



West Caln Township

PO Box 175

Wagontown, PA 19376

610.384.5643

Stormwater Management Application for Review Escrow & Fees

Effective January 1, 2025

Simplified Plan: \$50.00 Administrative Fee

 \$650.00 Escrow Deposit

Full Engineered Plan: \$50.00 Administrative Fee

 \$850.00 Escrow Deposit

Applicant is responsible for all fees in excess of the required escrow deposit. A refund will be issued for all escrow funds not disbursed for profession services or legal filing. The township reserves the right to invoice the applicant or request replenishment of the escrow funds in the event the escrow is depleted.



West Caln Township

721 W. Kings Highway

P.O. Box 175

Wagontown, PA 19376

(610) 384-5643

Fax (610) 384-9035

SUPPLEMENTAL INFORMATION FOR APPLICATION FOR STORMWATER MANAGEMENT REVIEW

COMPLETING THE APPLICATION

Complete the Application for Stormwater Management. For projects requiring an engineered designed & stamped plan, this application will accompany or be sent independently of the plan. For projects requiring only the Simplified Plan, this application should be submitted with a site plan, a plan design, and the recharge bed sizing worksheet. The recharge bed sizing worksheet and a standard plan design can be found in the Stormwater Management Explanation & Summary document you obtain on our webpage or at the township office.

FEES AND INSPECTIONS

Stormwater Management Plans require the review and approval of the West Caln Township Engineer. On-site inspections of the implementation of the Plan are also required. The costs affiliated with the review and inspection(s) are the sole responsibility of the applicant.* Applicants are required to submit an administrative fee and an escrow deposit to cover these expenses. Applicants will receive a refund of an funds not used or will be invoiced if the actual expenses exceed the escrow deposit

**Per West Caln Township Stormwater Management Ordinance Article VI, Section 602*

STORMWATER OPERATION & MAINTENANCE AGREEMENT

Upon Stormwater Management Plan approval, West Caln Township will provide you with a *Stormwater Operation & Maintenance Agreement*. You will need to have your signature on this agreement notarized. The Agreement will then be filed with your property deed through the Chester County Recorder of Deeds. The Township will file this form on your behalf, with the Chester County Recorder of Deeds fees paid from your escrow deposit.

**Per West Caln Township Stormwater Management Ordinance Article VII, Section 703*

SCHEDULING INSPECTIONS

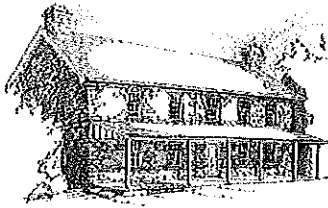
The applicant / contractor must contact the Engineer's office a minimum of 48-hours prior to the start of work to schedule an inspection of the construction. Failure to do so may result in a reversal of work in order to properly inspect the site. **Inspections-EB Walsh Associates: 610-903-0033**

SUSPENSION OF APPROVAL

Any building, land development, or other permit or approval issued by the Municipality may be suspended or revoked by West Caln Township for:

- 1) Noncompliance with or failure to implement any provision of the permit or approved SWM Site Plan or O&M Agreement;
- 2) A violation of any provision of the Stormwater Ordinance any other law or regulation applicable to the Regulated Activity;
- 3) The creation of any condition or the commission of any act during the Regulated Activity that constitutes or creates a hazard or nuisance, or endangers the life, health, safety, or property of others;
- 4) Failure to correct a violation within the allowed time period allowed per notice given by West Caln Township.

**Per West Caln Township Stormwater Management Ordinance Article IX, Section 904*



West Cain Township

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**APPLICATION FOR STORMWATER MANAGEMENT/
EROSION AND SEDIMENTATION CONTROL REVIEW**
Complete and Submit with Administrative Fee & Escrow Deposit

PERMIT APPLICATION DATE: _____

PROPERTY INFORMATION

Owner(s) _____ Parcel No _____

Owner Address _____ Zoning District _____

Site Address _____ Total Lot Area _____

Phone _____ Fax _____ Email _____

Indicate One: Single-Family Dwelling Duplex/Multi Family Building Lot Commercial Property
 Other _____

IMPROVEMENT TYPE(S)

- Residential New Construction
- Residential Deck/Porch/Patio
- Commercial New Construction
- Accessory Structure <1000sf
- Residential Addition
- Residential Swimming Pool
- Commercial Addition
- Accessory Structure >1000sf
- Residential Driveway/Etc.
- Mobile Home New / Relocation
- Commercial Driveway /Etc.

