

FALLOWFIELD TOWNSHIP
WASHINGTON COUNTY, PENNSYLVANIA
ORDINANCE NO. 200

AN ORDINANCE OF FALLOWFIELD TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA AMENDING THE TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE NO. 190 TO REDUCE THE SQUARE FOOTAGE AREA FOR STORMWATER EXEMPTION FOR NEWLY CREATED IMPERVIOUS AREAS TO 1,000 SQUARE FEET; TO ADD ONE (1) AND ONE HUNDRED (100) YEAR STORMS TO THE SIZE REQUIREMENTS AND RELEASE RATINGS FOR BEST MANAGEMENT PRACTICE (BMP) FACILITIES; TO REQUIRE PRE-EXISTING, NON-FORESTED AREAS TO BE CONSIDERED MEADOW OR ITS EQUIVALENT FOR PRE-DEVELOPMENT RUN OFF CALCULATIONS; TO REQUIRE THAT TWENTY PERCENT (20%) OF EXISTING IMPERVIOUS AREA IN THE PRE-DEVELOPMENT STAGE BE CONSIDERED AS A MEADOW CONDITION FOR RUNOFF CALCULATIONS; REPEALING INCONSISTENT ORDINANCES AND RESOLUTIONS AND/OR PARTS OF INCONSISTENT ORDINANCES AND RESOLUTIONS; INCLUDING A SAVINGS CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors enacted Ordinance No. 190, on December 26, 2007, which is known as the "The Fallowfield Township Stormwater Management Ordinance" in order to institute a single, unified document that promoted the health, safety, and welfare within Fallowfield Township and its watersheds by minimizing the damages caused by Stormwater runoff; and

WHEREAS, on June 17, 2010, the Washington County Commissioners adopted the Washington County Act 167 Countywide Stormwater Management Plan Phase II; and

WHEREAS, according to Section 11(b) of Act 167, municipalities subject to the Plan must enact and implement such ordinances as necessary to regulate development consistent with the Plan; and

WHEREAS, upon review by the Township's engineer, he determined that the Township's current Stormwater Management Ordinance No. 190 met or exceeded the requirements of Act 167 "The Stormwater Management Act," and the Pennsylvania Department of Environmental Protection's own Model Stormwater Ordinance, but for a few, minor requirements; and

WHEREAS, the Board of Supervisors desires to be in compliance with Act 167, and by adopting this instant Ordinance, will be in compliance with said Act.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Fallowfield Township, County of Washington, Commonwealth of Pennsylvania, and by this Ordinance it is hereby ordained and enacted as follows:

SECTION 4. SECTION 308 "CALCULATION METHODOLOGY."

This Section shall be amended, in part, to read as follows:

- B. 3. Pre-existing, non-forested areas shall be considered meadow or its equivalent for pre-development run off calculations.

Paragraph No. 7. will be added to part B, and will read as follows:

For run off calculations, 20% of existing impervious area in the pre-development stage shall be considered as a meadow condition.

SECTION 5. SECTION 401 "GENERAL REQUIREMENTS."

This Section shall be amended, in part, to read as follows:

- A. No approval of any subdivision or land development plans, or issuance of any building or occupancy permit, or the commencement of any earth disturbance, involving earth disturbance 5,000 square feet or the creation of 1,000 square feet of impervious surface or greater at a project site within the Township, shall proceed until a written approval of a Project Plan is issued by the Township.

SECTION 6. REPEALER.

Any and all prior Ordinances and Resolutions and/or any and all portions of prior Ordinances and Resolutions that are in conflict with this Ordinance are hereby repealed to the extent of such conflict. The remaining prior Ordinances and Resolutions and/or portions of prior Ordinances and Resolutions, not modified herein, shall remain the same.

SECTION 7. SAVINGS CLAUSE.

Should any provision or other part of this Ordinance be finally declared to be illegal, unenforceable, void and/or unconstitutional, such shall not affect the remainder of this Ordinance which shall nonetheless be fully valid, binding and enforceable.

SECTION 1. SECTION 105 “APPLICABILITY.”

This Section shall be amended, in part, to read as follows:

2. Additions or modifications to existing single family structures less than 1,000 square feet.
3. Developments that do not disturb more than 5,000 square feet of land, and do not create more than 1,000 square feet of impervious surface, provided that they are not part of a larger common development plan.

SECTION 2. SECTION 303 “REQUIREMENT FOR APPROVED STORMWATER MANAGEMENT PROJECT PLAN (“PROJECT PLAN”).

This Section shall be amended, in part, to read as follows:

- A. Any person conducting any new land development activities or redevelopment activities creating an impervious area of 1,000 square feet or greater in the Township or involving earth disturbance of 5,000 square feet or greater, shall submit and obtain approval from the Township of a project plan meeting the requirements of this Ordinance, prior to commencing the activity.
- E. All redevelopment projects over 1,000 square feet shall evaluate the feasibility of reducing site impervious area by at least 20 percent. Where project site conditions prevent the reduction of impervious area, then stormwater BMPs shall be evaluated to provide qualitative controls for at least 20 percent of the site’s impervious area.

SECTION 3. SECTION 307 “DESIGN CRITERIA FOR STORMWATER MANAGEMENT BMPS.”

This Section shall be amended, in part, to read as follows:

- 1, Section “G” will be amended to Section “D.”
2. Section “H” will be amended to Section “E.”
3. The new Part E, No. 7 will be amended, in part, to read as follows:

All BMP facilities will be sized for the 1, 2, 10, 25, and 100 year storm and release ratings.

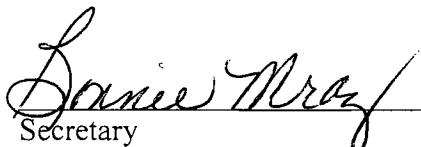
SECTION 8. EFFECTIVE DATE.

This Ordinance shall take effect immediately.

ORDAINED AND ENACTED as an Ordinance of Fallowfield Township by the Board of Supervisors of Fallowfield Township this 30th day of March, 2011.

ATTEST:

FALLOWFIELD TOWNSHIP


Secretary

By: 
Chairman, Board of Supervisors

(SEAL)