



UPPER DUBLIN T O W N S H I P

370 Commerce Drive
Fort Washington, PA 19034-2617
Phone: (215) 643-1600
Fax: (215) 542-0797
www.upperdublin.net

March 3, 2023

Dear Resident of Craig-Y-Nos:

This letter is to advise you that the Pennsylvania Department of Environmental Protection (DEP) is mandating public sewer service to properties in the Craig-Y-Nos neighborhood. The DEP has found that the existing lots are undersized and not large enough to adequately accommodate replacement of on-site septic systems. Additionally, there is a history of several on-site systems that have failed or are failing in the area, creating surface pollution from sewage that does not percolate into the ground.

The affected area includes fifty (50) properties; 28 existing dwelling units and 22 vacant lots. This area is roughly bounded by Twining, Susquehanna, Jeffrey, and the rear lots toward Limekiln Pike.

You are being notified because you are in the affected area and we want you to be aware that there will be significant costs to this endeavor. **The Township plans to work with property owners to cover the upfront cost of construction of the public sewer, and then provide a low-interest payment plan to those affected property owners, if they so choose.** The township will also be exploring the possibility of state grants to help defray the cost of the project. Any grant received would be divided equally for all those in the project area.

The Bucks County Water & Sewer Authority (BCWSA) is the agency responsible for providing sewer service to your portion of the Township. They have prepared an initial-rough-sketch design, and cost estimates to provide sewer service to all the parcels (occupied and vacant) as mandated by the DEP. The engineer informed the Township that multiple options were evaluated and the Township worked to select the least cost option. The total cost would be divided among the fifty (50) properties at an estimated cost of \$35,800 per lot. The Township is well aware that this is a considerable financial burden, of which we will assist as noted above. However, in the long-term the project will add value to your property and eliminate the unpredictable costs and environmental concerns of a septic failure.

The DEP is mandating that the project be **COMPLETED** by August 2025, and so the design, permitting, and construction activity will begin in the neighborhood in the near future. The first step is that Upper Dublin Township is required to pass a DEP resolution to authorize the project in April of 2023. **We will be having a presentation from the engineer responsible for drawing up the neighborhood sewer plan at the next Board of Commissioners meeting which takes place on March 14, 2023, at 7 P.M.** The meeting will be held in the Shanis auditorium at the UD Library at 520 Virginia Drive. The engineer will be going over the layout of the sewer plan, and our staff will be available for public questions. As more specific information about the project becomes available in the future, we plan to have additional public meetings to keep you informed.

If you have questions, please feel free to email me at kferguson@upperdublin.net or call 215-643-1600, ext. 3220.

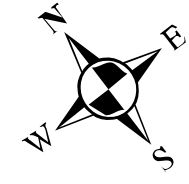
Sincerely,

Kurt M. Ferguson, Township Manager
Upper Dublin Township
370 Commerce Drive
Fort Washington, PA 19034