PLAN TYPE

- SIMPLIFIED PLAN *Less than 2000sf of new impervious coverage or 5000sf earth disturbance*
- FULL PLAN *More than 2000sf of new impervious coverage or 5000sf of earth disturbance*

BRIEF DESCRIPTION OF WORK

Estimated Start Date: _____ Estimated Completion Date: _____

TYPE OF STORMWATER PLAN PROPOSED

- Infiltration Trench(s)
- Rain Barrels or Cistern
- Bioretention/Rain Garden
- Other _____
- Recharge Bed/Dry Well

ENGINEER / ARCHITECT (if applicable)

Engineer / Architect _____ Phone No _____

Mailing Address _____ City _____ ST _____ Zip _____

Email _____ Fax _____

DOCUMENTS TO ACCOMPANY THIS APPLICATION

Simplified Plan (<2000sf)

- Site Plan
- Plan Design *(Found in Explanation & Summary Document)*
- Recharge Bed Sizing Worksheet *(Found in Explanation & Summary Document)*

Full Engineered Plan (>2000 sf)

- Engineer Designed & Stamped Plan

Owner(s) _____ Parcel No _____ App# _____

TOTAL IMPERVIOUS COVERAGE WORKSHEET

Total Sq. ft. of lot:	_____	Sq. ft. of footprint home:	_____
Sq. ft. of driveway:	_____	Sq. ft. of sheds/barns:	_____
Sq. ft. of detached garage:	_____	Sq. ft. of pool/hot tub:	_____
Sq. ft. of sidewalks:	_____	Sq. ft. of patios:	_____
Sq. ft. of decks:	_____	Sq. ft. of porches:	_____
Sq. ft. of other:	_____	Identify "other":	_____

PROPOSED SQUARE FEET OF NEW IMPERVIOUS COVERAGE: _____

CERTIFICATION

I certify that I am the owner of record or that I have been authorized by the owner of record to submit this application and that the work described has been authorized by the owner of record. I understand and assume responsibility for the establishment of official property lines for required setbacks prior to the start of construction, and agree to conform to all applicable local, state, and federal laws governing the execution of this project. I certify that the Code official or his representative shall have the authority to enter the areas in which this work is being performed, at any reasonable hour, to enforce the provisions of the Codes governing this project. I further certify that this information is true and correct to the best of my knowledge and belief. *Ref. 18 Pa. Cons. Stat. § 4903.*

I certify that I have received and understand the information provided in *the West Caln Township Stormwater Management Application Package and Supplemental Information* page of this application.

Applicant Signature: _____ Date: _____

Print Name: _____

ADMINISTRATIVE USE ONLY

Township Review Completed: _____ Application Sent to Engineer: _____

STORMWATER PLAN IS _____ APPROVED _____ DENIED

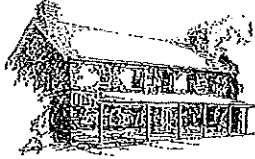
ENGINEER NOTES _____

TOWNSHIP ENGINEER SIGNATURE _____

ENGINEER NAME/FIRM (PRINT) _____ DATE _____

ADDITIONAL CONDITIONS/ATTACHMENTS ___NO ___YES, PLEASE SEE ATTACHED

SCHEDULING INSPECTIONS: The applicant / contractor must contact the Engineer's office a minimum of 48-hours prior to the start of work to schedule an inspection of the construction. Failure to do so may result in a reversal of work in order to properly inspect the site. **CALL 610.903.0033**



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STORMWATER MANAGEMENT EXPLANATION & SUMMARY

Regulations:

The Pennsylvania Stormwater Management Act of 1978 (PA Act 167) requires counties to prepare stormwater management plans for all watersheds within the county. Chester County prepared the County-wide Act 167 Stormwater Management Plan (approved July 2, 2013 by the Pennsylvania Department of Environmental Protection (PA DEP)). PA DEP, through Act 167, required that all Chester County municipalities adopt the ordinance requirements included in the Plan. West Caln Township adopted the County's model ordinance, West Caln Township's Stormwater Management Ordinance, on April 21, 2014, by Ordinance No. 2014-02.

