

# BCWSA – Approved Sewer Connection Projects

Supporting Economic Growth & New Opportunities  
Summary Analysis 2024 through December 2025



## Background:

BCWSA plays a vital role in the land development process across its service areas. Individuals and developers must obtain approval from the authority for the number of Equivalent Dwelling Units (EDUs) that will be required for their proposed projects. Commercial, industrial, or multi-family residences are assigned EDUs based on a comparative flow demand and waste strength using an established equivalency table or metered water consumption data.

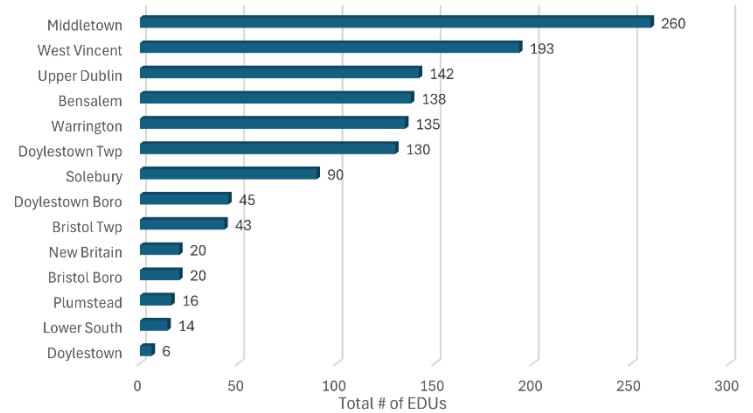
This approval process is essential for new developments or changes in property use to ensure the local sewer system can handle the projected sewage flow. It ensures that the sewer system is not overloaded, preventing public health issues, infrastructure complications, and environmental problems. It also standardizes billing for all users based on their actual or probable impact on the system. BCWSA continually invests in its sewer system to expand capacity and support new economic growth across the municipalities it serves.

**EDU = standardized unit of measure that represents the typical daily sewage flow and strength generated by a single-family residential household (about 250 gallons per day).**

## By the Numbers:

- Since 2024, BCWSA has approved 47 development projects totaling 1,252 EDUs.
- 14 local municipalities are benefiting from approved EDUs for development projects.
- Middletown Township had the most EDUs approved with 260 from eight projects.
- Bensalem Township had the most projects approved with 10, representing 138 EDUs.
- 51% of projects were residential and 45% were commercial use (4% were mixed-use or other)
- More than 10 industries were represented in the approved projects, such as manufacturing, healthcare, education, hospitality, automotive, assisted living and professional services.

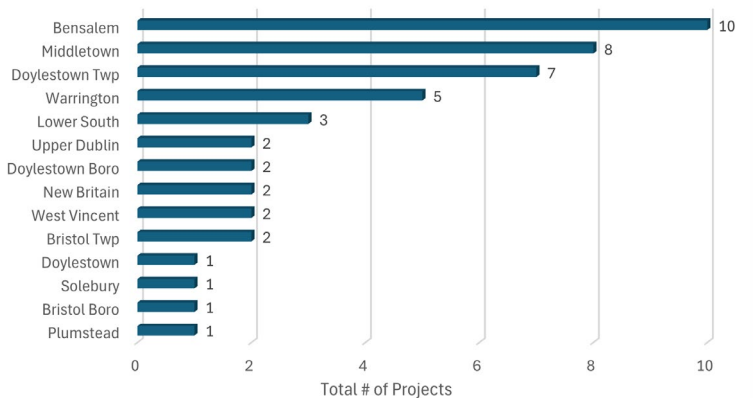
Total EDUs Approved by Service Area



## Conclusion:

The local municipalities serviced by BCWSA are experiencing various growth opportunities through residential and commercial development. Through rigorous inspections, ongoing maintenance and strategic investments of its sewer system, BCWSA is providing townships and boroughs with the ability to generate new economic opportunities and provide much needed services for its residents. The opportunities have delivered new jobs, housing for all ages, closer healthcare, and lifestyle amenities. Additionally, local municipalities and school districts receive millions of dollars in new tax revenues to support essential services for all residents and businesses.

