

June 12, 1967

ORDINANCE NO. 8

AN ORDINANCE GOVERNING INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

An ordinance defining and regulating individual sewage disposal systems; requiring minimum standards governing the design, construction, and installation of septic tank soil absorption systems, privies, and chemical type toilets; authorizing the issuance of permits, and providing for penalties for violations.

SECTION I---Definitions

1.1 For the purposes of this ordinance, the following words and phrases shall have the meanings ascribed to them in this section.

1.1.1 Sanitary officer - shall mean the legally designated authority of West Pikeland Township or his authorized representative.

1.1.2 Individual sewage disposal system - shall mean a sewage disposal system, other than a public or community system, which receives either human excreta or liquid waste, or both, from one or more premises. Included within the scope of this definition are septic tank soil absorption systems, privies, and chemical type toilets, and such other types as may be prescribed in regulations.

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1.1.3 Permit - shall mean a written permit issued by the sanitary officer, permitting the construction of an individual sewage disposal system under this ordinance.

1.1.4 Person - shall mean any institution, public or private corporation, individual, partnership, or other entity.

SECTION II---Requirements for Individual Sewage Disposal Systems

The following standards shall apply for the installation, alteration, repair or extension of individual sewage disposal systems in the Township of West Pikeland.

ARTICLE I GENERAL

A. No raw sewage, septic tank effluent, or seepage from a soil absorption system shall be discharged to the surface of the ground, or ground surface water, nor shall it be discharged except as hereinafter provided into any rock formation, the structure of which is not conducive to purification of water by filtration.

B. No installations of individual sewage disposal systems shall be made in low areas or areas which may be subject to flooding.

C. In areas with a high ground water table or where limestone or any geological formation similarly faulty is covered by less than fifty (50) feet of earth, the

final disposal unit shall be a tile field. The bottom of the trenches shall be above the water table and at least two (2) feet above the surface of the faulty rock formation.

D. No bulldozers, trucks or other heavy machinery shall be driven over the system after installation.

ARTICLE II - Sewer Construction

A. No buried or concealed portion of the building sewer, or building drain or branch thereof serving any premise shall be located less than the following minimum distances:

TABLE I

Sewer and Septic Tank Minimum Distances

Property Line.....	10 Feet
Occupied Buildings.....	20 Feet
Buried Water Pipe Under Pressure.....	10 Feet
Domestic Water Supply.....	50 Feet
Buried Water Pipe Under Suction.....	50 Feet

B. The portions of any buried sewer more than fifty (50) feet from a well or buried suction line shall be of adequate size and constructed of X. H. cast iron pipe. Any building drain or building sewer shall be not less than four (4) inches in diameter.

C. Bell and spigot of vitrified-clay pipe shall be prepared to form a concentric opening uniform in width

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around the pipe of, which the opening shall be filled with an acceptable sewer joint compound. Cement joints shall be painted on the outside and left smooth on the inside by drawing a swab or scraper through the joint. The line shall have a grade of not less than 1/4 inch per foot. The ten (10) feet of sewer immediately preceding the septic tank shall slope not more than 1/4 inch per foot. No 90° ells shall be permitted, and where the direction of the sewer is changed in excess of 45° accessible cleanouts shall be provided.

ARTICLE III - Septic Tank

- A. No septic tank shall be located to provide less than the minimum distances as stated in Table 1.
- B. The liquid capacity of a septic tank serving a dwelling shall be based on the number of bedrooms contemplated in the dwelling, which is listed in the following Table II.

TABLE II

Minimum Capacities for Septic Tanks

(Provides for Use of Garbage-Grinders, Automatic Washers, and other Household Appliances)

<u>No. of Bedrooms</u>	<u>Minimum Tank Capacity</u>
2 or less	750 Gallons
3	900 Gallons
4*	1000 Gallons

\*For each additional bedroom add 250 gallons.

The liquid capacity of a septic tank shall provide a sewage detention period of not less than Forty-eight (48) hours in the tank, and 50 per cent additional for sludge storage. Sewage flow shall be computed according to type of establishment and water use. With sewage flows greater than one thousand five hundred (1,500) gallons per day, the liquid tank capacity shall equal one thousand one hundred twenty-five (1,125) gallons plus seventy-five (75) per cent of the daily anticipated sewage flow.