CRAIG-Y-NOS AREA LOW PRESSURE SEWER OPTION

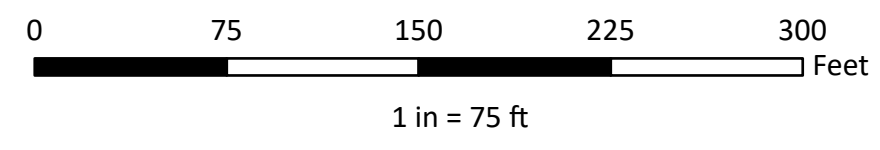
UPPER DUBLIN TOWNSHIP, PENNSYLVANIA

Carroll Engineering Corporation

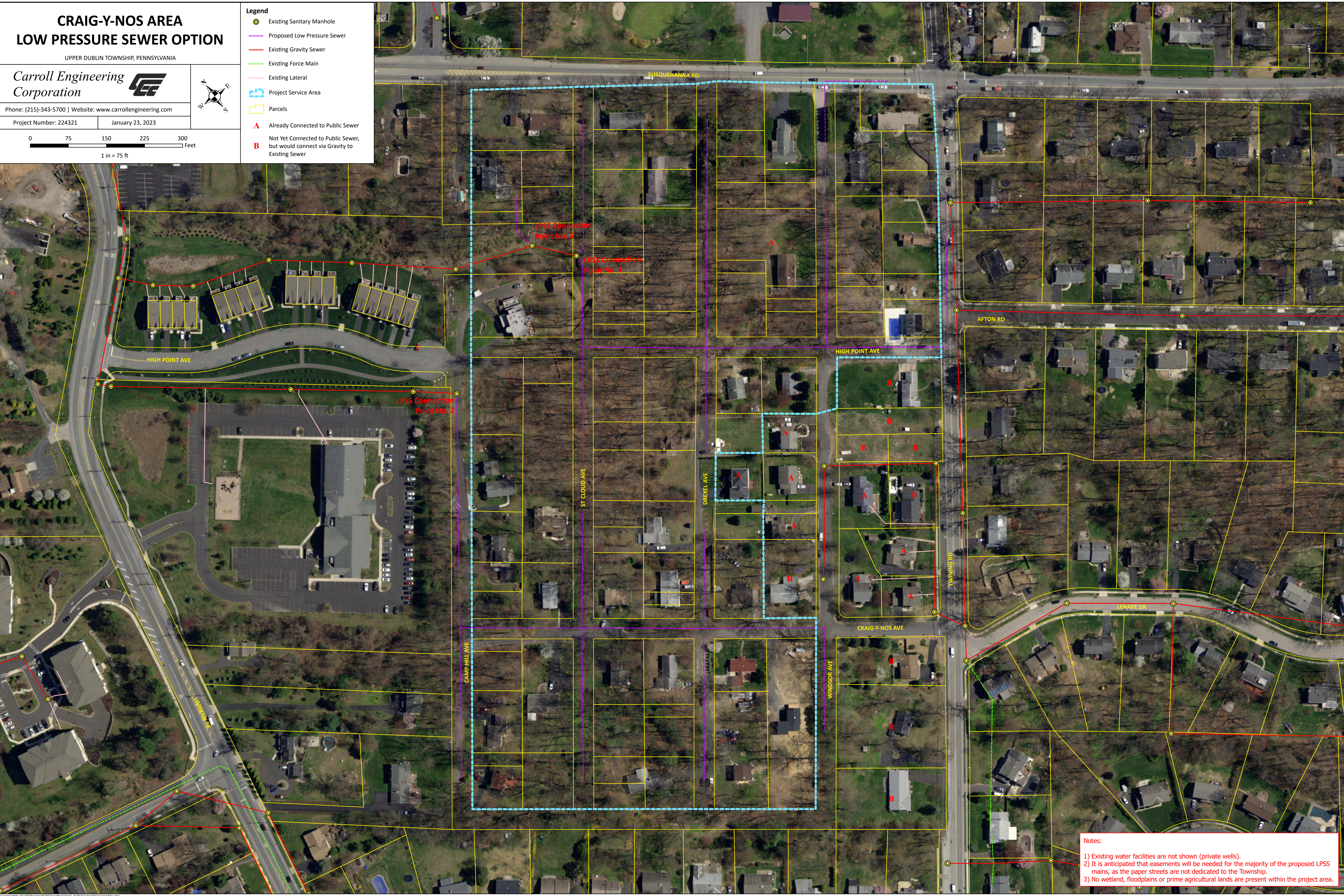


Phone: (215)-343-5700 | Website: www.carrollengineering.com

Project Number: 224321 | January 23, 2023



- Legend**
- Existing Sanitary Manhole
 - Proposed Low Pressure Sewer
 - Existing Gravity Sewer
 - Existing Force Main
 - Existing Lateral
 - Project Service Area
 - Parcels
 - A Already Connected to Public Sewer
 - B Not Yet Connected to Public Sewer, but would connect via Gravity to Existing Sewer



Notes:

- 1) Existing water facilities are not shown (private wells).
- 2) It is anticipated that easements will be needed for the majority of the proposed LPSS mains, as the paper streets are not dedicated to the Township.
- 3) No wetland, floodplains or prime agricultural lands are present within the project area.