

WEST BRANDYWINE TOWNSHIP
198 Lafayette Road
West Brandywine, PA 19320
Ph: 610-380-8200 Fax: 610-380-4934

Permit No. _____

Parcel No. _____

SIGN PERMIT APPLICATION

OWNER _____

CONTRACTOR _____

PHONE _____

PHONE _____

ADDRESS _____

ADDRESS _____

EMAIL _____

EMAIL _____

APPLICANT/CONTACT PERSON _____

The application must be accompanied by the following information:

(Please note: A copy of the plans and property sketch will be returned to you with your approved permit)

1. Two (2) copies of all pertinent sign information including but not limited to, a sketch showing the sign dimensions including the height of the sign from the ground, script or lighting provisions for the sign, footing details and construction materials.
2. Two (2) copies of a site plan sketch showing all property lines, all existing structures, right of ways, and the location of the proposed sign noting the setback distances to property lines, existing signs and structures.
3. A signed Inspection Checklist Form (Please note: required inspections will vary based on the scope of work).
4. The Contractor's Information Sheet signed and dated. List "Homeowner" as the general contractor if work is to be completed at no charge by a resident of the property.
5. Contractor's registration application and fee when construction is by a paid contractor.

General Information:

1. Type of Sign: Permanent Temporary* Portable Wall Mounted Flood Lighting Roof Mounted

**(Temporary sign permits are valid only up to six (6) months.)*

2. Sign Dimensions: Height _____ Width _____ Top Height from Ground _____ Total Square Footage _____

3. Estimated Cost of Construction _____ 4. Construction materials/methods: _____

5. Are there existing signs on the property? Yes No If yes, please locate and describe on the site plan.

6. Will the new sign replace an existing sign? Yes No If yes, note which sign shall be replaced on the site plan.

7. Is proposed sign to be located on an historically designated property? Yes No

I hereby agree that the sign will be constructed in accordance with the facts stated above and as shown in the attached information.

Signature of Applicant: _____

Date: _____

For office use only

I hereby certify that I have examined this application and its attachments and find them to be in accordance with the provisions of the West Brandywine Township Building Code and Zoning Ordinance.

APPROVED / DENIED _____ 20_____

Codes Official

ZONING DISTRICT _____

BCO

TOTAL SQUARE FEET _____

PERMIT FEE _____

WEST BRANDYWINE TOWNSHIP
198 Lafayette Road
West Brandywine, PA 19320
(610) 380-8200

Permit No. _____

INSPECTIONS REQUIRED

The issuance of this building permit requires the applicant to comply with all provisions set forth in the current International Code Council Building Code. The inspections marked below are the stages of construction when the West Brandywine Township Building Inspector must be notified by the applicant. Inspections must be scheduled 48 hours in advance. Failure to notify the Township before proceeding to the next step will result in a stop order. Twenty-four (24) hour notice is required to cancel a scheduled inspection. Failure to do so will result in a failed inspection. **Fee for all failed inspections as outlined in the current fee schedule.*

SETBACK INSPECTION

Inspection will be made checking location of construction prior to excavation. Stakes or batter boards must be in place and property lines clearly marked.

FOOTING INSPECTION

Inspection will be made after excavation and any formwork is completed and grade stakes are installed. Concrete may not be placed until the footings are approved by the Building Inspector.

FOUNDATION INSPECTION

Foundation walls must be parged and dampproofed and foundation drainage installed. No framing or backfilling until approved by the Building Inspector.

ROUGH FRAMING AND ROUGH PLUMBING INSPECTION

After all rough framing, rough plumbing, rough heating, and rough wiring is complete. The rough wiring must be inspected by an approved independent inspection agency and the approval posted at the site. Do not install insulation until the rough framing and rough plumbing are approved by the Building Inspector.

FINAL USE & OCCUPANCY

A final Use & Occupancy inspection will be made after the structure has been completed. The following items must be presented prior to the issuance of a Use & Occupancy Permit:

- a. Copy of approved sewage permit and approved well permit where applicable.
- b. Final electrical inspection by an approved independent inspection agency.

A dwelling may not be occupied, or structure may not be used, until the issuance of a Use & Occupancy Permit. If the required inspections are not performed as noted above, a Use & Occupancy may be denied.

