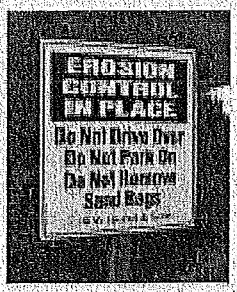


- Pennsylvania's Erosion and Sediment Pollution Control Program (25 Pa. Code, Chapter 102) requires Erosion and Sediment Control Plans for all earth disturbing activities.
- The National Pollutant Discharge Elimination System (NPDES) Permit Program (25 Pa. Code, Chapter 92) requires that construction activities disturbing greater than one acre submit a Notice of Intent for coverage under a general NPDES permit.

Knowing your requirements before starting a project and following them during construction can save you time and money, and demonstrate that you are a partner in improving our community's quality of life. For more information about these programs, contact your local county conservation district office or the Department of Environmental Protection.

Erosion Control Practices:

- Perimeter controls (e.g. silt fence)
- Sediment traps
- Immediate revegetation
- Phased, minimized grading
- Construction entrance
- Protection of streams and drainage ways
- Inlet protection



An Ounce of Prevention

Rain that falls onto construction sites is likely to carry away soil particles and other toxic chemicals present on construction sites (oil, grease, hazardous wastes, fuel). Storm water, if not properly managed, carries these pollutants to streams, rivers, and lakes. Erosion and sediment control practices can serve as a first line of defense,

Pollution Prevention Practices:

- Designated fueling and vehicle maintenance area away from streams.
- Remove trash and litter.
- Clean up leaks immediately.
- Never wash down dirty pavement.
- Place dumpsters under cover.
- Dispose of all wastes properly.

minimizing clean up and maintenance costs, and the impacts to water resources caused by soil erosion during active construction. Erosion controls can reduce the volume of soil going into a sediment control device, such as a sediment trap, therefore, "clean out" frequencies are lower and maintenance costs are less. When possible, divert water around the construction site using berms or drainage ditches.

In addition, use pollution prevention and "good housekeeping measures" to reduce the pollution leaving construction sites as well. This can be as simple as minimizing the pollution source's contact with rainwater by covering it, maintaining a "clean site" by reducing trash and waste, and keeping vehicles well maintained.

The Best Laid Plans

Plans such as erosion and sediment control plans and storm water pollution prevention plans are important tools for outlining the erosion control and pollution prevention practices that you will use to manage storm water runoff prior to breaking ground. Developing good plans allows for proper budgeting and planning for the life of the project. Proper installation and maintenance of erosion and storm water controls is essential to a plan that works. Training for on-site staff helps to ensure the proper installation and maintenance of erosion controls and pollution prevention practices. Inspect controls and management techniques regularly to ensure they are working, especially after storm events. If polluted storm water is leaving the site, you may need to repair or add additional storm water controls.

The Bigger Storm Water Picture

Your community is preventing storm water pollution through a comprehensive storm water management program. This program addresses storm water pollution from construction, but it also deals with new development, illegal dumping to the storm sewer system, and municipal operations. It will also continue to educate the community and get everyone involved in making sure the only thing that storm water contributes to our streams is . . . water! Contact your community or the Pennsylvania Department of Environmental Protection for more information about storm water management.

For more information:

West Bradford Township
(610) 269-4174
www.westbradford.org

Pennsylvania Association of Conservation District's:
http://www.pacd.org/default.html

Pennsylvania Handbook of Best Management Practices for Developing Areas:
http://www.pacd.org/products/bmp/bmp_handbook.html

Storm Water Manager's Resource Center:
http://www.stormwatercenter.net

Pennsylvania Department of Environmental Protection:
http://www.dep.state.pa.us

EPA
United States Environmental Protection Agency
EPA 841-F-03-003

Protecting Water Quality *from* URBAN RUNOFF

Clean Water Is Everybody's Business

In urban and suburban areas, much of the land surface is covered by buildings and pavement, which do not allow rain and snowmelt to soak into the ground. Instead, most developed areas rely on storm drains to carry large amounts of runoff from roofs and paved areas to nearby waterways. The stormwater runoff carries pollutants such as oil, dirt, chemicals, and lawn fertilizers directly to streams and rivers, where they seriously harm water quality. To protect surface water quality and groundwater resources, development should be designed and built to minimize increases in runoff.

