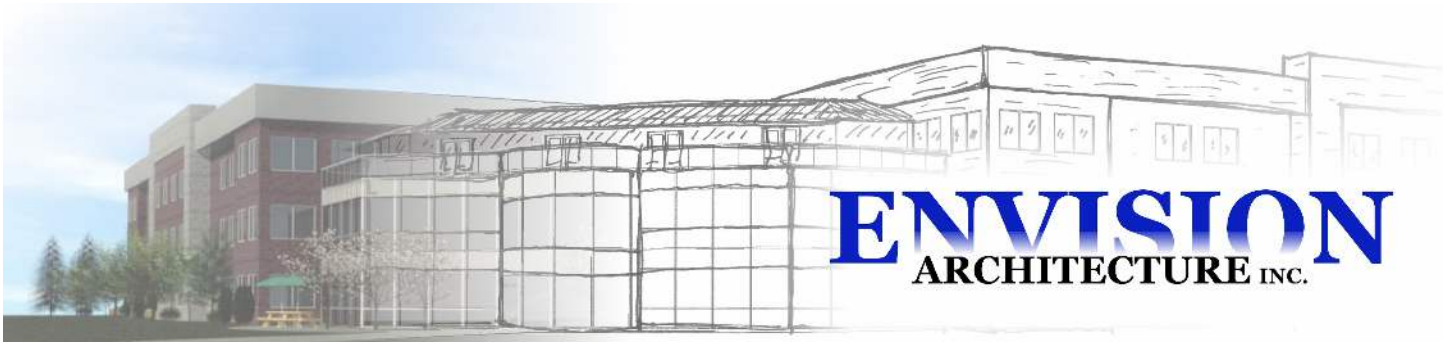


NOTES FROM CONVERSATION WITH SCOTT KAPCSOS, AUTHORITY MANAGER FOR MOUNT JOY WATER AND SEWER AUTHORITY

JUNE 25, 2024

885 SOUTH CHIQUES ROAD
RAPHO TOWNSHIP

From telephone conversation between Rick Walker, AIA, CCS and Scott Kapcsos regarding the potential for extending public water and sewer service to 885 South Chiques Road:

- The Mount Joy Water and Sewer Authority is the correct municipal entity governing public water and sewer services at this location.
- This location, however, is beyond the current area of coverage of their systems, which ends at Chiques Creek, on the south side of Chiques Creek.
- Any extension would involve a main and not just a lateral.
- He is unsure whether the flow would be gravity or if a pump station / grinder pump would be required; and could not venture a guess without topographic survey information.
- The closest pump station is at 4150 Old Harrisburg Pike.
- Per S. Kopcsos, probably the closest connection point as the “crow flies” is at Flyway Excavation at 4070 Old Harrisburg Pike; but, this route has major issues as we would have to detour around non-owned properties and Chiques Creek.
- Per S. Kapcsos, the bast route would be to connect at the Sheetz Driveway at PA 230. This would involve an underground main in a PennDoT ROW; crossing Esbeshade Road at a major, multi-lane intersection; and, crossing PA 230 which is a concrete driving surface, likely involving drilling beneath the roadbeds as we cannot insure that PennDoT would sanction any road closures.
- Lineal footage of piping would be in the range of two thousand, two hundred lineal feet [2,200 ln. ft.]; almost one-half mile [½ mi.], with multiple turns.
- PennDoT will not sanction a private system in their ROW; therefore, it would be required to be a dedicated main, which would be required to be dedicated to the Authority; and, he does not know currently if their Authority would accept such dedication.
- The Rapho Township grants EDU’s from their available allotment; and, such granting would obviously require the Rapho Township approval.
- Current EDU costs are $ 170 per gallon per day for water and $ 235 per gallon per day for sewer. We would need to provide a comparison of for a currently existing facility based on utility invoicing; or, provide number of fixtures, number of staff and number of patient through-put daily for this proposed site for their engineer to calculate the requirements.

