



## DELAWARE COUNTY HEALTH DEPARTMENT

### Environmental Health Division

# Replacement Area Policy

In accordance, with 25 Pa. Code § 72.42. (a)(9) and Act 537 Section 3.(1) and Section 3.(7), the location, testing and preservation of a replacement area is required for all new construction, new land development, and for properties providing easements when one or more of the following conditions exist:

1. The lot is less than 1 acre in size, or the density is equal to or greater than 1 EDU per acre. An EDU (Equivalent Dwelling Unit) equates to 400 gallons per day.
2. The lot utilizes a community onlot sewage system as defined in the 25 Pa. Code § 73.1.
3. The lot has one or more of the marginal soil conditions listed below.
  - Site evaluation which documents soils generally suitable for elevated sound mounds with areas that have slopes over 12%.
  - Site evaluation which documents soils generally suitable for in-ground systems with areas that have slopes over 20%.
  - Documented areas of unsuitability for on-lot sewage systems which may include the following:
    - i. Limiting zones less than 20 inches.
    - ii. Rock outcrop or identified shallow pinnacle.
    - iii. Slope over 25%.
    - iv. Streams, water courses, lakes, ponds or other surface water.
    - v. Surface drainageways (existing or proposed).
    - vi. Detention basin, retention basin or stormwater seepage bed (existing or proposed).

In these instances, the soil testing must be conducted for the replacement area to ensure a suitable area is available. Soil testing for the replacement area must be completed in accordance with current requirements of 25 Pa. Chapter 73, so the area could be permitted at any time. The location of the replacement area must be depicted on any plot plan and on sewage or well applications.