The most recent National Water Quality Inventory reports that runoff from urbanized areas is the leading source of water quality impairments to surveyed estuaries and the third-largest source of impairments to surveyed lakes.

Did you know that because of impervious surfaces like pavement and rooftops, a typical city block generates more than 5 times more runoff than a woodland area of the same size?

How Urbanized Areas Affect Water Quality

Increased Runoff

The porous and varied terrain of natural landscapes like forests, wetlands, and grasslands traps rainwater and snowmelt and allows them to filter slowly into the ground. In contrast, impervious (nonporous) surfaces like roads, parking lots, and rooftops prevent rain and snowmelt from infiltrating, or soaking, into the ground. Most of the rainfall and snowmelt remains above the surface, where it runs off rapidly in unnaturally large amounts.

Storm sewer systems concentrate runoff into smooth, straight conduits. This runoff gathers speed and erosional power as it travels underground. When this runoff leaves the storm drains and empties into a stream, its excessive volume and power blast out streambanks, damaging streamside vegetation and wiping out aquatic habitat. These increased storm flows carry sediment loads from construction sites and other denuded surfaces and eroded streambanks. They often carry higher water temperatures from streets, roof tops, and parking lots, which are harmful to the health and reproduction of aquatic life.

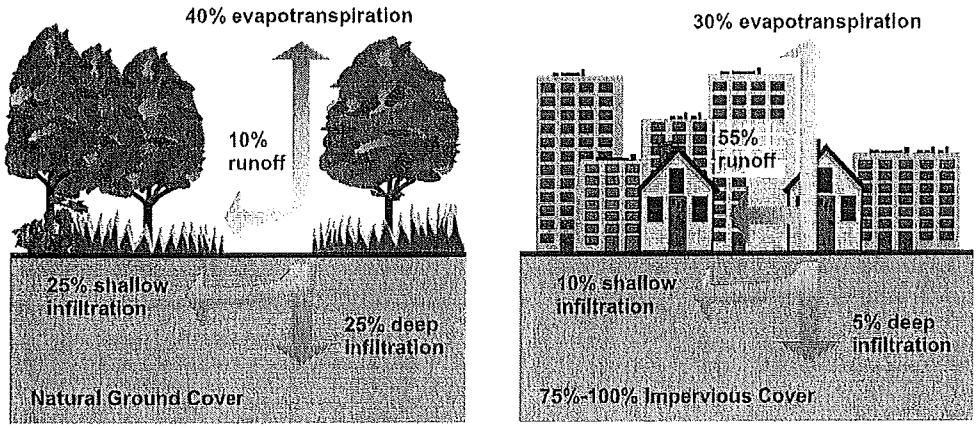
The loss of infiltration from urbanization may also cause profound groundwater changes. Although urbanization leads to great increases in flooding during and immediately after wet weather, in many instances it results in lower stream flows during dry weather. Many native fish and other aquatic life cannot survive when these conditions prevail.

Increased Pollutant Loads

Urbanization increases the variety and amount of pollutants carried into streams, rivers, and lakes. The pollutants include:

- Sediment
- Oil, grease, and toxic chemicals from motor vehicles
- Pesticides and nutrients from lawns and gardens
- Viruses, bacteria, and nutrients from pet waste and failing septic systems
- Road salts
- Heavy metals from roof shingles, motor vehicles, and other sources
- Thermal pollution from dark impervious surfaces such as streets and rooftops

These pollutants can harm fish and wildlife populations, kill native vegetation, foul drinking water supplies, and make recreational areas unsafe and unpleasant.



Relationship between impervious cover and surface runoff. Impervious cover in a watershed results in increased surface runoff. As little as 10 percent impervious cover in a watershed can result in stream degradation.

Managing Urban Runoff

What Homeowners Can Do

To decrease polluted runoff from paved surfaces, households can develop alternatives to areas traditionally covered by impervious surfaces. Porous pavement materials are available for driveways and sidewalks, and native vegetation and mulch can replace high maintenance grass lawns. Homeowners can use fertilizers sparingly and sweep driveways, sidewalks, and roads instead of using a hose. Instead of disposing of yard waste, they can use the materials to start a compost pile. And homeowners can learn to use Integrated Pest Management (IPM) to reduce dependence on harmful pesticides.