Eric Walker, AIA, CCS
717.799.4376

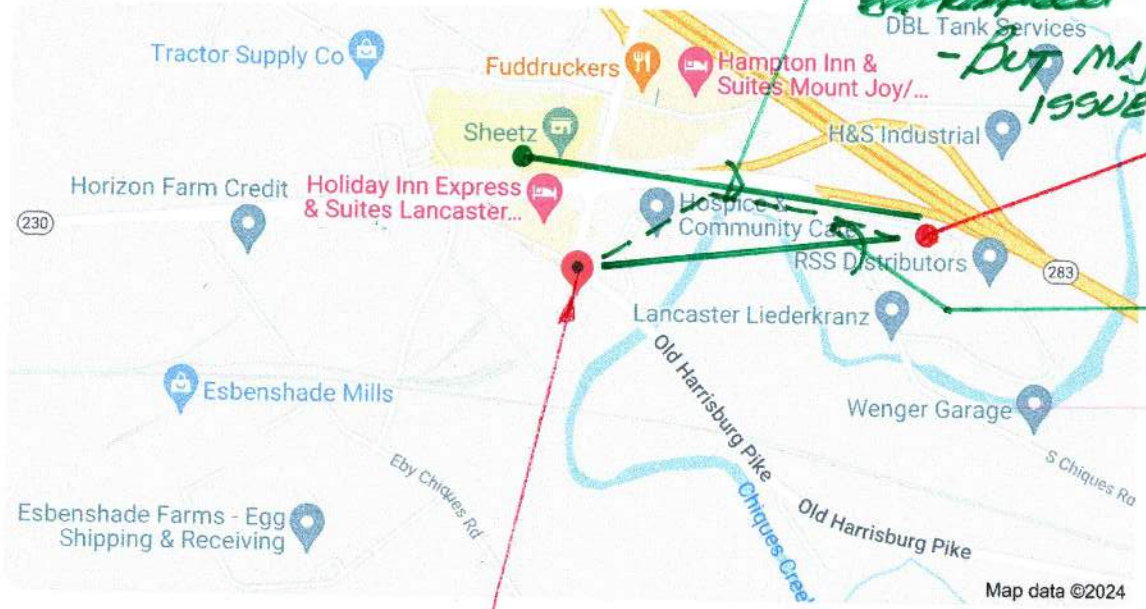
Daniel Kirkley, R. A.
717.201.4947

- The Commonwealth of Pennsylvania does have legislation in place for you as developer of the utility system extension to be reimbursed by any future connecting entities, within a limited time frame.
- This boils down to three [3] primary issues, none of which are particularly exciting: available capacity at Rapho Township; physical feasibility for the underground utility piping construction and COST !

I will continue to pursue the viability of retaining the current well and septic systems as the water and sewer sources, as the public utility parameters seem to be potential deal-breakers. Brett Calabretta is going to provide a base line cost for underground piping as a yardstick, which will not include the necessary interactions, permits, etc. at PennDoT on the one hand or the circuitous route and creek crossing on the other hand; nor will it include the costs of a pump station / grinder pump.

Google 4070 Old Harrisburg Pike

All Maps Images Shopping Videos Forums Web More Tools



4070 Old Harrisburg Pike
Mount Joy, PA 17552

Directions

Most popular places at this address

Flyway Excavating Inc
5.0 (2)

MapQuest
https://www.mapquest.com › ... › Pennsylvania › Mt Joy

Flyway Excavating, 4070 Old Harrisburg Pike, Mt Joy, PA

Advertisement. **4070 Old Harrisburg Pike**. Mt Joy, PA 17552. Closed today. Hours. Mon 8:00 AM - 5:00 PM. Tue 8:00 AM - 5:00 PM. Wed 8:00 AM - 5:00 PM. Thu 8:00 AM ...

BEST OPTION PER S. KAPCSOS - BUT MAJOR PENN DOT ISSUES

885 S. CHIQUES ROAD

SHORTEST AS "CROW FLIES"; BUT NOT FEASIBLE [CREEK], SO WE WOULD NEED GO AROUND IT AND NEIGHBORS

Environmental Design Service
443 W. 1st Avenue, Parkesburg, Pa 19365
Phone: 610-582-0605

July 11, 2024

Envision Architecture Inc.
Attn: Rick Walker
131 N. Duke Street
Millersville, Pa 17551
rwalker@envisionarchitectureinc.com

RE: Preliminary Septic Testing for OAL

SITE: 855 S Chiques Road, Manheim, PA 17545
Rapho Township, Lancaster County

Mr. Walker:

Environmental Design Service performed a preliminary sewage evaluation of the property at 855 S Chiques Road. A total of (4) soil test pits were excavated (TP-1 through TP-4) were advanced in a ~2-acre lawn area south of the parking lots and just to the east of the existing sewage disposal area. A soil morphological evaluation was written for each of the test pits indicating the soil texture, soil structure, and depth to redoximorphic features (mottling), depth to water table and depth to bedrock. The soils were then evaluated with respect to PA Code Chapter 73 to determine their feasibility for onsite wastewater disposal.