Purpose:

The Purpose of the Township's Stormwater Management (SWM) Ordinance requirements is to protect public health, safety and general welfare, property and water quality by implementing drainage and stormwater management practices, criteria, and provisions for land development, construction and earth disturbance activities.

Applicability:

All Regulated Activities, which includes any earth disturbance activity or any activity that involves the alteration or development of land in a manner that may affect stormwater runoff, shall be subjected to the regulations of the Township's Stormwater Management Ordinance. This includes all land development and redevelopment projects, and building / grading permit projects.

General Exemptions (refer to Section 106.B of the Ordinance for additional information):

- Regulated Activities that involve less than 1,000 square feet of proposed impervious surfaces and less than 5,000 square feet of earth disturbance are exempt. Proposed impervious surfaces include all new, additional and replacement impervious surfaces.
- Additional exemptions include:
 - In-place replacement of residential dwelling unit (the replacement in the exact footprint of an existing one- or two-family dwelling unit).
 - In-place replacement, repair, or maintenance of residential impervious surfaces (the replacement of existing residential patios, decks, driveways, pools, garages, and/or sidewalks that are accessory to an existing one- or two-family dwelling unit in the exact footprint of the existing impervious surface).

Additional Requirements:

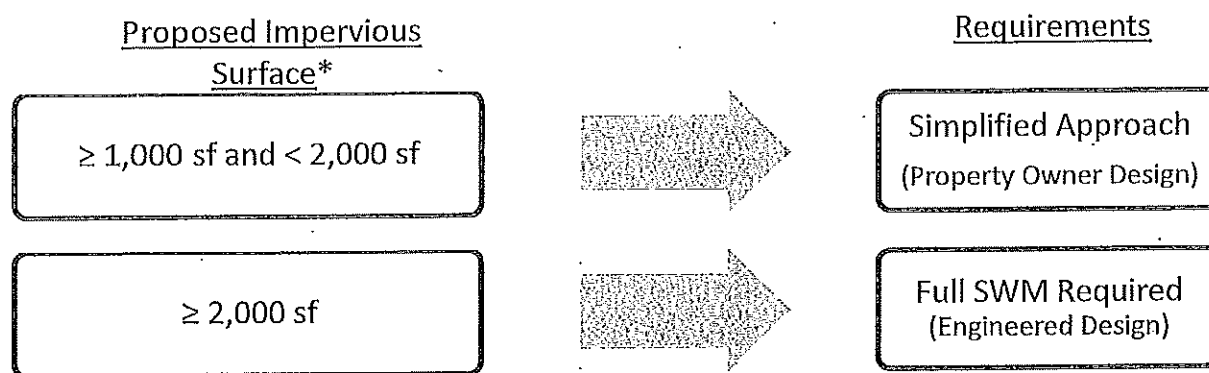
Phased and incremental project requirements

Starting April 21, 2014, any Regulated Activity that is to take place incrementally, or occurs in sequential projects on the same property, shall be subject to regulation of the SWM Ordinance if the cumulative proposed impervious surface or earth disturbance exceeds the corresponding threshold for exemption.

Example: If, after April 21, 2014, a property owner proposes construction of a 600-square-foot garage, that project would be exempted from the requirements of the Ordinance. If, at a later date, an applicant proposes to construct a 900 square-foot room addition on the same property, the applicant would then be required to implement the stormwater management and plan submission requirements of the Ordinance for the cumulative total of 1,500 square feet of additional impervious surface added to the property since April 2014.

Modified requirements for small projects – Simplified Approach

Regulated Activities that involve 1,000 square feet to less than 2,000 square feet of proposed impervious surfaces and less than 5,000 square feet of proposed earth disturbance may apply the modified requirements presented in the "Simplified Approach to Stormwater Management for Small Projects" – Appendix A of the SWM Ordinance.