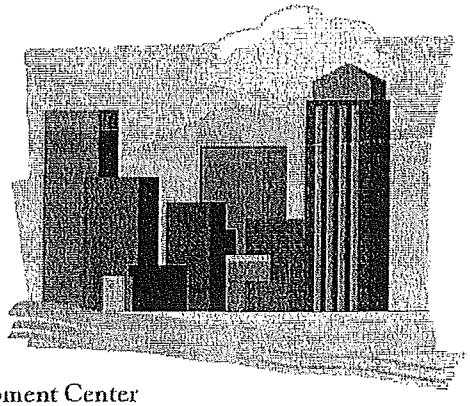
In addition, households can prevent polluted runoff by picking up after pets and using, storing, and disposing of chemicals properly. Drivers should check their cars for leaks and recycle their motor oil and antifreeze when these fluids are changed. Drivers can also avoid impacts from car wash runoff (e.g., detergents, grime, etc.) by using car wash facilities that do not generate runoff. Households served by septic systems should have them professionally inspected and pumped every 3 to 5 years. They should also practice water conservation measures to extend the life of their septic systems.

Controlling Impacts from New Development

Developers and city planners should attempt to control the volume of runoff from new development by using low impact development, structural controls, and pollution prevention strategies. Low impact development includes measures that conserve natural areas (particularly sensitive hydrologic areas like riparian buffers and infiltrable soils); reduce development impacts; and reduce site runoff rates by maximizing surface roughness, infiltration opportunities, and flow paths.

Controlling Impacts from Existing Development

Controlling runoff from existing urban areas is often more costly than controlling runoff from new developments. Economic efficiencies are often realized through approaches that target "hot spots" of runoff pollution or have multiple benefits, such as high-efficiency street sweeping (which addresses aesthetics, road safety, and water quality). Urban planners and others responsible for managing urban and suburban areas can first identify and implement pollution prevention strategies and examine source control opportunities. They should seek out priority pollutant reduction opportunities, then protect natural areas that help control runoff, and finally begin ecological restoration and retrofit activities to clean up degraded water bodies. Local governments are encouraged to take lead roles in public education efforts through public signage, storm drain marking, pollution prevention outreach campaigns, and partnerships with citizen groups and businesses. Citizens can help prioritize the clean-up strategies, volunteer to become involved in restoration efforts, and mark storm drains with approved "don't dump" messages.



Related Publications

Turn Your Home into a Stormwater Pollution Solution!
www.epa.gov/nps

This web site links to an EPA homeowner's guide to healthy habits for clean water that provides tips for better vehicle and garage care, lawn and garden techniques, home improvement, pet care, and more.

National Management Measures to Control Nonpoint Source Pollution from Urban Areas
www.epa.gov/owow/nps/urbanmm

This technical guidance and reference document is useful to local, state, and tribal managers in implementing management programs for polluted runoff. Contains information on the best available, economically achievable means of reducing pollution of surface waters and groundwater from urban areas.

Onsite Wastewater Treatment System Resources
www.epa.gov/owm/onsite

This web site contains the latest brochures and other resources from EPA for managing onsite wastewater treatment systems (OWTS) such as conventional septic systems and alternative decentralized systems. These resources provide basic information to help individual homeowners, as well as detailed, up-to-date technical guidance of interest to local and state health departments.

Low Impact Development Center
www.lowimpactdevelopment.org

This center provides information on protecting the environment and water resources through integrated site design techniques that are intended to replicate preexisting hydrologic site conditions.

Stormwater Manager's Resource Center (SMRC)
www.stormwatercenter.net

Created and maintained by the Center for Watershed Protection, this resource center is designed specifically for stormwater practitioners, local government officials, and others that need technical assistance on stormwater management issues.

Strategies: Community Responses to Runoff Pollution
www.nrdc.org/water/pollution/storm/stoinx.asp

The Natural Resources Defense Council developed this interactive web document to explore some of the most effective strategies that communities are using around the nation to control urban runoff pollution. The document is also available in print form and as an interactive CD-ROM.

