

The Township recently adopted a new Storm Water Management Ordinance to comply with the Chester County Act 167 Plan and the requirements of the Pennsylvania Department of Environmental Protection (DEP). London Grove Township has been a leader in storm water management within the County for over 20 years. However, to keep pace with the regulatory environment for storm water management we needed to update our regulations. In order to comply with the Act 167 Plan, the Township adopted the model ordinance provided by Chester County.

The newly adopted ordinance and our past storm water management ordinance are very similar. However, there are important differences that should be understood by property owners. The main differences are as follows:

- 1,000 square foot “trigger” – This is the most important change in the new ordinance. Any construction or development proposal that includes 1,000 s.f. or more of impervious surface will now require a storm water management plan (the old trigger was 2,000 s.f.).
- Simplified method – Small projects between 1,000 – 2,000 s.f. are permitted to use what is called the “simplified method” to develop a storm water management plan.
- Earth disturbance – Similar to impervious coverage, any earth disturbance over 5,000 s.f. will trigger the need for a storm water management plan. If the disturbance is under 10,000 s.f., the simplified method may be used.
- Agricultural projects – These types of projects have their own set of standards. What standards apply depends on whether or not the farm has an approved Conservation Plan or Mushroom Farm Environmental Management Plan and the area of impervious coverage/earth disturbance.
- Waivers – County Conservation District/DEP approval is now required for waivers granted by the Township for projects with more than 1 acre of earth disturbance.

These are important changes that will require more projects to be submitted with storm water management plans. If you have any questions about your project or the ordinance, please contact the Township office. You can also view this information on the Township’s website [www.londongrove.org](http://www.londongrove.org) under the storm water management tab.