

Public Notice

Notice is hereby given that the draft Update Revision to the West Pikeland Township's Official Sewage Facilities Plan is available for public review and comment for a thirty (30) day period beginning July 6, 2010 and August 5, 2010

This is a comprehensive update revision and identifies the Pickering Estates area of the Township as a special area in need of a change in the current official plan from individual onlot sewage disposal to a public sewage disposal system.

This plan revision reviewed three alternatives for disposal: Windolph Knoll site, Pickering Meadows site and White Tract site. The plan recommends that the 64 homes in the Pickering Estates area be served with individual STEP (septic tank effluent pump) systems and an alternative pressure sewer collection system. The collection system will convey effluent for final treatment and disposal at municipal property site known as Windolph Knoll. Individual property owners will install, retain title and ownership of the STEP systems on their property. The Township will provide the STEP system equipment, observe the installation of the STEP equipment and provide for the maintenance and operational oversight of the STEP systems. The Township will construct, operate and maintain the pressure sewer collection, treatment and disposal system.

The projected cost of the project is 1.83 million dollars for an estimated cost per property of \$28,569 plus an estimated cost for the individual STEP system of \$5,000 with an estimated annual user fee of \$740 per property.

The ultimate disposal method will be to the local aquifer by use a subsurface drip dispersal system. The groundwater from the propose drip system will flow to the Pine Creek which is part of the Pickering Creek watershed, the Pickering Creek watershed is classified as High Quality. Originally it was proposed to provide public water to the homes down gradient of the drip disposal system, however was last determined that this was not cost effective for the small number homes proposed to be served, so the effluent will receive final treatment and be denitrified prior to drip dispersal system. A preliminary hydrogeological study was originally preformed assuming 250 homes at a regulatory flow per dwelling of 262.5 gallons per day, however only 64 homes are proposed for an estimated flow of 16,800 gallons per day.

Searches of PNDI databases indicated two potential conflicts both have been resolved. PHMC was notified and indicated the project is unlikely to affect archaeological or historical resources.

A copy of the draft plan is available at the Township Office at 1645 Art School Road, Chester Springs, Pa 19425 during normal Township office hours or on the Township's web site at www.westpikeland.com. For comments to be considered they must be made in writing and delivered by hand or US mail to Joan Matthews, Township Secretary at 1645 Art School Road, Chester Springs, Pa 19425 before the end of the comment period.

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West Pikeland Township