***Note:** Rough and final electrical inspections must be completed by the same electrical inspector.

I HEREBY ACKNOWLEDGE RECEIPT OF THIS FORM

Signature of Applicant

West Brandywine Township

Date

WEST BRANDYWINE TOWNSHIP CODE ENFORCEMENT OFFICE

198 Lafayette Road

West Brandywine, PA 19320

Phone: 610-380-8200 Fax: 610-384-4934

CONTRACTOR'S INSURANCE VERIFICATION

FEE PER CURRENT FEE SCHEDULE

DATE: _____

Contractor's engaging in any and all types of home improvements shall register with West Brandywine Township Codes Office prior to commencing home improvements within the Township. A check shall accompany completed application, made payable to West Brandywine Township.

Please complete the application in its entirety. Sign and date application, include current Certificate of Insurance naming West Brandywine Township as the Certificate Holder, specifying minimum general liability and workers compensation limits as outlined below. If you are filing a self-employment or religious exemption, and are not required to carry Workers Compensation Insurance, **please complete and have notarized the attached Affidavit for submittal along with the Application. If the Affidavit is not completed, processing of the application will be delayed. Also include a copy of your State Registration Certificate.**

The following minimum insurances are required to obtain a valid Registration Certificate:

- a. General Liability - 1) Per Occurrence - \$500,000; 2) Per Personal Injury - \$500,000; 3) Property Damage - \$1,000,000
- b. Workers Compensation and Employer's Liability - 1) Each Accident - \$100,000

VALID FOR ONE YEAR FROM DATE OF ISSUANCE

CONTRACTOR INFORMATION:

Contractor's Name: _____

Company Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Names of principal partner or officer: _____

Type of Contractor: _____

Number of Employees: _____ If you have no employees and you do not have worker's compensation insurance, please complete attached Affidavit, sign, notarize, and include with this application.

Municipalities presently certified in: _____

Certificate of Insurance attached: Yes No

CERTIFICATION: THE ABOVE STATEMENTS ARE TRUE AND CORRECT.

Print Name

Signature

WEST BRANDYWINE TOWNSHIP CODE ENFORCEMENT OFFICE

198 Lafayette Road

West Brandywine, PA 19320

Phone: 610-380-8200 Fax: 610-384-4934

Worker's Compensation Insurance Coverage to comply with Act 44 of 1993

AFFIDAVIT

To be completed if Applicant is a contractor claiming exemption from providing Worker's Compensation Insurance, i.e. if you have no employees or claiming exemption on religious grounds, the Affidavit must be completed, signed and notarized. Contractor's Insurance Verification process will be delayed if Affidavit is not completed.

Name of Applicant: _____

Federal or State Employer or Tax Identification No: _____

The undersigned swears or affirms that he/she is not required to provide Worker's Compensation Insurance under the provisions of Pennsylvania's Worker's Compensation Law for one of the following reasons as indicated:

Contractor and sole proprietor without employees-Contractor prohibited by Law from employing any individual to perform work pursuant to this Building Permit unless Contractor provides proof of insurance to the Township.

Contractor exempt on religious grounds qualified under Section 304.2 of the WC Act.

Signature of Applicant

Date

Name: _____

Address: _____

City: _____ State: _____ Zip _____

Subscribed and sworn to before me this _____ **day of** _____

Signature of Notary Public

My Commission Expires:

Chapter 200. Zoning

Article XVII. Signs

§ 200-121. General provisions.

The following regulations shall apply to all districts:

- A. No sign shall be erected within the lines of a street right-of-way; except traffic signs, regulatory notices, informational signs, message boards or digital displays of a duly constituted governmental body.
- B. No sign having a distracting effect on motorists on adjacent highways shall be permitted, including those which flash, move, oscillate, or rotate.
- C. No sign shall be erected which emits smoke, visible vapors or particles, sound or odor.
- D. No sign shall be erected or operated in a manner which may be mistaken for a traffic signal.
- E. No sign shall be erected containing information that implies that a property may be used for any purpose not permitted under the provisions of this chapter.
- F. No roof sign shall project above the main peak or cornice line of a building to which a sign is affixed.
 - (1) Floodlighting of any sign shall be arranged so that the source of light is not visible nor glare is detected from any property line or vehicular access and that only the sign is illuminated.
- G. A freestanding sign and projecting sign shall not be utilized together to identify the same establishment on the same street frontage unless for multiple uses on a single lot where the freestanding sign collectively denotes a number of uses.
- H. No sign, including political signs and temporary removable yard or garage sale signs, and hunting and trespassing signs, shall be placed on any tree, utility pole or upon rocks or natural features.
- I. Backlighting of signs shall not project luminance or glare levels exceeding the criteria of § **167-66** of the West Brandywine Township Code.
- J. Sign lighting where permitted shall be extinguished at 11:00 p.m., or within 30 minutes of the close of business, whichever is later.
- K. No sign other than official traffic signage shall be permitted in the right-of-way of any public street, unless specifically permitted in this chapter.

