

UPPER SAUCON TOWNSHIP
PROCEDURES FOR ON-SITE SEWAGE SYSTEM WORK ON LAND PROPOSED FOR SUBDIVISION
Revised May 2008

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 and determines all methods of compliance.

STEP 3 – Tentative lot lines are established. The four corners of each 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 now 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 will be dug by a backhoe to a minimum depth of seven (7) feet from the soil surface.

STEP 6 – An appointment and payment to the Township must be made for the SEO to view the soil probes and/or percolation tests on the property. This date will have to be coordinated with the availability of the excavator. Both parties must be on-site at the same time. The fees are \$300/lot (\$150 per site) for four (4) soil probes and two (2) percolation tests and \$15 for each additional soil probe or percolation test hole.

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 that all isolation distances have been met.

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

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.

STEP 11 – The person conducting the percolation test is to contact the SEO to arrange for an appointment for 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 are to be marked “Sewage System – Keep Off Area.”

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

STEP 14 – The SEO will examine any existing on-site sewage systems, 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 are to 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 and PA DEP approval.