

**TOWNSHIP OF SOUTH SHENANGO
CRAWFORD COUNTY, PENNSYLVANIA**

Ordinance No. 2005 - 4

**AN ORDINANCE AMENDING SUBDIVISION AND LAND
DEVELOPMENT REGULATIONS, ORDINANCE 1-81 ADOPTED
3/9/1981**

Be it remembered, that the following action was taken by majority vote of the Supervisors of South Shenango Township in lawful meeting assembled at 2:30 p.m. on October 11, 2005.

Whereas, amendments to the Commonwealth of Pennsylvania, Department of Environmental Protection's regulations regarding sewage facilities planning for subdivisions, have resulted in the change of certain sections of the South Shenango Township Subdivision and Land Development Ordinance; and

Whereas, the Supervisors, desire to establish requirements for Sewage Facilities Planning in the Subdivision Regulations.

Now, Therefore, Be it ordained to the Board of Township Supervisors, and the same is hereby ordained and enacted, that the Subdivision and Land Development Ordinances of South Shenango Township be amended as follows:

1. Delete current Section 221.3 and in substitution thereof, add the following:

221.3 Sewage Facilities

All subdivisions and land developments shall be provided with adequate sewage facilities. It shall be the responsibility of the developer to make the necessary arrangements and/or conduct the appropriate tests to determine that such facilities can or will be provided to handle the sewage generated by his/her development in accordance with the following standards.

A. General Requirements

In general, the method of sewage facilities to be provided shall be determined by the Township, giving consideration to the following order of preference:

1. Connection to a public sanitary sewer or community sewerage system designed and constructed in accordance with the requirements of the PA Department of Environmental

Protection (DEP), particularly where public sanitary sewers are available within 150 feet of any principal building in the development;

2. Provision by the developer of a complete private sanitary sewer or community sewerage system using a treatment plant, designed and constructed in accordance with the requirements of the PA DEP;
3. Individual on-lot sewage systems designed and constructed in accordance with the requirements of the PA DEP.

The judgment of the Township Supervisors as to the method of sewage disposal to be used will be made after study and review of a sewage feasibility report submitted by the developer. The Township, where it is deemed unnecessary, may waive the submission of such a report. When required however, such report shall be prepared by a registered professional engineer, or other individual of demonstrated qualifications. In each instance, the Supervisors shall obtain a recommendation from the North and South Shenango Township Joint Municipal Authority.

All testing and inspection for sewage facilities which shall be required by this ordinance No. 1-81 shall be performed by the South Shenango Township Sewage Enforcement Officer. Such inspection and testing shall include but shall not be limited to inspection of test pit, percolation testing, soils testing and the inspection of sewage treatment systems and facilities. The township officials may elect to require that the applicant obtain review and approval by the Sewage Enforcement Officer of any actions taken by other agencies under this ordinance, including but not limited to the review of actions taken by the Pennsylvania Department of Environmental Protection and actions taken by the North and South Shenango Township Joint Municipal Authority.

B. Planning Requirements

Documents which demonstrates that the subdivider has adequately planned for sewage disposal within the proposed subdivision must be submitted with the subdivision plan, whether preliminary or final, as follows:

1. For subdivisions of ten (10) lots or less proposing individual on-lot sewage facilities, a completed DEP planning module Component 1, approved by DEP shall be required.

discharge, or municipal sanitary sewer extension, a completed copy of the appropriate DEP Planning Module component(s) and an indication that approval has been given by the DEP for the proposed revision to the Township's Official Sewage Facilities Plan shall be required.

C. Individual on-lot Sewage Systems

1. All proposed subdivisions shall have appropriate soils testing performed in accordance with PA DEP standards, unless connection to or provision of a public sanitary sewer or community sewerage system is proposed by the developer. The location of all test pit and percolation test sites shall be marked on the subdivision plot plan, where applicable.
2. For single lot subdivisions, or for residual parcels created by the subdivision of other land, where the subdivider provides written documentation to the Township which demonstrates that the proposed subdivision or residue is not intended for development, the Township may waive the requirement for soils testing. (All appropriate DEP sewage planning requirements shall however, still be met, including approval of Non-Building Waiver Request Forms, where applicable.) In such cases, plot plans shall be stamped or marked by the Township indicating that approved lots are "Not For Development". Prior to development, all such plans shall be resubmitted to the Township for approval and the requirements of this Section shall be met in full at that time.
3. Where soils testing indicates that the soils of a site, lot or parcel will not accommodate an individual on-lot sewage system, the Township may approve the proposed submission, provided that the plot plans indicate which lot(s) has failed the soils testing. Further, these plans shall be stamped or marked by the Township indicating that such approved lot(s) are "Not For Development" and that prior to development, plans for these lots shall be resubmitted to the Township for approval.

D. Sanitary Sewer or Community Sewerage Systems

1. Where extension to an existing municipal sanitary sewer or community sewerage system or construction of a new sewer or community sewerage system, either public or private, is proposed or required, the subdivider or developer shall provide the Township with plans prepared by a registered professional

engineer and a letter of certification indicating that the proposed facility has been designed in accordance with the standards of the DEP or a copy of the DEP-approved Water Quality Permit for the facility. Where an existing sanitary sewer or community sewerage system is to be extended, the developer shall also submit a letter from the North and South Shenango Township Joint Municipal Authority or other service provider approving the plans for the proposed extension and indicating their intent to serve the subdivision or development, as part of the plan submission process.

2. Following construction where an existing sewerage system is extended, the developer shall provide the Township with an approved inspection report from the North and South Shenango Township Joint Municipal Authority or other service provider indicating that such construction was completed satisfactorily. Where a private sewerage system is constructed, the developer shall provide the Township with documentation from DEP or other qualified engineer/inspector, approved by the Township, which indicates that the facility was installed in accordance with the terms of the Water Quality Permit. (The Township reserves the right to retain an independent registered professional engineer to certify that the sewerage facility has been properly constructed or installed. In this case, the subdivider or developer shall reimburse the Township for all reasonable costs charged by the engineer for such inspection.)
 3. A Plan addressing the maintenance of all private sanitary sewer or community sewerage systems shall be made by the developer, and furnished to the Township and DEP for review and approval as a part of the subdivision or development plan submission process.
2. Except as expressly modified hereby, the Subdivision and Land Development Ordinances of South Shenango Township, Ordinance 1-81 is reaffirmed and shall continue in force.
 3. If any provision hereof shall be found to be invalid, all the remaining provisions shall not fail but shall be valid and enforceable.
 4. **Effective Date.** This Ordinance shall become effective five (5) days after its adoption.

South Shenango Township Supervisors

By: Joseph R. [Signature]
Chairman

[Signature]
Supervisor

Linda E. Hoch
Supervisor

Attest: [Signature]
Secretary