PRINCE WILLIAM COUNTY

Sanitary Sewer

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INTENT

The intent of the Sewer Chapter is to facilitate the provision of economically feasible and environmentally sensitive systems of wastewater and sewage collection, conveyance, and treatment to serve residents of Prince William County. This Chapter is provided to guide the public sewer infrastructure needed to serve the existing and proposed development, as reflected in the Long-Range Land Use Chapter and Map, and ensure compliance with the Occoquan Policy, the Potomac Embayment Standards, Virginia Department of Environmental Quality and Virginia Department of Health Sewer Regulations.

Additionally, this Chapter is provided to address existing and potential conditions that could otherwise adversely impact the natural environment and public health, safety, and welfare of County residents. Adequate wastewater treatment is an essential service to which all County residents should have access through public sewer providers or through individual-lot onsite septic systems. The primary providers of public sewage collection and treatment to the County are the Prince William County Service Authority and Virginia American Water. Onsite septic systems are appropriate when there is adequate space and the soil conditions to permit such a system. Onsite systems can be provided in both conventional systems and alternative onsite sewage systems (AOSS), which utilize a variety of treatment methods to better adapt to specific onsite conditions. The Sewer Chapter discourages decentralized onsite sewerage systems, where more than one lot is to share such a system.

Public sewer is planned and mapped Countywide to provide equitable access to sewer services. However, extension of public sewer should not be used as justification for increasing the residential densities that are shown on the Long-Range Land Use Chapter Map for a given area. When access to public sewer is not available and cost prohibitive due to the property's distance from the nearest sanitary sewer main, the cost of any extensions/connections to a public system will be borne by the property owners connecting to the system.

SEW-POLICY 1: Continue sewer system planning so that the costs of system expansions and increases in system capacity will continue to be borne, where consistent with applicable law, by new development.

SEW 1.1. Require new development served by public sewer to fund the capital costs associated with expanding sewer facilities, including line extensions and plant capacity expansions, as required for its project, in coordination with the Prince William County Service Authority and in conjunction with the Long-Range Land Use Chapter.

SEW 1.2. Where accessible, the Prince William County Service Authority should make reasonable efforts to allow connection for existing structures along the length of proposed sewer lines; however, no increase in capacity beyond that shown on the Long-Range Land Use Chapter Map should be provided.

SEW-POLICY 2: Ensure adequate sewer capacities needed to support planned growth throughout the County, in accordance with the densities, intensities, and locations for new development – as shown in the Long-Range Land Use Chapter and on the Map.

ACTION STRATEGIES:

SEW 2.1. Continue to coordinate with the Prince William County Service Authority to revise the sewer plans for the County based on the Long-Range Land Use Chapter and Map. An analysis – including but not limited to, the following subjects – should be incorporated into the Sewer Chapter following adoption of each five-year update of the Comprehensive Plan, where Comprehensive Plan policies, Long-Range Land Use Chapter designations, or development densities are amended and would have a direct impact upon existing sewer plans.

- **SEW 2.1.a** Potential shortfalls in sewer capacities and proposed methods for addressing identified shortfalls.
- **SEW 2.1.b** Identification of capital needs, based upon identified shortfalls in sewer capacities and identification of potential funding sources. This analysis should consider the relevancy of phased construction as a means to address capital needs.
- **SEW 2.1.c** Analysis and recommendations regarding the provision of public sewer service to users of small private sewage treatment plants, decentralized onsite sewerage systems that serve more than one lot and onsite sewerage systems. These facilities may already be existing in locations designated Agriculture and Forestry (AF) on the Long-Range Land Use Chapter Map or in other locations, such as for certain public buildings and sites.

SEW 2.2. Encourage existing structures, where an existing onsite sewer system has failed and where it has been determined by the Health Department that no onsite remediation is possible, and where the property line is located within 300 feet of a public sewer line with adequate capacity, to connect to such line.

SEW 2.3. Plan for adequate facility capacity allocations from the Upper Occoquan Service Authority to meet projected needs of Prince William County within its service area.

SEW 2.4. Expand treatment plants to accommodate projected need as reflected by the Long-Range Land Use Chapter Map.

SEW 2.5. Plan and coordinate with Virginia American Water to accommodate projected needs within its service area, as reflected by the Long-Range Land Use Chapter Map.

SEW 2.6. Plan, design, and construct sewer facilities only in accordance with the densities, intensities, and locations for new development that are shown on the Long-Range Land Use Chapter Map.

SEW 2.7. Evaluate the existing Design and Construction Standards Manual "DCSM" standards for average daily wastewater flow by land use type at least every five years.

SEW 2.8. Evaluate and update, if necessary, the Design and Construction Standards Manual (DCSM) and the Prince William County Service Authority's Utility Standards Manual (USM) for consistency of requirements.

SEW 2.9. Monitor and map failures, as determined by the Health Department, to existing onsite sewerage systems, to determine the need for future extension of public sewer facilities. Such future extension, however, should not be a reason to increase residential densities above those specified on the Long-Range Land Use Chapter Map.

SEW 2.10. Prepare a standard policy and regulations to require existing and future development to install appropriate pre-treatment facilities, in accordance with the Prince William County Service Authority or Upper Occoquan Sewer Authority Pretreatment Regulations or Policies, and to connect to public sewer facilities if such development is – or promotes – a health hazard.

SEW 2.11. Maintain an inventory of local sewage systems – small private sewage treatment plants, alternative sewerage systems, and onsite sewerage system – throughout the County.

SEW 2.12. Discourage the use of privately owned and privately operated treatment plants for new development projects.

SEW 2.13. Develop a Wellhead Protection Program and Groundwater Recharge Zone Protection Program – utilizing procedural guidelines and information available from the U.S. Environmental Protection Agency and the Virginia Groundwater Protection Steering Committee – to protect or improve the groundwater quality and prevent well contamination from faulty or improperly located private waste disposal systems.

SEW 2.14. Utilize the Existing and Projected Sanitary Sewer Facilities Map to identify the general or approximate location, character, and extent of the features shown thereon. Such features should be planned, sited, and buffered to provide compatibility with surrounding existing and planned land uses, and should meet the appropriate policies and action strategies of the Community Design Chapter and the Long-Range Land Use Chapter.

SEW 2.15. Continue to update County's sewer ordinances, pretreatment regulations, and/or policies, as appropriate.

SEW 2.16. Investigate the feasibility of obtaining grant funds for use by the Prince William County Service Authority for sewer extensions to areas with a high potential for onsite waste disposal system failure.