



*Welcome*



# West Pikeland Township

## ACT 537 PLAN UPDATE

OCTOBER 20, 2014



# How did we get here?



- Need for Township wide Act 537 Plan
- 2011 Selected Alternative was to have residents of Pickering Estates connect to a public sewer
- Public requested additional information and did not want public sewer as a solution and believed that the costs for public sewer could become an economic hardship
- Lot size and well location limits ability for second on-lot disposal system on property
- Additional testing showed potential water quality issues



# Township Wide Alternatives



- **Sewage Management Program**
  - Will require property owners to pump and inspect systems on a 3-year rotation.
  - Using haulers approved through the Chester County Health Department
  - Allows for the potential use of alternate type treatment, if approved by Pennsylvania Department of Environmental Protection and Chester County Health Department

# Pickering Estates Alternatives

## Public Water

- Water provider is Aqua
- Allows for the potential for a second on-lot disposal system
- Protects public health
- Less expensive than public sewer
- Water conservation will be needed to extend life of on-lot disposal system
- May need public sewer in the future
- **All** Pickering Estates residents would need to connect

## Public Sewer

- Protects public health
- Costs more than only installing public water
- May be necessary in the future
- May be necessary to install public water in the future
- **All** Pickering Estates residents would need to connect

# Pickering Estates Alternatives Cont.



## Public Water

- Do not need to replace the current OLDs at this time.
- If option is not chosen, the only other option is public sewer.

## Public Sewer

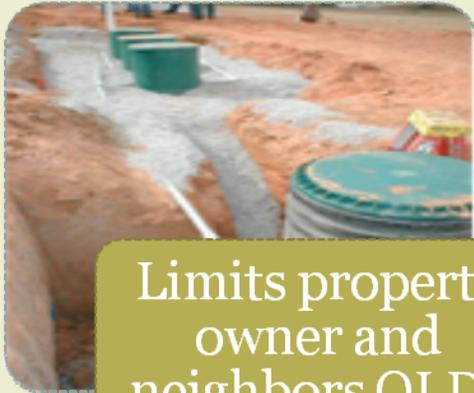
- No space available for a community treatment system.
- Sewer costs have increased due to revised disposal location.

# Deciding to keep your well



Decide to keep well

Needs CCHD Approval



Limits property owner and neighbors OLDs options



# Alternatives Pickering Estates

## Public Water

- Estimated Planning Costs per property:
  - Contribution for water line extension \$11,900
  - Service Lateral Connection Avg. length \$5,500
  - Water Meter - \$550
  - Well Abandonment \$2,350
- Total - \$20,300

## Public Sewer

- Estimated Planning Costs per property:
  - Contribution for sewer main extension to \$24,300
  - Cost for Orenco (AX20) Treatment System \$17,200
  - Cost for treated water disposal \$8,200
- Total - \$49,700

# Pickering Estates - Financing Options



- **Water Line and Public Sewer financing options:**
  - Township negotiates a group finance rate for residents at a local bank
  - Residents finance/ pay on their own

The Township does not qualify for any grants at this time.