* Proposed impervious surfaces include all new, additional and replacement impervious surfaces.

Operation and Maintenance (O&M) Requirements

Continuing operations and maintenance of all permanent stormwater facilities is required for all projects. The following shall be required to be submitted to the Township for review and approval:

- Operation and Maintenance Plans detailing the O&M requirements
- O&M Agreement (the Township will provide you with this agreement)

The O&M Plan and executed Agreement shall be recorded at the Chester County Recorder of Deeds as a restrictive covenant that runs with the land and shall be binding upon the landowner and any heirs or future owners. The Township will record the completed documents at the County Recorder of Deeds (all recording fees to be paid by the applicant), unless the applicant requests otherwise.

O&M Agreements are required for all projects (Simplified Approach and Full SWM design projects). The Township will provide you with the appropriate document for your project.

The Township or Township representatives shall have the Right to Enter the property to inspect the implementation, condition, or operation and maintenance of all erosion and sediment controls and permanent stormwater facilities.

WEST CALN TOWNSHIP STORMWATER MANAGEMENT
SIMPLIFIED APPROACH SUMMARY

Refer to Appendix A of the West Caln Township's Stormwater Management Ordinance - Ord. No. 2014-02 for complete details related to the Simplified Approach.

Small projects with less than 2,000 square feet of Proposed Impervious Surfaces and with less than 5,000 square feet of proposed Earth Disturbance may apply the "Simplified Approach to Stormwater Management for Small Projects" (Simplified Approach).

- Only projects that meet the above size thresholds may use this Simplified Approach and are then not required to submit a formal Stormwater Management Site plan to the Municipality. However, these projects are still required to address water quality and infiltration requirements as outlined in Appendix A of the Ordinance.
- Any project with more than 1,999 square feet of Proposed Impervious Surface or more than 4,999 square feet of proposed Earth Disturbance can NOT apply this Simplified Approach.
- The Applicant should first review the planned project with the Township staff prior to initiating the Simplified Approach to confirm the following:
 - That the proposed project is not otherwise exempt from the stormwater management control and the engineered Stormwater Management Site Plan requirements of the Township's Stormwater Management Ordinance;
 - That the proposed project is eligible to use this Simplified Approach;
 - To determine which components of the proposed project must be included in the calculation of "impervious surfaces (areas)"; and,
 - Whether any local conditions are known to the Township that would preclude the use of any of the techniques included in this Simplified Approach.

Submittal and Approval Requirements:

Use of the Simplified Approach requires:

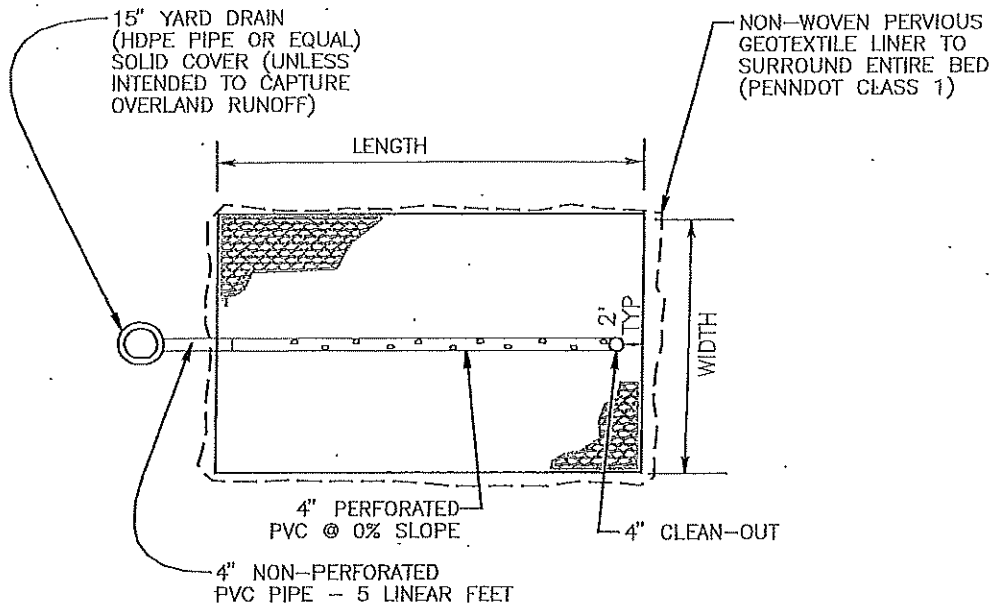
- The applicant to submit the following to West Caln Township for review and approval prior to beginning construction:
 - **Site Plan & Design.** A Simplified Stormwater Management Site Plan (i.e. sketch plan) showing compliance with the required stormwater design (the first 1-inch of rainfall runoff from Proposed Impervious Surfaces must be captured and removed on the applicant's property).
 - **Agreement.** A completed, signed and notarized "Simplified Operation, Maintenance and Inspection Plan and Agreement".
- After approval of the Plan, Agreement and Design, the above referenced Plan and Agreement shall be recorded at the Chester County Office of the Recorder of Deeds.
 - Either the applicant must record the document and provide proof of recording to the Township or the Township will record the documents with all recording fees paid for by the applicant (typical filing fee \$50).