- C. The liquid depth of any septic tank or compartment thereof shall be not less than thirty (30) inches nor greater than six (6) feet.
- D. No tank or compartment thereof shall have an inside horizontal dimension less than thirty-six (36) inches.
- E. Inlet and outlet connections of the tank and of each compartment thereof shall be submerged by means of vented tees or baffles.
- F. The space in the tank between the liquid surface and the top of the tank shall be not less than twenty (20) per cent of the total required liquid capacity, except that in horizontal cylindrical tanks this space shall be not less than fifteen (15) per cent of the total required liquid capacity.
- G. The inlet baffle or submerged pipe shall extend below liquid level at least six (6) inches. In no case shall

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this penetration be greater than that allowed for the outlet device. The inlet baffle must extend at least one (1) inch above the crown of the inlet sewer.

H. The outlet baffles or submerged pipe and the baffles or submerged pipes between compartments shall extend below the liquid surface not less than twelve (12) inches or a distance equal to forty (40) per cent of the liquid depth. The penetration of the outlet baffles or submerged pipes of a horizontal cylindrical tank shall be thirty-five (35) per cent of the total liquid depth.

I. There shall be at least one (1) inch between the underside of the top of the tank and the highest point of the inlet and outlet devices and partitions to provide the required ventilation of the system through the main building stack.

J. The inlet invert shall be a minimum of three (3) inches above the level of the outlet invert.

K. The tank shall be watertight, constructed of sound and durable material and not subject to excessive corrosion or decay.

L. Access to each compartment of the tank for inspection and sludge removal shall be provided by a manhole of at least twenty (20) inch dimension or removable cover.

Where the top of the tank is located more than eighteen (18) inches below the finished grade, manholes and inspection

holes shall extend to approximately eight (8) inches below the finished grade.

M. If the septic tank has more than one compartment, the first compartment shall have a liquid capacity equal to at least one-half (1/2) of the total liquid capacity.

ARTICLE IV - Subsurface Disposal Field

A. The disposal field shall be located in an unobstructed and unshaded area. The distances given below shall be the minimum horizontal separations between the disposal field and the following:

TABLE III

Location Subsurface Disposal Field

Any water supply or buried water suction pipe - one hundred (100) feet.

Streams - fifty (50) feet.

Occupied buildings - twenty (20) feet.

Large trees - ten (10) feet.

Property lines or buried pipe distributing water under pressure - ten (10) feet.

B. When coarse soil formations are encountered, the 100 foot distance specified in Item IV, A-1 may be increased by the Department.

C. Effluent from the septic tank shall be discharged to the absorption field through a water tight line with

*Marguerite S. Grady*

a grade of at least 1/4 inch per foot. Serial distribution of effluent may be required where the grade of the ground surface exceeds six (6) inches in any direction within the area utilized for the absorption field.

D. When a distribution box is used, it shall have a removable cover and insure equal distribution of effluent to tile field lateral lines. At least two (2) lateral lines shall lead from the box.

1. Each tile field lateral line shall be connected separately to the distribution box and shall not be subdivided.

2. The inverts of all outlets shall be at the same elevation and the inlet invert shall be at least one (1) inch above the outlet inverts.

3. The outlet inverts shall be at least four (4) inches above the bottom of the distribution box for the purpose of securing equal distribution of the septic tank effluent to each tile lateral.

4. In the event that septic tank effluent is discharged to the distribution box by pump or syphon, a baffle shall be installed in the distribution box. The baffle shall be secured to the bottom of the box and shall extend vertically to a point at level with the crown of the inlet pipe. The plane surface of the baffle

*Marguerite S. Grady*

shall be perpendicular to the inlet floor line.

E. Minimum seepage area of the disposal field shall be determined by a stabilized percolation rate. The soil shall have an acceptable percolation rate, without interference from ground water or impervious strata below the level of the absorption system.

The following conditions shall be met:

1. The maximum elevation of the ground water table shall be at least four (4) feet below the surface. Rock formations or other impervious strata shall be at a depth greater than four (4) feet below the bottom of the trench.

2. The percolation time shall be within the range of those indicated in the following table.

*Marguerite S. Grady*

TABLE IV

Absorption Area Requirements for Private Residences

(Provides for Garbage-Grinder and Automatic-Sequence Washing Machines)

Percolation-rate (Time required for water to fall one (1) inch, in minutes).	Required absorption area, in square feet per bedroom, standard trench and seepage pits.	Percolation-rate (Time required for water to fall one (1) inch in minutes).	Required absorption area, in square feet per bedroom standard trench and seepage pits.
1 or less.....	70	10.....	165
2.....	85	15.....	190
3.....	100	30.....	250
4.....	115	45.....	300
5.....	125	60.....	330

1. In every case, sufficient area shall be provided for at least two (2) bedrooms.
2. Absorption area for standard trenches is computed as trench-bottom area.
3. Absorption area for seepage pits is computed as effective sidewall area beneath the inlet.
4. Soils are unsuitable for seepage pits if the percolation rate is thirty (30) minutes or more and are unsuitable for any subsurface leaching system if the percolation rate is sixty (60) minutes or more.

