



PUBLIC EDU ALLOCATON POLICY EXISTING RESIDENTIAL USES WITH FAILED SEWAGE DISPOSAL SYSTEMS

In accordance with the Stipulation and Agreement executed between the Township and Bucks County Water & Sewer Authority, the Township Board of Supervisors must approve allocation of public sewer EDUs within the Township, prior to the property owner entering into a public sanitary sewer agreement with Bucks County Water & Sewer Authority. As there are a limited number of public sewer EDUs available to serve properties within Plumstead Township, the Township has adopted the following policy that outlines the documentation that must be received from a property owner/applicant seeking to utilize public sewer EDUs for parcels that contain failed sewage disposal systems serving residential uses:

1. Property must be located within Public Sewer Service Area established by the Stipulation and Agreement executed between the Township and Bucks County Water & Sewer Authority, as shown on the attached map, dated January 24, 2008.
2. Property must have an on-lot sewage disposal system deemed to be substandard, malfunctioning, and/or failing by the Township Sewage Enforcement Officer (Bucks County Department of Health).
3. Property owner must provide verification, certified by the Township Sewage Enforcement Officer (Bucks County Department of Health), that the property has been tested for installation of a replacement on-lot sewage disposal facility, and that no viable area exists within the property that is suitable for installation of a land application on-lot sewage disposal facility meeting the requirements of Bucks County Department of Health and PADEP.
4. A written request, including documentation verifying the above information, must be submitted to the Township by the property owner for review and consideration by the Board of Supervisors at a public meeting. Documentation must include the following information:
 - A. Name and mailing address of the property owner/applicant.
 - B. Property address and tax map parcel number.
 - C. Description of existing use of the site, including number of dwelling units/bedrooms existing on the parcel.
 - D. Number of equivalent dwelling units (based on one EDU equaling 250 gpd) requested for allocation to serve the existing residential use.
 - E. Correspondence from Bucks County Department of Health that outlines the condition of the existing sewage disposal system, and includes a summary of site investigation for location of an alternate on-lot sewage disposal system replacement area within the parcel.
 - F. A plot plan of the parcel, developed based on deed information, tax mapping, or field survey, showing the area and dimensions of the parcel, location of soil testing for an alternate on-lot sewage disposal system replacement area, location of existing septic system, and location of nearest public sanitary sewer facility relative to the site.