SOILS ON SITE

The NRCS soil mapping of the site primarily shows the Hagerstown soil series (HaA; HaB).

Hagerstown soils are derived from residuum weathered from limestone. These are deep and very deep, well drained soils.

RESULTS AND CONCLUSIONS

The soil profiles evaluated are well drained and would be classified as the Duffield series, which is also very deep and well drained soils that also formed from weathered limestone.

These soils exhibited no limiting zone to a depth of 84 inches and would be suitable for in-ground systems, pending the completion of a passing percolation test. Should the percolation test for an in-ground system fail, the soils may still be suitable for an elevated sand mound system.

Based on projected sewage flows of ~1,000 gallons per day, the area required for each primary and replacement system can range from:

1,200 to 3,600 sq ft for an in-ground system
1,500 to 4,500 sq ft for an elevated sand mound system

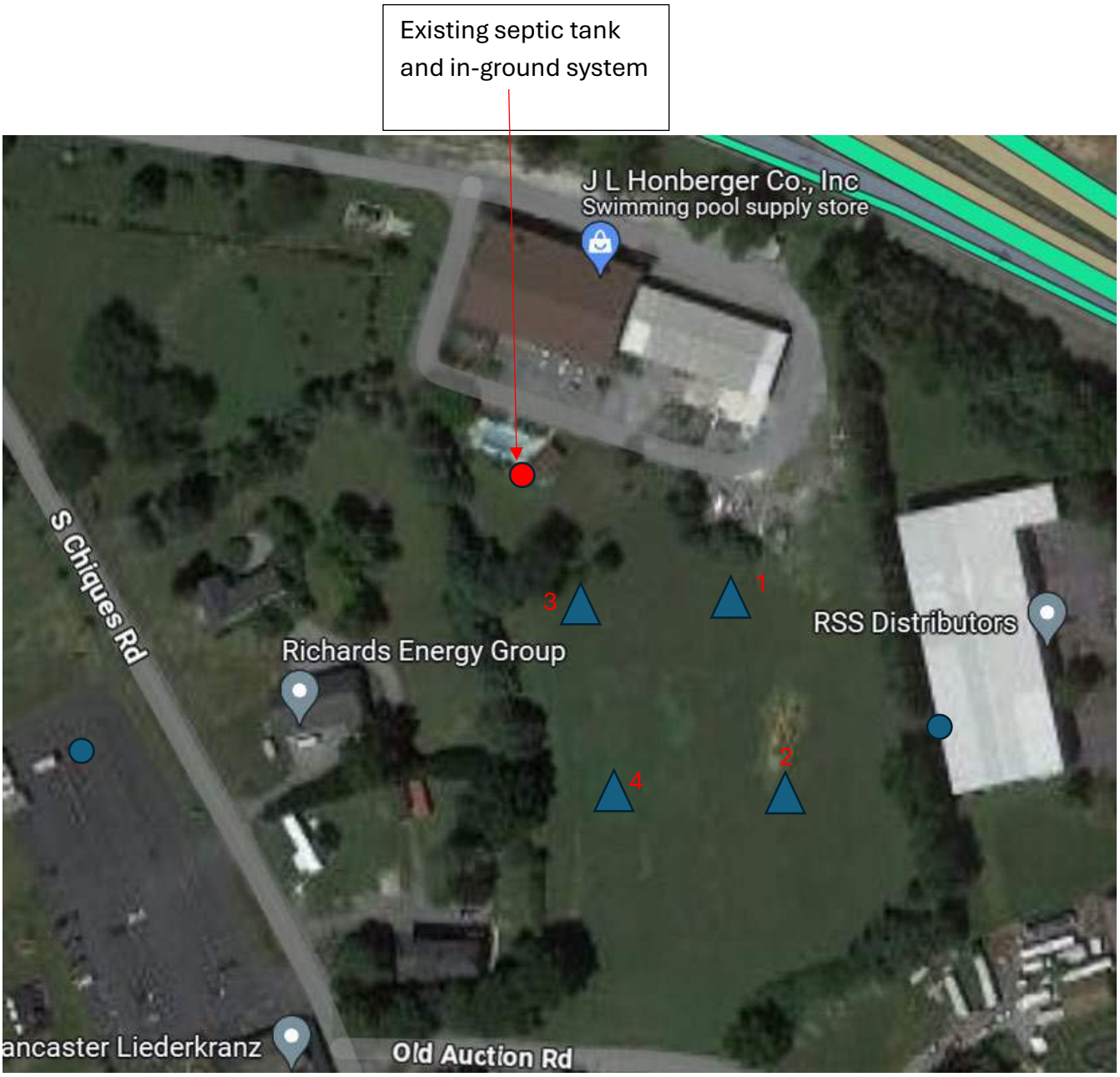
Given that the area investigated is approximately 2-acres in size, there appears to be sufficient room to locate areas for on-site sewage disposal at this location.