§ 200-122. Construction and maintenance.

Every permitted sign shall be constructed of durable materials and kept in good condition, safe from hazards, nuisances and collapse. When any sign becomes dilapidated, the owner shall receive notice by the Township Zoning Officer to remedy the situation within 30 days. Should the remedy not

occur within this time frame, the Township shall remove the dilapidated sign at the expense of the owner or lessee of the property on which it is located.

§ 200-123. Exempt signs.

- A. No permit shall be required before erecting any of the following signs, provided they conform to all the provisions established under § **200-121**:
- (1) Information or public service signs, including those for public telephones, public conveniences, and signs advertising meeting times and places for nonprofit service or charitable organizations, not exceeding three square feet in area.
 - (2) Official traffic signs.
 - (3) On-premises regulatory or informational signs required by federal or state law or regulation governing a permitted use.
 - (4) Hunting and trespassing signs not exceeding two square feet in area.
 - (5) Signs indicating the private nature of a drive.
 - (6) Temporary real estate sales or rent signs not exceeding nine square feet in area, provided they are removed within 14 days of the signing of an agreement.
 - (7) Memorial or historic markers not exceeding nine square feet in area.
 - (8) Temporary yard or garage sale placed on the property on which the sale is occurring, provided that the sign does not exceed four square feet in area and is removed within 48 hours of the completion of the sale.
 - (9) Temporary contractor signs for work being performed not exceeding nine square feet in area, provided they are removed within 14 days of the work completion date.
 - (10) Informational signs, message boards or digital displays erected by the Township.
 - (11) Political and personal viewpoint signs not exceeding nine square feet in area.
- B. Subject to approval of the landowner, the Township Board of Supervisors may authorize the placement and construction of township informational signs, welcome signs, directional signs or historical markers, notwithstanding any regulation or limitation otherwise contained in this chapter.

§ 200-124. Temporary signs.

The following regulations shall apply to all districts:

- A. Temporary signs shall be displayed for less than 60 days.
- B. Temporary signs shall comply with the following:
- (1) Display of signs for more than 60 days will require conversion to permanent sign status or shall be removed by the installer/applicant.
 - (2) The site or building on which the sign was erected shall be restored to its original condition upon removal of a sign.
- C. Temporary signs shall not exceed 32 square feet in area.
- D. Any freestanding temporary sign shall be located at least 10 feet from any lot line, and shall not impede any traffic sight distances.

- E. Temporary signs do not require permanent foundations, but shall be installed such that they do not fall down over the property boundary or within a right-of-way area.
- F. Temporary political and personal viewpoint signs not otherwise exempt may be displayed, erected subject to receipt of a temporary sign permit.

§ 200-125. Sign calculations.

- A. Distances. All distances provided for in this article shall be measured from the nearest edge of the sign or sign structure. Distances shall apply in all cases, including locating new signs, in relationship to currently existing nonconforming signs.
- B. Window signs. Unless further restricted by district regulations, window signs shall not exceed 25% of the glass area of the window in which placed.
- C. Projecting signs. Projecting signs mounted to a wall or other vertical building surface by a post shall project no more than two feet. No part shall be less than eight feet nor more than 12 feet above the ground or walkway level.
- D. Freestanding sign. The height of freestanding signs shall be measured from the ground level to the topmost portion of the structure.

§ 200-126. Signs in residential districts.

In any residential district only the following signs shall be permitted. No sign shall be illuminated directly or indirectly, except permitted business, industrial or commercial uses which may illuminate sign(s) during hours of operation. Only one sign shall be permitted on a parcel for each permitted use, unless a parcel fronts two streets, in which case the parcel may have one sign located along the frontage of each street.

- A. Name and address signs for farms and farmstands shall not exceed 32 square feet in area.
- B. Signs denoting the name of a subdivision or development not exceeding 32 square feet in area.
- C. Public utility identification signs relating to the identification, operation or protection of any public utility, not exceeding four square feet in area, or sized in accordance with the regulatory requirements of the public utility.
- D. Signs associated with permitted special exception uses not exceeding 20 square feet in area, unless a larger sign(s) is approved by the Zoning Hearing Board as part of the special exception decision.