# Pickering Estates



**Pickering Estates**

**Public Sewer Routing and effluent disposal, if needed**

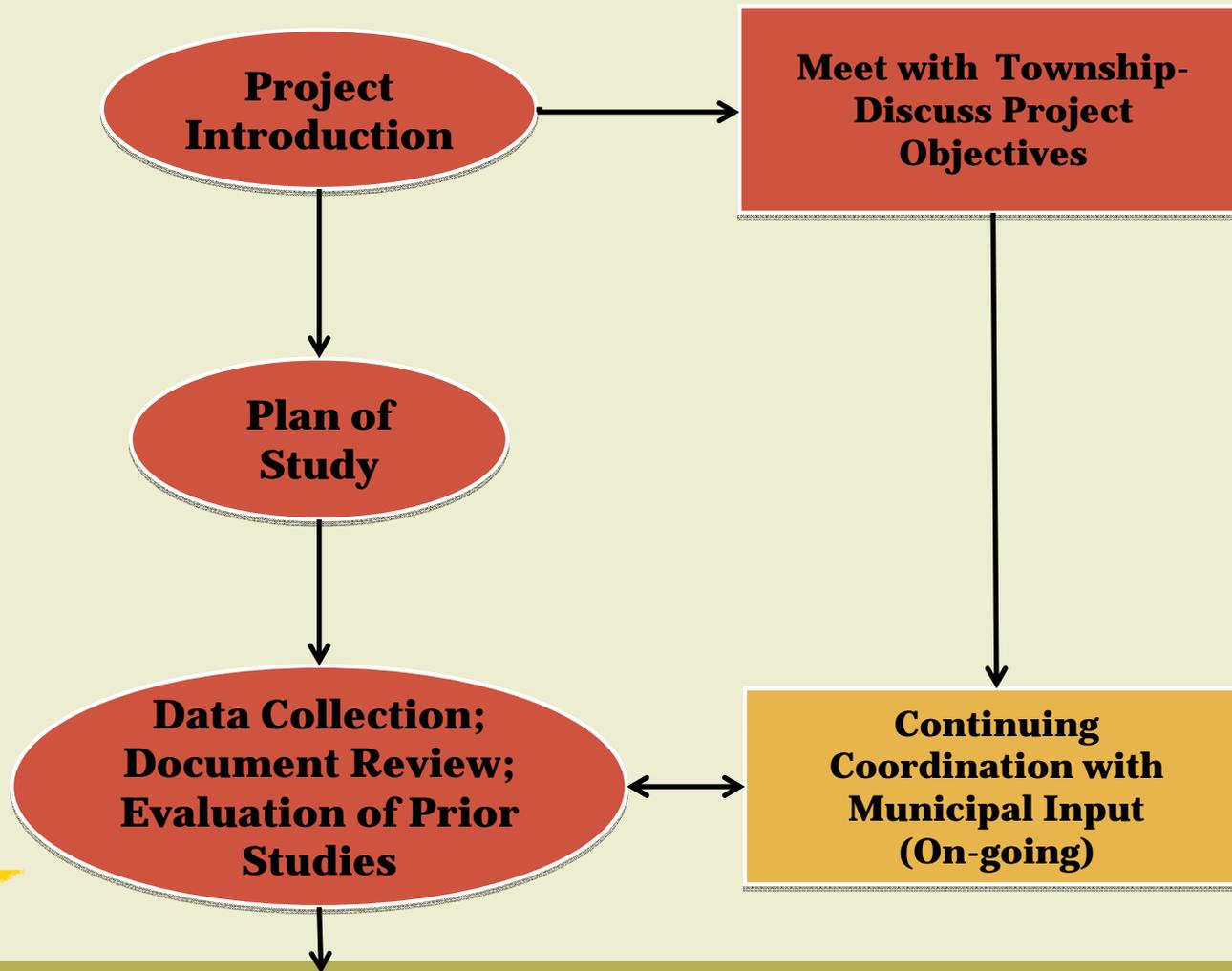
**Existing neighborhoods with Public Water**



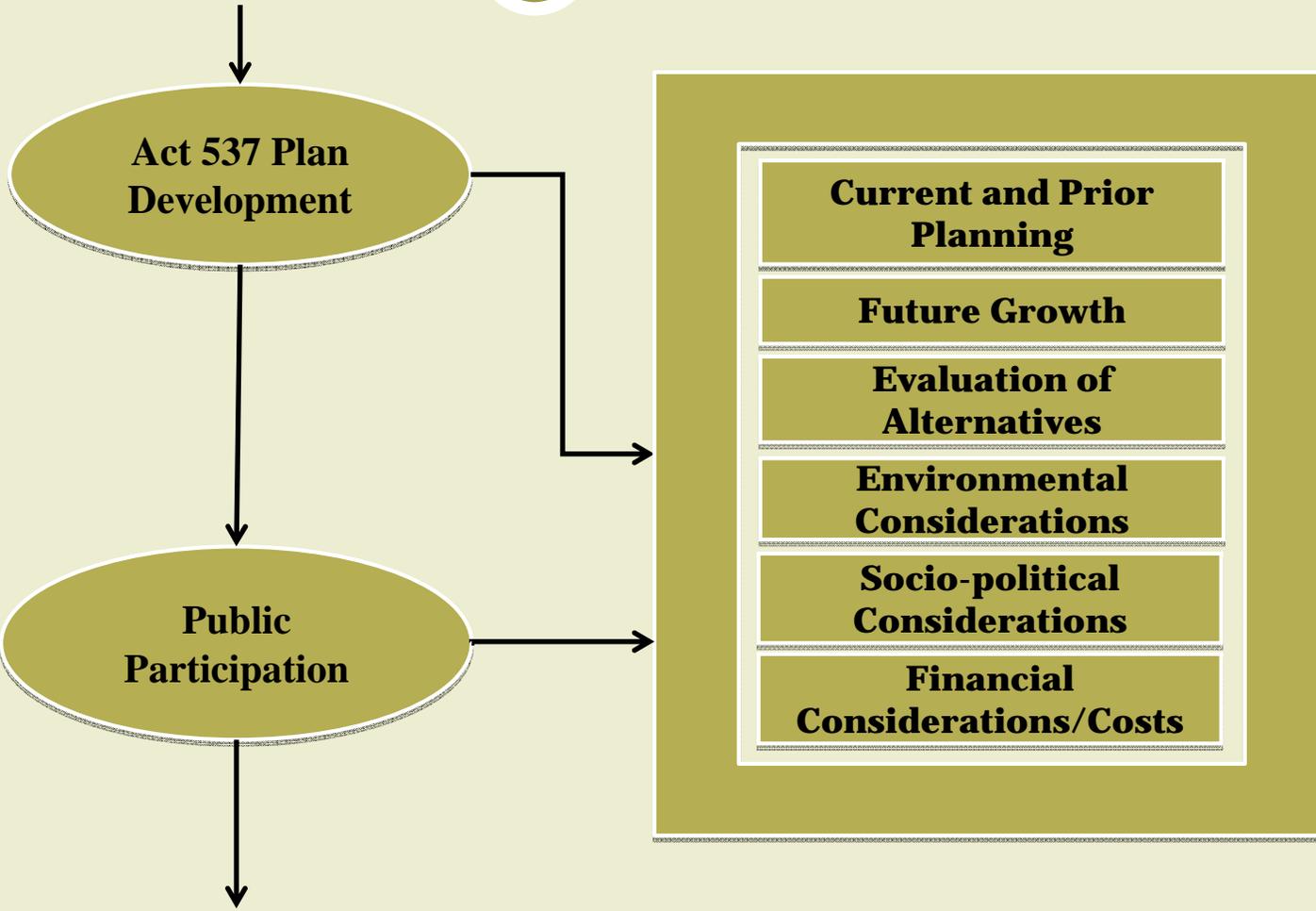
Properties are not included for public water.