TABLE V

Absorption Area Requirements for Other Establishments

Percolation rate (Time in minutes for water to fall one (1) inch.)	Maximum rate of sewage applica- tion (gallons per square foot per day) for standard trenches and seepage pits.	Percolation rate (Time in minutes for water to fall one (1) inch.)	Maximum rate of sewage applica- tion (gallons per square foot per day for standard trenches and seepage pits.
1 or less.....	5.0	10.....	1.6
2.....	3.5	15.....	1.3
3.....	2.9	30.....	0.9
4.....	2.5	45.....	0.8
5.....	2.2	60.....	0.6

1. These figures do not include effluents from septic tanks that receive wastes from garbage-grinders and automatic washing machines.
2. Absorption area for standard trench is computed as trench-bottom area.
3. Absorption area for seepage pits is computed as effective sidewall area beneath the inlet.
4. Soils are unsuitable for seepage pits or leaching systems if the percolation rate is thirty (30) minutes or more.

F. Construction of disposal trenches

1. Trenches in a disposal field shall be constructed in accordance with the following standards:
  - a. Minimum number of lines per field - Two (2)
  - b. Maximum length of individual lines - one hundred (100) feet.
  - c. Minimum bottom width of trench - twelve (12) inches.
  - d. Maximum bottom width of trench - thirty-six (36) inches.
  - e. Minimum depth of tile lines (bottom) - eighteen (18) inches.
  - f. Maximum depth of tile lines (bottom) - thirty-six (36) inches.
  - g. Uniform grade of tile trench - two (2) to four (4) inches per one hundred (100) feet.
  - h. Uniform grade of tile lines two (2) to four (4) inches per one hundred (100) feet.
  - i. Minimum aggregate material under tile - six (6) inches.
  - j. Minimum aggregate material over tile - two (2) inches.

k. Spacing of trenches.

TABLE VI

Distances between Trenches

Trench width, inches	Minimum distance between centerline of trenches, feet	Trench width, inches	Minimum distance between centerline of trenches, feet
12 to 18.....	6	24 to 30.....	7.0
18 to 24.....	6.5	30 to 36.....	7.5

2. Pipe used for the line between the septic tank and distribution box and between the distribution box and tile laterals to the point when the laterals are separated, shall have watertight joints. Pipes used under driveways or other areas subject to heavy loads shall be bell and spigot cast iron with leaded caulked joints or equal.
3. Field tile used in the disposal field shall be four (4) inch agricultural drain tile twelve (12) inches in length and shall be laid with 1/4 inch open joints. Alternate

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materials may be used if equivalent performance is indicated.

a. All open joints shall be protected on top by stripe of asphalt treated building paper or by other acceptable means.

b. All bends used in the disposal field shall have tight joints at each end of the bend.

4. Aggregate materials shall be crushed stone, gravel, or similar insoluble, durable, and acceptable material 1/2 to 2 1/2 inches in size. The filter materials shall completely encase the tile.

5. The top of the aggregate material shall be covered with untreated building paper or a two (2) inch layer of hay or straw to prevent settling of backfill material into the filter material.

6. The trench above the aggregate material shall be filled over and hand tamped with four (4) to six (6) inches of earth.

G. Seepage pits

1. Seepage pits shall be used for disposal of septic tank effluent only when the installation of tile disposal trenches

*Marguerite S. Grady*

is due to unfavorable soil absorption in top soil mantle, ground water level, topography, and will not reduce the safety of surrounding water supplies. The pit excavation shall terminate at least four (4) feet above the highest known or calculated water table.

2. The location of seepage pits, shall be not less than the stated minimum distances from the following:
  - a. Any water supply well or buried water suction pipe-one hundred (100) feet.
  - b. Occupied buildings - twenty (20) feet.
  - c. Property lines and buried pipe distributing water under pressure - ten (10) feet.
  - d. Other seepage pits - three (3) times the diameter of the largest pit (edge to edge).
3. Effective absorption area of a seepage pit is the vertical-wall area (based on dug diameter) of the impervious strata below the inlet.
  - a. Required seepage area shall be determined by the percolation test made in each vertical stratum penetrated. The

*Marguerite S. Grady*

weighted average of the results shall be computed to obtain a design figure. Soil strata in which the percolation rates are in excess of 30 minutes per inch shall not be included in computing the absorption area. No allowance shall be made for impervious strata or bottom area.