§ 200-127. Signs in Rural Mixed Use District.

In the Rural Mixed Use District the following signs and no other shall be permitted:

- A. Any sign permitted under § **200-126**.
- B. Window signs.
- C. Directional signs and monument signs not exceeding six square feet in area.
- D. Directory signs relating to a group of stores or business establishments on a single lot or an adjacent lot.
- E. On-premises business signs, accessory to a permitted use, provided that the following conditions are met:

- (1) Wall-mounted signs shall not exceed four square feet in area for each linear foot of building wall. Wall-mounted signs shall not exceed 100 square feet in area. Their maximum height shall be 20 feet above ground level.
- (2) Freestanding signs not exceeding 110 square feet in area, the maximum height of freestanding signs shall be 25 feet.
- (3) Projecting signs shall not exceed 10 square feet in area.

§ 200-128. Signs in Limited Industrial District.

In the Limited Industrial District the following signs and no other signs shall be permitted.

- A. Any sign permitted under §§ **200-126** and **200-127**.
- B. Directional signs not exceeding 24 square feet in area.
- C. Industrial park sign and directory relating to a group of industrial activities within a unified development.
- D. Business or industrial sign, accessory to a permitted industrial use, provided that the following conditions are met:
 - (1) Wall-mounted signs shall not exceed four square feet in area for each linear foot of building wall. Wall-mounted signs shall not exceed 120 square feet in area.
 - (2) Freestanding signs shall not exceed 100 square feet in area. The maximum height of freestanding signs shall be 25 feet.

§ 200-129. Signs in Medical Service-Institutional District.

In the Medical Service-Institutional (MSI) District, the following signs and no other signs shall be permitted.

- A. Wall-mounted signs shall not exceed four square feet in area for every linear foot of building wall. Wall-mounted signs shall not exceed 100 square feet in area. Their maximum height shall be 20 feet above ground level.
- B. Freestanding signs not exceeding 100 square feet in area; the maximum height of freestanding signs shall be 16 feet.
- C. Directional signs and monument signs within a single sign not exceeding six square feet in area.

§ 200-130. Billboard (off-premises) and electronic message signs.

- A. Intent. The intent of this section is to provide appropriate regulations for both billboards (containing off-site advertising) and electronic message signs (containing only on-site messages), and to:
 - (1) Support the First Amendment rights of advertisers to promote legal products and services while retaining the sense of community and protecting the character of the Township;
 - (2) Ensure that billboards and electronic advertising is provided for in the Township and located safely and appropriately where it can be viewed by the traveling public with the least distraction and degradation to the public safety;
 - (3) Provide billboards and electronic advertising in a manner demonstrated to be compatible with the historic, natural and rural character of the Township in terms of size, location, visual

prominence from areas other than the adjacent highway, and materials and finishes used in construction;

- (4) To prevent billboards and electronic advertising from having a negative impact on neighborhoods (particularly residentially zoned or used properties) in terms of visual blight, light pollution, or decreased property value;
- (5) To prevent billboards and electronic advertising from having a negative impact on designated historic sites or structures in terms of visual blight, light pollution, or decreased property value;
- (6) To advance the mission of the International Dark-Sky Association and maintain the Township's nighttime environment by reducing light pollution through lighting practices that provide:
 - (a) Energy savings resulting in economic and environmental benefits;
 - (b) Superb nighttime ambience and quality of life;
 - (c) Conservation of nocturnal wildlife and ecosystems;
 - (d) Safeguarding of scientific and educational opportunities such as astronomy;
 - (e) Preservation of cultural heritage and inspiration for the arts;
 - (f) Increased visibility, safety, and security at night by reducing glare; and
 - (g) Protection of human health.