SIMPLIFIED APPROACH CONSTRUCTION DETAIL & SUMMARY CHART

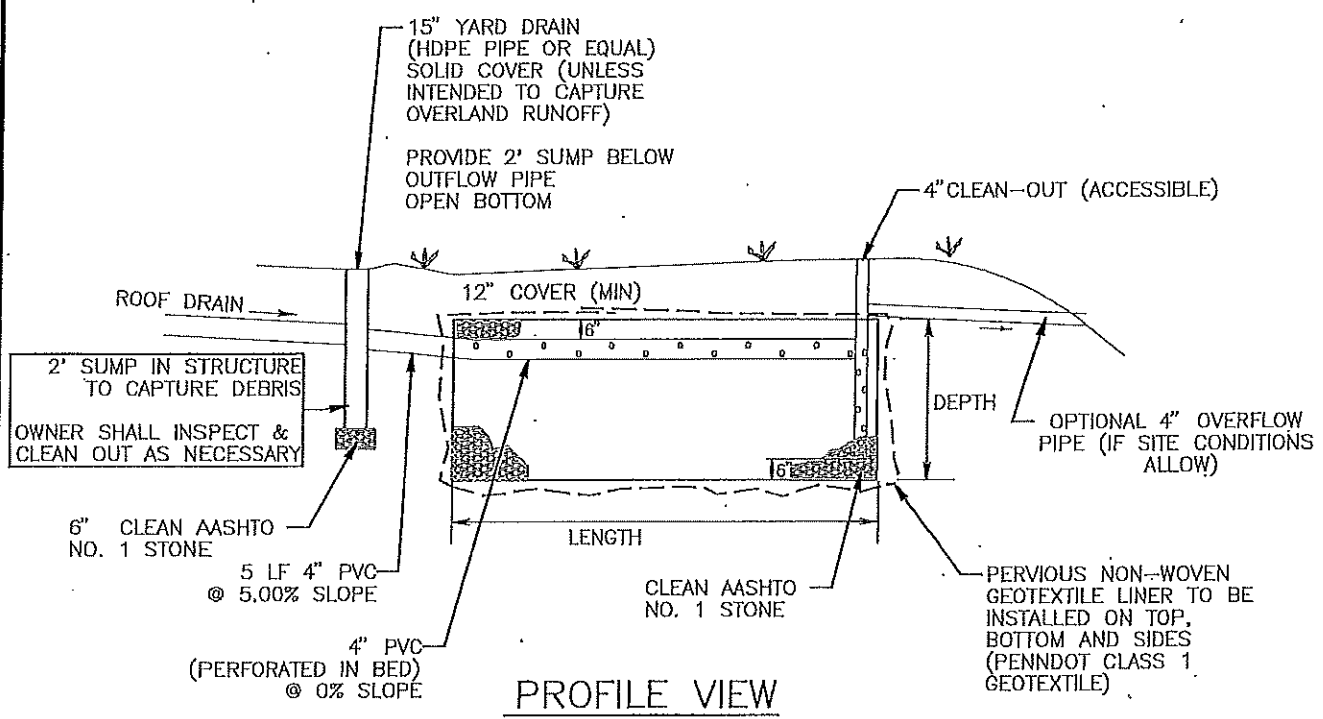
**WEST CALN TOWNSHIP STORMWATER MANAGEMENT
RECHARGE BED SIZING EXAMPLE WORKSHEET**

