

**WEST PIKELAND TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA  
ORDINANCE NO. 2004-205**

AN ORDINANCE AMENDING THE WEST PIKELAND TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (THE "ORDINANCE") IN ORDER TO ADD SOIL SUITABILITY ANALYSIS REQUIREMENTS FOR SANITARY SEWAGE DISPOSAL SYSTEMS AND TO ADD SUBMISSION REQUIREMENTS FOR SUPPLEMENTARY SEWAGE DISPOSAL DATA AND OTHER DOCUMENTATION WITH PLAN APPLICATIONS

The Board of Supervisors of West Pikeland Township hereby enact and ordain as follows:

1. Section 623 of the Ordinance, entitled "Sanitary Sewage Disposal", is hereby supplemented by the addition of a new sub-section (3), providing, in full, as follows:

“(3) Soil Suitability Analysis Requirements:

(a) Deep hole and percolation tests shall be performed for all subdivisions where proposed building(s) at the time of construction cannot be connected to a public or community sanitary sewage disposal system in operation. Deep hole test pits are required in connection with the submission of completed planning modules for land development as part of the preliminary plan application.

(b) Deep hole and percolation tests shall be made in accordance with the procedure required by PADEP and the Chester County Department of Health by a registered professional engineer, registered sanitarian, or a sewage enforcement officer under the Pennsylvania Sewage Facilities Act, at a rate of at least one deep hole test per lot prior to preliminary plan submission. The percolation and deep hole tests shall be prepared in accordance with the requirements of sub-section (c) below, and shall be made part of the submission of the completed planning module for land development required as part of the preliminary plan application in accordance with the application and plan submission requirements of this Ordinance.

(c) The results of the above tests shall be analyzed in relation to the physical characteristics of the tract being developed and of the general area surrounding the tract. The lot layout of the preliminary and final plan shall be based on this analysis. The analysis shall indicate that each lot to be served by on-site sanitary sewage disposal facilities is of a size and shape to accommodate the necessary size of absorption area at a safe isolation distance from water supply wells and proposed and existing buildings, in accordance with the isolation distance rules and regulations of the PADEP, as administered by the Chester County Department of Health. The location of the deep hole tests, the location and size of existing and proposed on-site sanitary sewage disposal facilities, and the location of existing and proposed buildings and water supply wells shall be shown on the preliminary and final plans.

(d) Backfilling of all percolation test holes and related test pits shall be accomplished within the time period specified in accordance with the Pennsylvania Sewage Facilities Act and/or the rules and regulations thereunder of PADEP.”

2. Section 503(3) of the Ordinance, governing official submission of a Preliminary Plan, shall be amended to require and provide, in full, as follows:

“(3) Official submission of a preliminary plan shall consists of:

(a) Eight (8) copies of the application for preliminary subdivision or land development plan review, in such form as may then be in effect pursuant to administrative resolutions of the Township, including any then applicable checklist of application items and plan requirements completed to indicated that all required checklist items have been included and/or shown on the plan;

(b) Fifteen (15) copies of the Preliminary Plan;

(c) Fifteen (15) copies of the planning modules for land development;

(d) Fifteen (15) copies of any other document, report or other supplementary data and plans required by any provision of this chapter.

(e) The filing fees established by resolution of the Board of Supervisors for the filing of the plan and to reimburse the Township for charges incurred by it in the payment of its professional consultants and engineer in reviewing and/or issuing reports with respect to the plan submission.”

3. All provisions of the Ordinance not inconsistent with the above shall remain in full force and effect.

4. This Ordinance shall become effective 5 days after its adoption.

This Ordinance is enhanced and ordained on the 19<sup>th</sup> day of July, 2004.

**West Pikeland Township  
Board of Supervisors**

**Attest:**

**By:**

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Harold Hallman III, Chairman

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Norman J. Long  
Township Manager

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Linda Glaum, Vice Chair

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William Cracas, Member