B. Criteria for billboards. Billboards shall only be permitted by special exception only, subject to the applicant establishing compliance with the following criteria, together with all applicable criteria in Zoning Ordinance § **200-146**:

- (1) Billboards may only be erected and maintained in the LI Limited Industrial and MSI Medical Service Institutional Zoning Districts, limited to those properties with frontage on state roadways.
- (2) Size. The display face of a billboard shall not exceed 50 square feet in area, unless the applicant can establish before the Zoning Hearing Board during the special exception hearing that the content of the billboard could not be read from any point along the road frontage and that the permitted size is not adequate for the conveyance of any advertising messages to passing motorists. If the applicant is able to establish the above, then the billboard shall not be permitted to exceed 300 square feet in area, but in any event shall be no larger than is necessary to be read and conveyed to passing motorists. If present, nondisplay physical borders around the display image shall not exceed six inches on a side.
- (3) Billboards shall not exceed 20 feet in height.
- (4) Billboard to billboard setback. Billboards shall be set back a minimum of 1,000 feet from any other billboard.
- (5) Setbacks - road right-of-way. Billboards shall be set back from the right-of-way a minimum of 40 feet. No part of a billboard shall be set back more than 70 feet from the nearest street right-of-way.
- (6) Setback from street intersections. All billboards must be set back at least 500 feet from all street intersections, measured from the point of intersection of the center lines of the intersecting streets or traffic merging lanes.
- (7) Setback from residential dwelling unit. Except as governed by a greater setback required herein, all billboards must be set back a minimum of 150 feet from the boundary of the R1, R2, R3 and R4 Zoning Districts and 500 feet from the boundary of any property on which a

residential dwelling unit is situated. Moreover, the applicant must establish that the billboard will be screened such that the face of the billboard will not be visible from an existing residential dwelling unit. With respect to such setback as applied from any existing residential dwelling unit, the 150-foot setback may be reduced if the owner of such dwelling unit agrees in writing to the placement of such sign as memorialized by an easement filed with the Chester County Recorder of Deeds.

- (8) Public health, safety and welfare. The applicant shall bear the burden of establishing that the proposed billboard will not create a public health, welfare or safety concern.
 - (9) Billboard design. The billboard structure shall be designed as an architecturally decorative feature or shall be screened with vegetation. In no case shall the supporting structure be designed to increase the apparent size of the billboard or to otherwise increase its visual prominence.
 - (10) Structural engineer. The applicant shall be required to submit an attestation from a structural engineer, registered in Pennsylvania, to certify that the proposed billboard is properly constructed pursuant to all applicable codes, to certify the viability of the construction of the foundation and erection of the structure for the proposed billboard. The applicant shall further submit a report from an engineer to set forth the wind tolerances of the proposed billboard.
 - (11) Landscape plan. The applicant shall submit a plan prepared by a landscape architect showing landscaping proposed to be installed to screen and buffer the billboard. Existing vegetation on and around the proposed billboard shall be preserved to the greatest extent possible. All proposed landscaping shall comply with the requirements of the Township's Zoning Ordinance and Subdivision and Land Development Ordinance. Applicants shall submit a visual survey from mutually agreed upon vantage points in order to support the proposed landscaping plan's mitigation of visual impacts.
 - (12) Electrical service. All billboards shall be serviced by underground electrical wiring.
 - (13) Access. Billboards shall be properly and adequately secured to prevent unauthorized access, with such features as a locked ladder way.
- C. Criteria for electronic signs. Electronic signs shall only be permitted by special exception only, subject to the applicant establishing compliance with the following criteria, together with all applicable criteria in Zoning Ordinance § **200-146**:
- (1) Billboards may only be erected and maintained in the LI Limited Industrial and MSI Medical Service Institutional Zoning Districts, limited to those properties with frontage on state roadways. Electronic signs shall not exceed 12 feet in height.
 - (2) Electronic signs shall have dimming capability to allow adjustment of the electronic sign brightness when required by the Township to compensate for local ambient conditions.
 - (3) Billboards shall be set back from the right-of-way a minimum of 20 feet. No part of a billboard shall be set back more than 60 feet from the nearest street right-of-way.
 - (4) Electronic signs shall not be located within 1,000 feet of an intersection, interchange or traffic-merging lanes.
- D. General criteria for both electronic billboards and electronic signs.
- (1) Electronic signs and electronic billboards may not contain any fading; flashing; modulating; scrolling; moving lights; text or graphics; any full-motion video; or any visible change during the change interval period.
 - (2) Change interval. Electronic signs and electronic billboards shall have a minimum of 12 seconds between message changes.