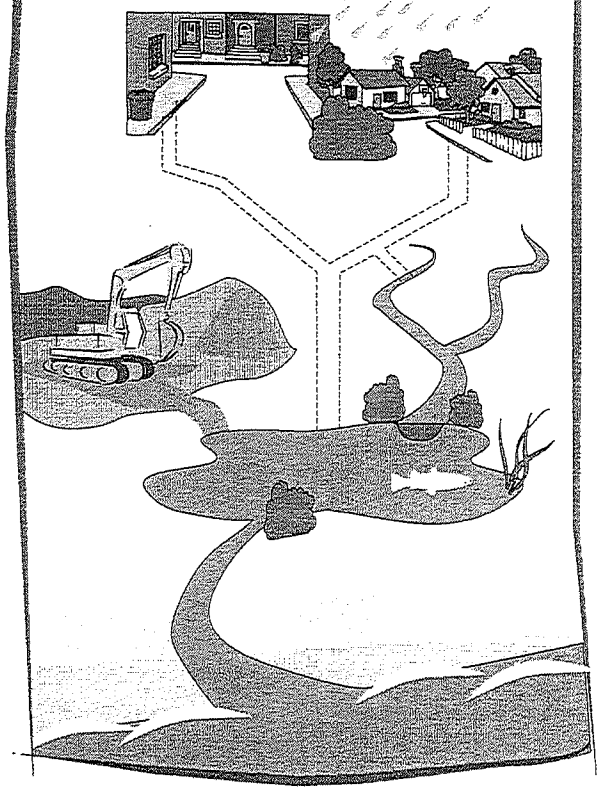
For More Information

U.S. Environmental Protection Agency
Nonpoint Source Control Branch (4503T)
1200 Pennsylvania Avenue, NW
Washington, DC 20460
www.epa.gov/nps

February 2003

When It Rains, It Drains

Understanding Storm Water and How It Can Affect Your Money, Safety, Health, and the Environment

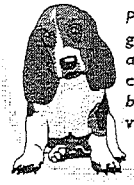


What is Storm Water?

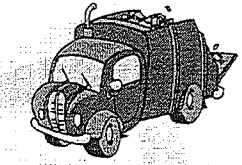
Storm water is water from precipitation that flows across the ground and pavement when it rains or when snow and ice melt. The water seeps into the ground or drains into what we call storm sewers. These are the drains you see at street corners or at low points on the sides of streets. Collectively, the draining water is called storm water runoff.

Why is Storm Water "Good Rain Gone Wrong?"

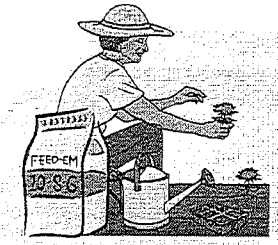
Storm water becomes a problem when it picks up debris, chemicals, dirt, and other pollutants as it flows or when it causes flooding and erosion of stream banks. Storm water travels through a system of pipes and roadside ditches that make up storm sewer systems. It eventually flows directly to a lake, river, stream, wetland, or coastal water. All of the pollutants storm water carries along the way empty into our waters, too, because storm water does not get treated!



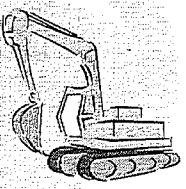
Pet wastes left on the ground get carried away by storm water, contributing harmful bacteria, parasites and viruses to our water.



Vehicles drip fluids (oil, grease, gasoline, antifreeze, brake fluids, etc.) onto paved areas where storm water runoff carries them through our storm drains and into our water.



Chemicals used to grow and maintain beautiful lawns and gardens, if not used properly, can run off into the storm drains when it rains or when we water our lawns and gardens.



Waste from chemicals and materials used in construction can wash into the storm sewer system when it rains. Soil that erodes from construction sites causes environmental degradation, including harming fish and shellfish populations that are important for recreation and our economy.

Where To Go To Continue the Information Flow

Your community is preventing storm water pollution through a storm water management program. This program addresses storm water pollution from construction, new development, illegal dumping to the storm sewer system, and pollution prevention and good housekeeping practices in municipal operations. It will also continue to educate the community and get everyone involved in making sure the only thing that storm water contributes to our water is . . . water! Contact your community's storm water management program coordinator or the Pennsylvania Department of Environmental Protection for more information about storm water management.

Pennsylvania Department of Environmental Protection
www.dep.state.pa.us

Answers to Test Your Storm Sewer System Savvy:

1. **Ditch** – Part of the storm sewer system. Most people think that the system is just a series of underground pipes. It can also include ditches used to convey storm water from the land to a receiving lake, river, or stream.