IMPERVIOUS COVERAGE	REQUIRED VOLUME OF BED	TYPICAL BED SIZING		
		Width	Length	Depth
(square feet)	(cubic feet)	(feet)	(feet)	(feet)
1000	208	8.3	x 8.3	x 3
1100	229	8.7	x 8.7	x 3
1200	250	9.1	x 9.1	x 3
1300	271	9.5	x 9.5	x 3
1400	292	9.9	x 9.9	x 3
1500	313	10.2	x 10.2	x 3
1600	333	10.5	x 10.5	x 3
1700	354	10.9	x 10.9	x 3
1800	375	11.2	x 11.2	x 3
1900	396	11.5	x 11.5	x 3
2000	417	11.8	x 11.8	x 3

*BASED UPON VOID RATIO OF BED = 40% AND 1" OF RUNOFF OVER PROPOSED IMPERVIOUS SURFACE



PLAN VIEW



PROFILE VIEW

NOTE: APPLICANT MUST CONTACT TOWNSHIP TO SCHEDULE INSPECTION PRIOR TO THE START OF CONSTRUCTION OF RECHARGE BED.

TYPICAL UNDERGROUND
STONE RECHARGE BED DETAIL

NOT TO SCALE

RECHARGE BED CONSTRUCTION SEQUENCE

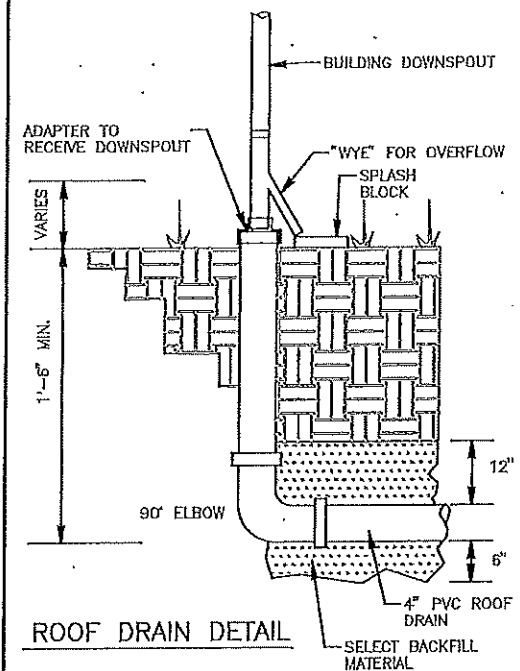
1. EXCAVATE PROPOSED RECHARGE / INFILTRATION BED, BOTTOM OF BED TO BE SCARIFIED AND REMAIN UNCOMPACTED.

EXCAVATION FOR THE INFILTRATION FACILITY SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE INFILTRATION BED.

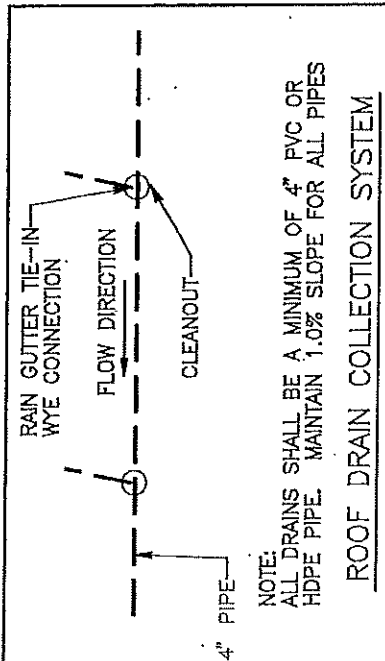
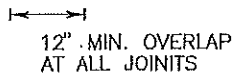
2. CONTACT THE TOWNSHIP ENGINEER FOR AN INSPECTION.
3. INSTALL GEOTEXTILE FABRIC ON ALL SIDES AND BOTTOM. A 12" MIN. OVERLAP AT ALL JOINTS MUST BE PROVIDED.
4. INSTALL CLEAN AASHTO NO. 1 STONE.
5. INSTALL PERFORATED STORM SEWER AS SHOWN ON DETAIL.
6. CONTACT THE TOWNSHIP ENGINEER FOR AN INSPECTION.
7. COVER PIPING WITH AASHTO NO. 1 STONE & INSTALL GEOTEXTILE FABRIC ON TOP OF STONE.