- b. All pits shall have a diameter of at least eight (8) feet.
4. Construction of all seepage pits shall conform to the following requirements:
- a. To prevent cave-in, the pit shall be lined with brick, stone at least fourteen (14) inches thick, or block at least eight (8) inches thick, laid in a radial arch to support the pit walls.
  - b. The brick, stone or block shall be laid water-tight above the inlet and with open joints below the inlet to provide adequate passage of liquids.
  - c. A minimum annular space of six (6) inches between the lining and excavation wall shall be filled with crushed rock or gravel.

d. The top of the seepage pit shall be constructed to be capable of supporting the over-burden of earth and any reasonable load to which it is subjected. Access to the pit shall be provided by means of a manhole or inspection hole equipped with a water tight cover. The seepage pit may terminate in a conventional manhole top, frame and cover. The top of the seepage pit shall be not less than twelve (12) inches below the ground surface. Where the top is more than eighteen (18) inches below the ground surface, there shall be provided an inspection pipe of not less than twelve (12) inch diameter extending through the cover to a point above the tank not more than six (6) inches below finished ground level. The top of the inspection pipe shall be provided with a removable water tight cap and its location shall be marked at the ground surface.

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SECTION III --- Permits

3.1 It shall be unlawful for any person to construct, alter, or extend individual sewage disposal systems within the Township of West Pikeland unless he holds a valid permit\* issued by the sanitary officer in the name of such person for the specific construction, alteration, or extension proposed.

3.2 All applications for permits shall be made to the sanitary officer, who shall issue a permit upon compliance by the applicant with provisions of this ordinance and any regulations adopted hereunder.

3.3 The sanitary officer may refuse to grant a permit for the construction of an individual sewage disposal system where public or community sewerage systems are reasonably available.

3.4 Applications for permits shall be in writing, shall be signed by the applicant, and shall include the following:

3.4.1 Name and address of the applicant.

3.4.2 Lot and block number of property on which construction, alteration, or extension is proposed.

\* The permit issued by the sanitary officer is in addition to the building permit usually required and should be obtained prior to construction, alteration, and extension of the residence or facility to be served.

*Marguerite S. Brady* - 18 -

- 3.4.3 Complete plan of the proposed disposal facility, with substantiating date, if necessary, attesting to its compliance with the minimum standards of the sanitary officer.
- 3.4.4 Such further information as may be required by the sanitary officer to substantiate that the proposed construction, alteration, or extension complies with regulations promulgated by the sanitary officer.
- 3.5 A complete plan for the purpose of obtaining a permit to be issued by the sanitary officer shall include:
- 3.5.1 The number, location, and size of all sewage disposal facilities to be constructed, altered, or extended.
- 3.5.2 The location of water supplies, water supply piping, existing sewage disposal facilities, buildings or dwellings, and adjacent lot lines.
- 3.5.3 Plans of the proposed sewage disposal facilities to be constructed, altered, or extended.
- 3.6 Any person whose application for a permit under this ordinance has been denied may request and shall be granted a hearing on the matter before the sanitary officer within 30 days after receipt of the request.

*Marguerite S. Brady*

SECTION IV --- Inspections

4.1 The sanitary officer is hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with the ordinance and regulations promulgated hereunder.

4.2 It shall be the duty of the owner or occupant of a property to give the sanitary officer free access to the property at reasonable times for the purpose of making such inspections as are necessary to determine compliance with the requirements of this ordinance and regulations promulgated hereunder.

SECTION V --- Penalties

5.1 Any person who violates any provision of this ordinance or any provision of any regulation adopted by the political subdivision personal to authority granted by this ordinance, shall upon conviction, be punished by a fine of not less than 100 dollars nor more than 300 dollars, or in default thereof by imprisonment for not less than 1 days nor more than 10 days; and each day's failure to comply shall constitute a separate violation.

*Marguerite S. Grady*

SECTION VI --- Conflict of Ordinances, Effect on Partial  
Invalidity

6.1 In any case where a provision of this ordinance is found to be in conflict with a provision of any zoning, building, fire, safety, or health ordinance or code of this Township of West Pikeland existing on the effective date of this ordinance, the provision which, establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail. In any case where a provision of this ordinance is found to be in conflict with a provision of any other ordinance or code of the Township of West Pikeland existing on the effective date of the ordinance which establishes a lower standard for the promotion and protection of the health and safety of the people, the provisions of this ordinance shall be deemed to prevail, and such other ordinance or code are hereby declared to be repealed to the extent that they may be found to be in conflict with this ordinance.