Sincerely,

Philip R. Schiebel

Phil Schiebel, SEO
Professional Soil Scientist

Attachments


Existing septic tank
and in-ground system
J L Honberger Co., Inc
Swimming pool supply store
S Chiques Rd
Richards Energy Group
RSS Distributors
1
2
3
4
ancaster Liederkranz
Old Auction Rd

SONCO LLC

2044 W Main St. Ephrata, Pa 17522

717-738-1917

Septic Pumping, Repairs, Installations

PSMA Septic Inspections

E-mail: sonco.matt@gmail.com

Website: www.soncoseptic.com

July 11, 2024

Envision Architecture, Inc.
Attn: Rick Walker
131 N. Duke Street
Millersville, Pa 17551
rwalker@envisionarchitectureinc.com

Mr. Walker:

As requested, Sonco LLC inspected the on-site sewage disposal system at the above address. This report provides a summary of the inspection findings. This report is based upon the inspection and information provided by the representative of the above address. This is a PSMA Inspection Report.

The property consists of a commercial building with multiple businesses and offices operating out of this space. There also is a 4-bedroom apartment that is located in this commercial building. The original part of this building was constructed in the mid 1980's, approximately 40 years ago. The rest of this building along with the apartment was constructed in the mid 1990's. The age of the on-lot septic system at the above-mentioned dwelling is estimated to be over 30 years old and most likely was installed when the original building was built.

The property is served by a single compartment 1,000 gallon concrete septic tank. This tank did have a manhole opening/extension extended up to grade at the time of our inspection. We determined that the indoor facilities did tie into the on lot septic tank. Water was run into the septic tanks. There was no sign of any type of backup present in the sewer line going out to the septic tank or in the line exiting the tank. We took measurements before and after running water into the septic tank. The tank had a normal ½ inch rise and fall. The tank was also pumped, as part of our inspection as requested. The inlet and the outlet baffles on the septic tank were in place and in good condition. The structure of the on-lot septic tank also appeared to be in good condition. There were no signs of structural compromise or deterioration present in the top, walls, and floor of the septic tank. We had no previous maintenance records available. It is recommended in the future that a regular maintenance schedule be maintained based on an occupancy amount.

Following the septic tank is the drainage area. The effluent line leaves the septic tank and runs out to a header line or a distribution box (d-box). This header line or d-box is then designed to distribute the effluent water evenly into the drainfield bed that follow. This d-box/header line was not dug up for our inspection. It is located approximately 3-4 feet below the surface of the ground. The drainfield area following the d-box/header line consists of 1 drainfield bed that is approximately 60 feet long and approximately 30 feet wide, providing approximately 1,800 sq. feet. We did probe the stone/aggregate in the drainfield and found it to be totally dry in all inches of stone/aggregate. As requested, we performed a PSMA Hydraulic Load Test to the on-lot drainfield. We performed the test at a rate of 1,000 gallons per day. Over the course of 24 hours we placed over 2,000 gallons of water into the drainfield. The effluent water was at the bottom of the stone on both days of our testing. There was no rise in water levels in the drainfield from day 1 to day 2 of out testing. This places the on-lot septic system in a satisfactory condition.

Sonco LLC found the on-lot wastewater system to be working in a satisfactory condition on the date it was inspected.

Company Disclaimer: *Based upon what we were able to observe and our experience with on-site wastewater technology, we submit this Septic Inspection Report based on the present condition/use of the on-site sewage disposal system. Our company has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, solid characteristics, previous failures, etc.) which may effect the proper operation of a septic system as well as the inability of our company to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our company that the system will function properly for any particular user or prospective user. Sonco LLC DISCLAIMS ANY WARRANTY, either expressed or implied, arising from the inspection of the septic system or the checklist that may accompany the inspection report. We are only reporting on the current operation/condition of the on-site sewage disposal system. Our report is based on known information derived from our inspection of the system as well as questions answered by the system operator/representative. Any misinformation by the above individual also may nullify and/or make void our inspection and accompanying report. We are also not ascertaining the impact the system is having on ground water.*

We thank you for the opportunity to have served you and look forward to meeting your septic system's needs in the future. Feel free to contact us with any questions or comments you may have.

Regards,

Matthew L. Weaver

PSMA Inspector # 101243