- (3) Transition interval. Electronic signs/billboards must provide a maximum transition interval of one second.
- (4) Electronic sign/billboard lighting shall be automatically extinguished so as to not operate before 7:00 a.m. or after 11:00 p.m., unless the lighting is associated with an on-site sign for a commercial use that is permitted to operate between the hours of 7:00 a.m. and 11:00 p.m., in which case the sign lighting shall be permitted during the business hours of the commercial use. On/off lighting control shall be by programmable controller with astronomic dial and semiannual time change control, and spring or capacitor or battery memory storage of clock settings during power outages.
- (5) Illumination and sign face brightness shall be automatically controlled so that at no point on the electronic sign or billboard shall the luminance exceed 100 cd/m² nits with a full white board face during hours of darkness. In addition:
 - (a) The electronic sign or billboard nighttime light output shall be capable of being further dimmed if the Township so requires, when lighting is judged by the Board of Supervisors to create a nuisance or hazard.
 - (b) If requested by the Township, landowner shall be responsible for verifying sign face luminance does not exceed level on approved permit and this chapter, and Township shall be offered the opportunity to witness the taking of the reading.
 - (c) If sign face brightness is determined by the Township to be excessive, landowner shall be required to take appropriate corrective action at no expense to the Township.
 - (d) In sign face all-white mode, face correlated color temperature, CCT, shall not be in excess of 3000K.
 - (e) Where located in an area with existing high ambient light levels but not visible from a residential use, Township, at the discretion of the Board of Supervisors, may permit a sign-face brightness not exceeding 150 cd/m² (nits).
- (6) The electronic sign/billboard shall contain a default mechanism that will freeze the sign display in one position if a malfunction occurs, or shut down and show "full black" on the display.
- (7) Message sequencing shall be prohibited.
- (8) No electronic sign or electronic billboard shall shine or reflect light into adjacent residences.
- (9) The electronic sign or billboard nighttime light output shall be capable of being dimmed if the Township so requires, to the extent that the illumination is deemed to constitute a nuisance or a hazard to the public.
- (10) Electronic signs and electronic billboards must be oriented so that they are perpendicular to the adjacent roadway.
- (11) Externally illuminated electronic signs and electronic billboards shall be lighted by fixtures mounted at the top of the sign and aimed downward. Such fixtures shall be automatically extinguished between the hours of 11:00 p.m. and dawn, except as otherwise permitted in this chapter.
- (12) Electronic signs and electronic billboards shall not resemble or simulate any warning or danger signal or any official traffic control device, sign, light, or emergency vehicle lights.
- (13) Electronic signs and electronic billboards shall contain a default mechanism that freezes sign in one position or static message in event of a malfunction.
- (14) Setbacks - road right-of-way: Electronic signs and electronic billboards shall be set back from the right-of-way a minimum of 15 feet; or a distance equivalent to 1.1 times their

height; whichever is greater. No part of an electronic sign or electronic billboard shall be set back more than 60 feet from the nearest street right-of-way.

- (15) Electronic signs and electronic billboards shall be subject to all applicable rear and side yard building setbacks. No portion of any sign shall project over a lot line, and in no case shall be within a setback area from the rear or side yards equivalent to a distance of 1.1 times the height of the sign.
- (16) A sign permit applicant must obtain all necessary outside agency approvals prior to erection of an electronic sign or electronic billboard, including, but not limited to approval from the Pennsylvania Department of Transportation, as may be required. The applicant is required to provide the Township with any such agency approvals prior to the issuance of a permit for a sign. PennDOT and any outside agency approval shall not constitute Township approval.
- (17) The owner and/or operator of any billboard, electronic sign or electronic billboard shall provide (and maintain with) the Township with their current address and contact information.

§ 200-131. Sign permits, inspection and fees.

- A. Applications. Applications for sign permits shall be filed in duplicate on forms furnished by the Township. Application shall be accompanied by detailed plans and specifications and such other information deemed necessary by the Zoning Officer to determine the location and details of construction.
- B. Inspection. Signs shall be subject to an annual Township-wide inspection by the Zoning Officer.
- C. Temporary sign permits. A temporary sign permit shall be validated for any length of time up to 90 days from the date of issuance. Three such permits may be issued for a single sign on a consecutive basis.
- D. Permit fees. No permit to erect a sign shall be issued until the appropriate fee has been paid. The fee schedule for West Brandywine Township shall be adopted by resolution of the Board of Supervisors. The fee schedule shall be made available to the public upon request.

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.

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.

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**.



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 Brandywine Township (610) 380-8200
Chester County Conservation District (610) 696-5126
www.chesco.org/conservation

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>

