

ORDINANCE 99-07
WEST PIKELAND TOWNSHIP

An Ordinance of the Township of West Pikeland, County of Chester, Commonwealth of Pennsylvania, amending Article VI Section 623 of the Subdivision Ordinance of 1974, as amended, by adding a requirement that two areas for on-site sewage facilities be identified on preliminary plans, or final plans in the case of a minor subdivision, and providing that no construction or paving shall be permitted on the primary or the alternate on-site sewage disposals areas and that recorded plans show this restriction.

The Board of Supervisors of West Pikeland Township, Chester County, PA does hereby enact and ordain as follows:

Section 1. Section 623 of Article Vi "Sanitary Sewage Disposal" is hereby amended by the addition thereto of a new subsection numbered 3, as follows:

Section 623(3) Individual Lot Sewage Systems

- a. Where lots to be served by individual on-site sewage facilities, a primary area and an alternate area for sewage disposal shall be identified on the preliminary plan, or final plan in the case of a minor subdivision. No construction or paving shall be permitted on the primary or the alternate on-site sewage disposal areas and the final subdivision or land development plan shall note this restriction as well as location of the on-site facilities.
- b. Where individual on-lot sewage systems are to be used, each lot so served shall be the necessary size and shape to accommodate the required length of the disposal area at a safe distance from, and at a lower elevation not less than one hundred (100) feet from all wells from all lot lines and buildings, than the proposed well and buildings in order to facilitate gravity flow where practical in accordance with State and Township regulations. Individual sewage systems shall be located upon the same parcel as the use, which is served unless the use of an off-site system is specifically approved by the Township.
- c. The surveyed location of the individual sewage system, back-up area, and well shall be shown prior to final plan approval.
- d. Unless served by a public or community sewer system, the applicant or applicant's agent shall install, or shall require by deed restriction the installation of, an approved system prior to the sale of each lot or parcel within the subdivision.
- e. Soil Percolation Test Requirements
 - (1) Unless sewage to be disposed of by a public or community sewer system, soil percolation tests shall be performed for all subdivisions or land developments.

- (2) Soil percolation tests shall be made in accordance with the procedure required by the Pennsylvania Department of Environmental Protection and the Chester County Health Department by either a licensed professional engineer, a Pennsylvania Sewage Facilities Act sewage enforcement officer, or similarly qualified professional.
- (3) Soil percolation tests shall be performed within the area of the proposed on-site sewage facilities. Soil test pits shall be within ten (10) feet of the absorption area.
- (4) The results of the percolation tests shall be analyzed in relation to the physical characteristic of tract being subdivided or developed and of the general areas surrounding the tract being subdivided. The final plan lot layout shall be based on this analysis.

Section 2. This ordinance shall take effect five days after enacted.

Enacted and ordained this ____ day of _____ 1999.

ATTEST:

Board of Supervisors
 _____ Township

 Secretary

 Chairman

 Vice-Chairman

TOWNSHIP SEAL