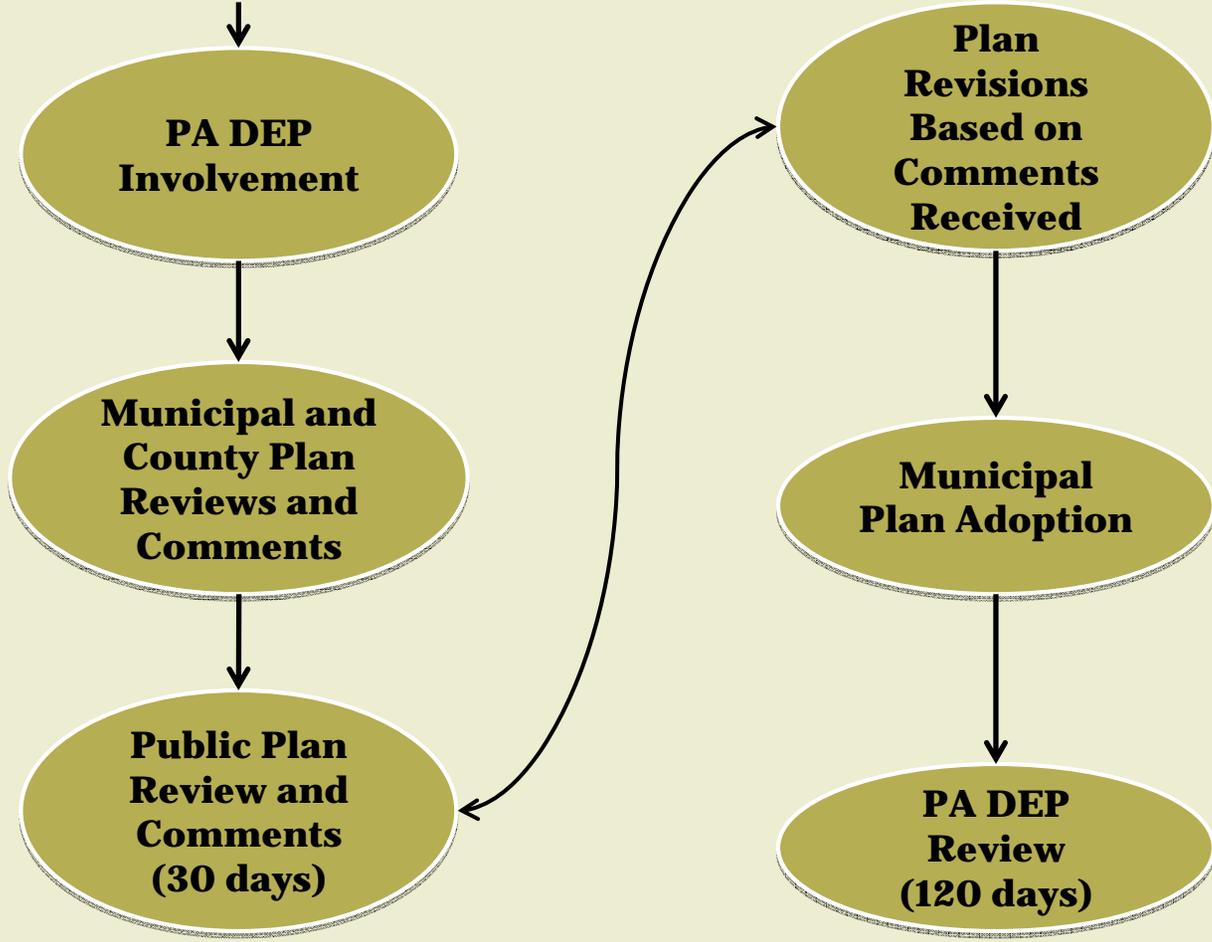
# Act 537 Plan Development Process



# Act 537 Plan Development Process Cont.



# Act 537 Plan Development Process Cont.



# QUESTIONS