Total Projects Approved by Service Area



## 2024 – 2025 Complete List of Approved Sewer Connection Projects

Service Area	Site Address	Developer/Project	Description	EDUs
West Vincent	Birch Rd & Pottstown Pk	Promenade Chester Springs LP	Mixed use retail and 140 apartments	115
Middletown	Woodbourne Rd	Middletown Orchards, LP	111 lot subdivision	111
Solebury	6626 Lower York Rd	Fountainhead Living LLC	160 unit assisted living center	90
Warrington	2644 Bristol Road	Sabra Healthcare Pennsylvania LLC	Assisted living facility	90
Middletown	Floral vale & Commerce Ct	Foxlane Homes at Stony Hill Rd, LLC	148-unit active adult community	80
West Vincent	2800 Conestoga Rd	Candance Lane Co	78 Townhomes & Community Space	78
Upper Dublin	1840 Norristown Rd	Pulte Homes of PA, LP	72-unit residential development	72
Upper Dublin	525 Virginia Dr	Commerce Pursuit Capital, LP	225-unit apartment building	70
Doylestown Twp	1745 Easton Rd	Brixmor Property Group	3 multi-tenant buildings on movie lot	56
Bensalem	1000 Imperial Court	Qualawash Holdings, LLC	Increased pretreatment for truck cleaning	48
Doylestown Boro	280 N Broad St	Arcadia at Doylestown 3, LLC	Affordable care apartment and 18 townhomes	42
Bristol Twp	360 George Patterson Blvd	Abzena Bristol, LLC	Redirect flow from DOW to Bristol WWTP	41
Middletown	1801 Old Lincoln Highway	Orchard Square II Apartments LLC	72-unit apartment expansion	33
Bensalem	700 Bristol Pike	Bristol Road Commons Associates LLC	22,100 sqft office building	32
Warrington	Route 611	Valley Ridge Group, LLC	32 townhome development	32
Middletown	Woods Drive	Woods Services, Inc	New 5,939 sqft housing building	31
Doylestown Twp	33 Neill Dr	Philmont Properties, LP	23 lot housing development	23
Bensalem	2600 State Rd	2600 Rock Pile LLC	Warehouse and Flex Building	22
Bristol Boro	300 George Patterson Blvd	Vadilal Industries USA Inc	Ice cream manufacturing plant	20
New Britain	117 Bristol Rd	WB Homes Land Acquisitions, LP	18 townhomes	18
Bensalem	1186 Byberry Road	MarMar Builders	16-unit subdivision	16
Plumstead	Old Easton Rd	Foxlane Homes at Silo Hill, LLC	16 lot subdivision	16
Doylestown Twp	1745 Easton Road	KRT Prop Holdings Inc	Restaurant redeveloped into 3 pad lot	16
Lower South	242 W Bristol Rd	055 (Zero) Properties LP	12 lot subdivision	12
Doylestown Twp	595 W State Street	Lenape Valley Foundation	mental health crisis center	11
Doylestown Twp	1953, 1961, 1965 Turk	KCMMTJ Holdings LLC	8 townhomes and 1 twin	10
Bensalem	3820 Mechanicsville Rd	Tom Snyder	9 single-family homes	9
Doylestown Twp	380 N Shady Retreat Rd	Doylestown Veterinary Hospital, LLC	Vet hospital and animal inn	8
Warrington	2931 Bristol Road	Hallmark Homes - Warrington Ridge LLC	8 lot subdivision	8
Doylestown Twp	217 Stage Leap	DTMA	PFAS treatment	6
Doylestown Twp	79 Charing Cross Rd	DTMA	PFAS treatment	6
Bensalem	3473, 3805, 3825 Hulmeville	IMC Properties LLC	New religious institution	6
Warrington	858 Elbow Ln	MSD Development	5 lot single family home subdivision	5
Middletown	640 E Lincoln Highway	Langhorne Investors, LLC	New Taco Bell	4
Doylestown Boro	3 Atkinson Drive	Worthington & Shagen Custom Builders Inc	New SFH and reconnection of existing properties	3
Bensalem	Galloway & Hulmeville Rds	Walter Lesnevec	3 lot sfh subdivision	3
Bristol Twp	Terrapin Street	Kevin Tapia	Extension for 2 single-family homes	2
New Britain	104 Myers Dr	BHRB Ironhill, LLC	twin house and main extension	2
Lower South	105 E Street Rd	BT Feasterville LP c/o BET Investments	new bank	1
Middletown	860 Bridgetown Pk	Martin R Russell	new single-family home	1
Bensalem	1 Declaration Dr	The Bridge Clinic	Demo review and new animal care center	1
Bensalem	Winks Ln & Marshall Ln	Shax Express Cargo Inc	Two story vehicle & repair shop	1
Lower South	604 E Bristol Rd	604EBR-PA Owner, LLC	Self-storage facility	1