NOTES:

1. THE RECHARGE / INFILTRATION AREA SHOULD BE PROTECTED DURING CONSTRUCTION ACTIVITIES FROM COMPACTION.
2. DURING CONSTRUCTION AND AFTER CONSTRUCTION, THE INFILTRATION FACILITY MUST BE PROTECTED FROM SILT ENTERING TO THE SYSTEM. IF THE FACILITY IS INSTALLED PRIOR TO THE UPSLOPE AREA BEING FULLY STABILIZED, THE YARD DRAIN MUST BE SEALED OFF TO PREVENT RUNOFF FROM ENTERING INTO THE BED.



GEOTEXTILE JOINTS



STORMWATER INFILTRATION FACILITY GENERAL NOTES

1. THE CONTRACTOR SHALL USE EXTREME CARE WHEN INSTALLING FILTER FABRIC AND STONE IN ORDER TO PREVENT SEDIMENT, SOIL OR OTHER CONTAMINATION OF STONE AND / OR SEEPAGE BED. STOCKPILED STONE UTILIZED FOR CONSTRUCTION SHALL BE PLACED ON FILTER FABRIC TO PREVENT CONTAMINATION.
2. THE INSTALLATION OF THE STONE SHALL BE CHECKED BY THE DESIGN OR SITE ENGINEER PRIOR TO THE INSTALLATION OF THE SEEPAGE BED TO ENSURE THAT IT IS UNIFORMLY GRADED AND CLEAN WASHED AGGREGATE.
3. APPROPRIATE MEASURES SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT ENTER INTO THE SEEPAGE BED. MEASURES SHALL INCLUDE A SUMP INLET SHALL BE INSTALLED UPSTREAM TO CAPTURE DEBRIS AND THE SEEPAGE BEDS SHALL NOT BE INSTALLED UNTIL ALL UPSTREAM DRAINAGE AREAS ARE STABILIZED.
4. THE AREA FOR THE INFILTRATION FACILITIES SHALL BE ADEQUATELY PROTECTED WITH ORANGE CONSTRUCTION FENCE DURING CONSTRUCTION TO PREVENT CONSTRUCTION EQUIPMENT FROM ENTERING THE AREA OF THE FACILITY AND COMPACTING THE SUBGRADE.
5. NO CONSTRUCTION EQUIPMENT SHALL BE PLACED WITHIN THE INFILTRATION BED. THE SUBSOIL MUST NOT BE COMPACTED.
6. THE BOTTOM OF ALL SEEPAGE BED SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE.
7. IF UNFAVORABLE SOIL CONDITIONS ARE ENCOUNTERED DURING INSTALLATION OF THE ON-LOT INFILTRATION FACILITY (IE. BEDROCK OR GROUNDWATER), CONSTRUCTION IS TO STOP AND THE TOWNSHIP SHALL BE NOTIFIED. THE DESIGN SHALL BE MODIFIED AND APPROVED BY THE TOWNSHIP PRIOR TO THE COMMENCEMENT OF WORK.
8. UPON STABILIZATION (UNIFORM 70% PERENNIAL VEGETATIVE COVER) WITHIN THE INFILTRATION BED DRAINAGE AREA, CONTACT THE TOWNSHIP ENGINEER AND CONSERVATION DISTRICT TO SCHEDULE AN INSPECTION OF THE BED CONSTRUCTION. A MINIMUM OF 48 HRS. NOTICE MUST BE PROVIDED TO THE INSPECTING AGENCY.
9. UPON COMPLETION OF THE BED CONSTRUCTION, IMMEDIATELY STABILIZE ALL DISTURBED AREAS WITH PERMANENT SEED MIX AND EROSION CONTROL BLANKET AS INDICATED ON THE PLANS.
10. SEEPAGE BED SHALL BE SURROUNDED WITH A NON-WOVEN GEOTEXTILE (PERMEABLE FILTER FABRIC). THE FILTER FABRIC SHALL BE TYPAR FABRIC, STYLE 3341 OR APPROVED EQUAL.
11. SEEPAGE BED FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL SEDIMENT HAS ENTERED ANY OF THE INFILTRATION SEEPAGE BEDS, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE BED ETC. AND OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.
12. INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LOT SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THESE SYSTEMS. ALL DOWNSPOUTS AND OVERFLOW PIPES SHOULD BE KEPT IN GOOD WORKING ORDER.