2. **Fire Hydrant** – Not part of the storm sewer system. Water sprayed from fire hydrants is not storm water, but is allowed by law to enter the storm sewer system.

3. **Curb with Storm Drain Inlet** – Part of the storm sewer system. Many people do not realize that this is an opening leading to the storm sewer system. Anything going into this inlet (e.g., trash, leaves, improperly disposed of hazardous materials) travel directly to a receiving lake, river, or stream without being treated first. Many communities install storm drains with "Do Not Dump" messages to let people know.

4. **Storm Sewer Outfall** – Part of the storm sewer system. An outfall is where storm water drains from the storm sewer system into a receiving lake, stream, or river. If there is a flow from an outfall when it isn't raining, there could be a problem with the system or someone has used a storm drain for illegally disposing of materials.

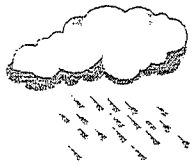
5. **Toilet** – Not part of the storm sewer system. Wastewater from sinks and toilets in houses and businesses travel through a sewer system constructed to carry sanitary wastes. In some instances, older communities may have a combined sewer system designed to carry both storm water and sanitary waste.

6. **Septic System** – Not part of the storm sewer system. Homeowners use septic tanks to manage sanitary wastes on-site. Improperly maintained septic systems can leak and contribute pollutants to the storm sewer system, as well as directly to lakes, rivers, and streams.

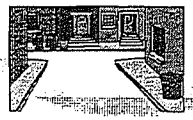
7. **Roads and Other Paved Areas** – Not part of the storm sewer system. Roads and other hardened surfaces such as parking lots and sidewalks can accumulate pollutants (e.g., oil, grease, dirt, leaves, trash, pet wastes) that storm water eventually washes into the storm sewer system.

8. **Storm Drain Inlet** – Part of the storm sewer system. This is another example of what a storm drain may look like. Like the storm drain inlet shown in picture #3, anything that enters this drain will go directly to streams, rivers, and lakes without being treated first. It is important to recognize this as a storm drain to prevent it from being used as a trash can.

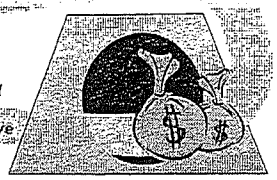
What Happens When It Rains?



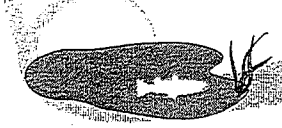
Rain is an important part of nature's water cycle, but there are times it can do more damage than good. Problems related to storm water runoff can include:



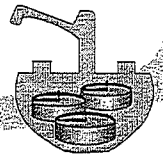
Flooding caused by too much storm water flowing over hardened surfaces such as roads and parking lots, instead of soaking into the ground.



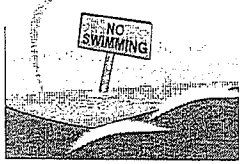
Increases in spending on maintaining storm drains and the storm sewer system that become clogged with excessive amounts of dirt and debris.



Decreases in sportfish populations because storm water carries sediment and pollutants that degrade important fish habitat.



More expensive treatment technologies to remove harmful pollutants carried by storm water into our drinking water supplies.

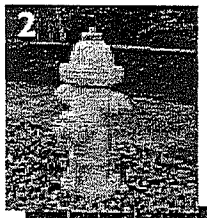


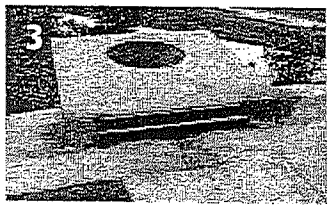
Closed beaches due to high levels of bacteria carried by storm water that make swimming unsafe.

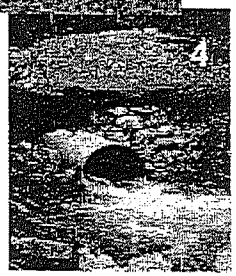
We can help rain restore its good reputation while protecting our health and environment while saving money for ourselves and our community. Keep reading to find out how...

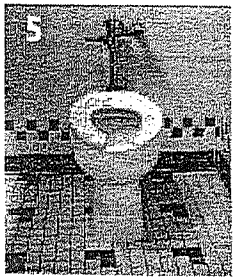
Test Your Storm Sewer System Savvy!