6.2 If any section, subsection, paragraphs, sentence, clause, or phrase of this ordinance should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this ordinance, which shall remain in full force and effect; and, to this end, the provisions of this ordinance are hereby declared to be severable.

*Marguerite S. Grady*

SECTION VII --- Effective Date

7.1 This ordinance shall be effective on and after the 12th day of June, 1967.

BOARD OF SUPERVISORS  
WEST PIKELAND TOWNSHIP

John H. Wilcox

James G. Lamb, Jr.

Samuel B. Acker

*Margaret A. Grady*

October 28, 1910

ZONING ORDINANCE

OF WEST PIKELAND TOWNSHIP

"A Districts Requirements:

SECTION 41: No building shall be erected, altered or used, nor shall any lot be used or occupied hereafter, for any but the following purposes:

(a) a single house.

(b) a building accessory to a single house, such to include private garages, professional offices or studios of doctors, lawyers, artists, musicians, dentists, teachers, architects and other similar professional practitioners.

(c) Rooms within a single house, or such semi-detached house as may be in existence at the effective date of this Ordinance, may be used for such normal home occupations as dressmaking, millinery and similar handicrafts or such rooms may be rented; Provided, such use is not so great within one house as to substantially alter the character of the building from that of a home to one principally used as a business establishment, school or apartment house.

(d) Agricultural use, barns, chicken houses, corn cribs and other similar farm outbuildings.

(e) a single house for farm employees; Provided, such house is set back at least seventy-five (75) feet from the official road side line.

(f) the sale of farm products and the erection of a roadside stand for such purposes; Provided, such stand is set back at least twenty-five (25) feet from the official road side line of any public road. This shall not include the sale of gas, novelties or other merchandise apart from normal agricultural products, except such products of home handicraft as permitted in Section 41-c.

(g) Municipal, Quasi-Municipal building, parks.

(h) Private garages.

(i) [Non-profit clubs, fraternities, lodges and] buildings erected and designed for Divine Worship.

(j) Telephone central office.

(k) Cutting, sawing, selling or otherwise disposing of timber."

(IT IS PROPOSED THAT MATERIAL IN BRACKETS BE DELETED FROM THE ORDINANCE.)

October 28, 1970

TO: Mr. Lamb  
FROM: Mr. Norris  
RE: Township Meeting, November, 1970

M E M O R A N D U M

With regard to recent zoning matters, I suggest that the following action be taken at the meeting of the Township Supervisors, November 2, 1970.

1. An announcement should be made that the Supervisors consider an amendment to the zoning ordinance to be in order at this time - namely, they would delete language as indicated by the attached copy of Section 41 of the ordinance. This is being done in order that any applications which might be received from organizations characterized as nonprofit clubs, fraternities or lodges might be considered on an individual basis in order to determine whether or not the proposed institution would be compatible with the welfare of the community.

It should also be mentioned that this proposed change has been referred to Donald A. Metz, Chairman of the Township Planning Commission, for consideration by, and the recommendations of, the Commission. Moreover, it should be noted that there will be a public hearing on this matter, pursuant to the notice

provisions of the Pennsylvania Municipalities Planning Code.

[The Code, Act No. 247, provides that "public notice" is "notice given not more than 30 days and not less than 14 days in advance of any public hearing required by this Act. Such notice shall be published once each week for two successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing." Section 107 (18). Further, the Act provides that "public notices of proposed zoning ordinances and amendments shall include either the full text thereof, or a brief summary setting forth the principal provisions in reasonable detail, and a reference to a place within the municipality where copies of the proposed ordinance or amendment may be examined, in addition to the time and place of hearing." Section 610.]

2. It would seem to be in order to mention at the meeting that the Supervisors have received, and are considering, a brief preliminary outline of a proposed use of "Canby Lodge". You might want to briefly describe the proposal while clearly indicating that not only has no formal application been made, but the brief proposal is informal and still in the process of being articulated. It would also be helpful to indicate that the proposal is being reviewed by the Planning Commission as well as the Supervisors, and that any formal application which might be forthcoming would receive "official" consideration.

I am also of the opinion that Mr. Cochrane and Singles, Inc. should be told that any discussions regarding their preliminary proposal should be directed to the Supervisors, not to the Township's Solicitor. I also think that Mr. Cochrane should be told that the Township has retained special counsel (i) to deal with the amendment of the Township's Comprehensive Plan and Zoning Ordinance; and, (ii) to review the proposals which have, or might be, received from Singles, Inc.

C.H.N., Jr.