Project Name: _____

Initial Escrow Amt Provided: _____

**WEST CALN TOWNSHIP
Chester County, PA**

NOTICE: PROPERTY OWNERS and/or DEVELOPERS

REIMBURSEMENT AGREEMENT

The Township Engineer, Township Solicitor, and/or Planning Commission Solicitor, and/or Traffic Engineer or Consultant, and/or Land Planning Consultant, and/or Sewage Enforcement Officer, and/or Fire Marshall, and/or specialized Consultants (e.g., Tree Expert or Historian and/or Historic Resources Consultant) review various land development and subdivision plans (sketch, and/or draft, and/or preliminary, and/or final plans), soil erosion and sedimentation control plans, stormwater management plans, grading plans, landscape plans, lighting plans, and other documents or submissions pertaining to land development. In addition, property owners may request meeting with our professional consultants to review proposed activities in the Township.

The Township must be reimbursed by the Applicant for any costs incurred for plan reviews, or other documents or submissions, made by the Township Engineer, and/or Township Solicitor, and/or Planning Commission Solicitor, and/or Traffic Engineer or Consultant, and/or Land Planning Consultant, and/or Sewage Enforcement Officer, and/or Fire Marshall, and/or specialized Consultant (e.g. Tree Expert or Historian and/or Historic Resources Consultant), and for any inspections of construction or inspections of work made by the Township Engineer, Township Solicitor or other Township appointed and/or hired professional. Furthermore, the cost of any meetings held with the Township Engineer, Township Solicitor, and/or Planning Commission Solicitor, and/or Traffic Engineer or Consultant, and/or Land Planning Consultant, and/or Sewage Enforcement Officer, and/or Fire Marshall, and/or specialized Consultants (e.g., Tree Expert or Historian and/or Historic Resources Consultant) at the request of an Applicant and/or the Applicant's Architect, Engineer, Solicitor or other professional working on behalf of the Applicant must be borne by the Applicant. Any and all bills and/or invoices will be mailed to the Applicant for payment and/or the Applicant's escrow will be applied to any and all bills and/or invoices pertaining to the Applicant's project regarding any and all review, inspections and/or meetings involving any and all Township appointed professionals. This costs shall also apply to any plans that have been previously approved by the Township but have been inactive – and are now being

pushed forward by the Applicant, and require review and input from Township's consultants.

Before making first contact with our Township Engineer, and/or Township Solicitor, and/or Planning Commission Solicitor, and/or Traffic Engineer or Consultant, and/or Land Planning Consultant, and/or Sewage Enforcement Officer, and/or Fire Marshall, and/or specialized Consultant (e.g. Tree Expert or Historian and/or Historic Resources Consultant), the Applicant must sign this notice acknowledging that he/she is aware of the costs to be paid by him/her.

In most circumstances, the Township will also require the Applicant to deposit funds to be held in escrow, per the Township's fee schedule, to guarantee reimbursement of these expenses by the Applicant. Township Consultant rates are available and on file at the Township.

I, the Applicant, have read this notice, and am aware of the costs to be paid by me.

Applicant's Signature

Date

Printed Name of Applicant

Title of Plan/Project - Address

Company Name (if applicable)

Telephone Number

Mailing Address

Email Address

SUBMIT/RETURN TO: WEST CALN TOWNSHIP