

**UPPER SAUCON TOWNSHIP
PROCEDURES FOR ON-SITE SEWAGE SYSTEM WORK
ON LAND PROPOSED FOR SUBDIVISION**

STEP 1 – The owner/developer wishing to subdivide property has land surveyed by a registered surveyor.

STEP 2 – The owner/developer reviews current Upper Saucon Township Zoning regulations for provisions pertaining to on-site sewage disposal systems.

STEP 3 – Tentative proposed lot lines are established. The four corners of each proposed new lot are staked at the property line and indicated on the Feasibility Plan.

STEP 4 – The owner/developer decides where the primary and secondary or back up sewage systems are to be located on each of the proposed lots and adheres to all isolation distances outlined in PA Code 25, Chapter 73, Section 73.13. These sewage system areas must be staked and marked. Also Pennsylvania One Call is contacted a minimum of three business days prior to excavation date scheduled, so marking of utilities can be done.

STEP 5 – The owner/developer contracts with an excavator to dig a minimum of two (2) test probes at each of the two areas staked out for sewage systems. The probes must be dug by a backhoe to a minimum depth of seven (7) feet from the soil surface.

STEP 6 – An appointment is required and payment to the Township must be made for the Sewage Enforcement Officer (SEO) to view the soil probes and/or percolation tests on the property. The Township SEO must be present when the testing is being performed. The excavating contractor and/or consultant are to be present during this testing. For fees, see schedule below.

STEP 7 – The SEO will view the soil probes and write a description of the soils. It will be determined by the SEO if the area should have a percolation test done within 10 feet of the test probe. The soil probe is to be staked and marked. Please plan 2 hours time per lot tested.

STEP 8 – The SEO will determine whether all isolation distances have been met.

STEP 9 – The owner/developer will depict all soil probes located on the Preliminary Subdivision Plan. Acceptability of all probes will be noted. The limiting zone and the isolation distances will also be indicated on the plan.

STEP 10 – Percolation tests must be done within 10 feet of the acceptable probes. The percolation test is to be done by a competent person contracted by the owner/developer.

(cont'd)

STEP 11 – The person conducting the percolation test is to contact the SEO to arrange for an appointment for percolation testing on the property. The depth the percolation holes are to be dug and the location of holes noted by the SEO. A maximum of four percolation tests will be allowed to be run by one person in one day, excepting special conditions granted by the SEO.

STEP 12 – The SEO will witness percolation tests in progress at various times during the testing. Upon completion of percolation tests, holes are to be filled in and four stakes are to be placed approximately 10 feet outside of the four corners of the tested area. Stakes shall be marked “Sewage System – Keep Off Area.”

STEP 13 – The person conducting the percolation test shall provide a copy of the results to the SEO within 72 hours.

STEP 14 – The SEO will examine any existing on-site sewage system, where applicable, to confirm that it is not malfunctioning. If any sewage system is found to be in need of repair on the lot, arrangements shall be made to have repairs done to the existing system. This may require soil probes, percolation test, permitting and necessary repair of the sewage system.

STEP 15 – The SEO will, upon review of the results of the test probe and percolation test, make a determination as to whether the area tested can support an on-lot sewage system. The SEO will then inform the owner/developer by letter, which areas tested are suited for installation of on-lot sewage systems and the type of system allowed.

STEP 16 – The owner/developer will now be able to determine the number of lots that can be proposed for the subdivision. Applications for permits can be applied for after the subdivision plan received final subdivision approval by the Township of a Planning Module (or exemption) by PA DEP.

FEE SCHEDULE:

- \$300 per lot (includes one primary area & one secondary area)
Each of which costs \$150 per site area

Cost of backhoe, and cost of conducting perc tests (contractor/consultant) are done at owners expense

Each test area will have a minimum of two probe excavations and one perc test
Township SEO will witness these tests