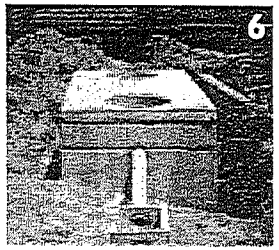
What does the storm sewer system look like in your community? See if you can identify which pictures are part of the storm sewer system. (Answers are on the back.)

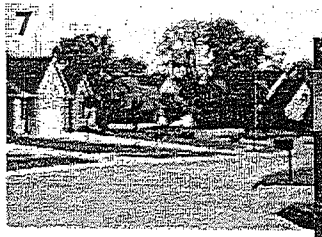


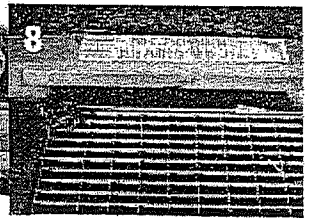












Restoring Rain's Reputation: What Everyone Can Do To Help

Rain by nature is important for replenishing drinking water supplies, recreation, and healthy wildlife habitats. It only becomes a problem when pollutants from our activities like car maintenance, lawn care, and dog walking are left on the ground for rain to wash away. Here are some of the most important ways to prevent storm water pollution:

- Properly dispose of hazardous substances such as used oil, cleaning supplies and paint—never pour them down any part of the storm sewer system and report anyone who does.
- Use pesticides, fertilizers, and herbicides properly and efficiently to prevent excess runoff.
- Look for signs of soil and other pollutants, such as debris and chemicals, leaving construction sites in storm water runoff or tracked into roads by construction vehicles. Report poorly managed construction sites that could impact storm water runoff to your community. (See the back of this brochure for contact information.)
- Install innovative storm water practices on residential property, such as rain barrels or rain gardens, that capture storm water and keep it on site instead of letting it drain away into the storm sewer system.
- Report any discharges from storm water outfalls during times of dry weather—a sign that there could be a problem with the storm sewer system.
- Pick up after pets and dispose of their waste properly. No matter where pets make a mess—in a backyard or at the park—storm water runoff can carry pet waste from the land to the storm sewer system to a stream.
- Store materials that could pollute storm water indoors and use containers for outdoor storage that do not rust or leak to eliminate exposure of materials to storm water.

COUNTY OF CHESTER
ASSESSMENT OFFICE

313 W. MARKET STREET, SUITE 4202, P.O. BOX 2748, WEST CHESTER, PA 19380-0991

610-344-6105
Fax 610-344-5902
www.chesco.org

JEFFREY A. LAUDENSLAGER
Director of Assessment

JOSEPH A. FINNAREN
Chief Assessor

Dear Property Owner:

As you have applied for a building permit from your municipality, the county Assessment Office would like to advise you of the steps surrounding our involvement in the process. We would like to make sure that you are aware of what will take place during construction and after the improvement is finished.

1) The municipality is required to supply a list of all building and zoning permits to the Assessment Office monthly.
2) An assessor will visit your property when they are in your municipality (generally rotate through every 2 – 3 months).
3) When arriving at your property, the assessor will come to the front door and identify themself wearing a Chester County I. D. badge and will present a business card. They will ask you questions about the building permit and may need to measure the improvements (from the outside).
4) If you are not home when the assessor arrives, a business card will be left with a note on the flip side of the card. The assessor will proceed to the improvement and measure if the work is sufficiently complete. Otherwise they will mark it for a revisit the next time they are in the municipality.
5) Please cooperate with the assessor, as he or she is simply trying to get the correct information about your improvement, so there will be no mistakes on the county record.
6) After the construction is finished or 30 months has elapsed your improvement will be assessed and added to your property record card.
7) You will receive a notice from our office changing your assessment reflecting the addition of the new improvement. If you require more information please call our office at 610-344-6105 and ask to speak to the assessor assigned to your municipality.

It is the intention of this letter to inform you of the assessment process so that you realize that we will be visiting your property. Please note that due to time constraints we generally **do not make appointments**, unless absolutely necessary. Please be patient when an assessor knocks on your door and answer any questions to the best of your ability. Thank you for your anticipated cooperation.

Sincerely,

The Assessment Office

Jeffrey A. Laudenslager
Director

Joseph A. Finnaren, C. P. E.
Chief Assessor

Taxing Authority – please run additional copies of this letter when your supply runs low.