

**ACT 537 OFFICIAL SEWAGE FACILITIES PLAN UPDATE
STRASBURG TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA**

TABLE OF CONTENTS

	<u>Page</u>
1 PREVIOUS PLANNING AND LAND USE REGULATION	
1.1 INTRODUCTION	1-1
1.2 PREVIOUS WASTEWATER PLANNING	1-1
1.3 STRASBURG REGION COMPREHENSIVE PLAN	1-2
1.4 LANCASTER COUNTY COMPREHENSIVE PLAN.....	1-3
2 PHYSICAL DESCRIPTION OF PLANNING AREA	
2.1 DESCRIPTION OF THE PLANNING AREA.....	2-1
2.2 PHYSICAL CHARACTERISTICS	2-1
2.3 SOILS	2-2
2.4 GEOLOGICAL FEATURES.....	2-10
2.5 TOPOGRAPHY.....	2-11
2.6 POTABLE WATER SUPPLIES.....	2-11
2.7 WETLANDS.....	2-11
3 EVALUATION OF EXISTING WASTEWATER FACILITIES	
3.1 EXISTING MUNICIPAL WASTEWATER TREATMENT SYSTEMS	3-1
3.2 EXISTING PACKAGED WASTEWATER TREATMENT FACILITIES.....	3-1
3.3 COLLECTION AND CONVEYANCE FACILITIES.....	3-1
3.4 EXISTING INDIVIDUAL ON-LOT SYSTEMS	3-2
3.5 WASTEWATER SLUDGE AND SEPTAGE GENERATION	3-10
4 FUTURE GROWTH AND DEVELOPMENT	
4.1 LAND USE REGULATIONS AND PLANNING	4-1
4.2 GROWTH AREAS IDENTIFIED BY PREVIOUS PLANNING	4-5
4.3 EXISTING AND FUTURE GROWTH AREAS.....	4-5
4.4 GROWTH PROJECTIONS	4-6
4.5 WASTEWATER FLOW PROJECTIONS	4-6
4.6 SUMMARY OF WASTEWATER PLANNING NEEDS	4-9
5 WASTEWATER MANAGEMENT ALTERNATIVES	
5.1 POTENTIAL WASTEWATER TREATMENT ALTERNATIVES	5-1
5.2 CONVENTIONAL COLLECTION, CONVEYANCE AND TREATMENT SYSTEMS	5-2
5.3 COMMUNITY ON-LOT DISPOSAL SYSTEMS (COLDS)	5-4
5.4 CONTINUED USE OF ON-LOT DISPOSAL SYSTEMS	5-5
5.5 SMALL FLOW OR PACKAGED TREATMENT FACILITIES	5-6
5.6 HOLDING TANKS	5-8
5.7 SEWAGE MANAGEMENT PROGRAMS	5-8
5.8 NON-STRUCTURAL/PLANNING ACTIVITIES	5-9
5.9 NO ACTION ALTERNATIVE	5-10

**ACT 537 OFFICIAL SEWAGE FACILITIES PLAN UPDATE
STRASBURG TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA**

TABLE OF CONTENTS Continued

		<u>Page</u>
5.10	STRUCTURAL ALTERNATIVES FOR STUDY AREAS.....	5-10
5.11	INTERMUNICIPAL WASTEWATER TREATMENT ALTERNATIVES	5-41
5.12	CONCLUSIONS.....	5-41
6	EVALUATION OF ALTERNATIVES	
6.1	CONSISTENCY EVALUATION	6-1
6.2	PENNVEST CONSISTENCY	6-4
6.3	WATER QUALITY STANDARDS	6-5
6.4	COST ANALYSIS.....	6-5
6.5	FUNDING ALTERNATIVES FOR TIER 2 STUDY AREAS AND DESIGNATED GROWTH AREA ALTERNATIVES	6-5
6.6	FUNDING ALTERNATIVES FOR INDIVIDUAL ON-LOT SEWAGE DISPOSAL SYSTEMS.....	6-12
6.7	PHASED IMPLEMENTATION	6-13
6.8	ADMINISTRATIVE ORGANIZATION AND LEGAL AUTHORITY FOR IMPLEMENTATION	6-13
7	INSTITUTIONAL EVALUATION	
7.1	ANALYSIS OF EXISTING AUTHORITIES	7-1
7.2	ANALYSIS OF INSTITUTIONAL ALTERNATIVES	7-1
7.3	IMPLEMENTATION OF INSTITUTIONAL ALTERNATIVE	7-1
7.4	SELECTED INSTITUTIONAL ALTERNATIVE	7-2
8	SELECTED ALTERNATIVES	
8.1	SELECTED ALTERNATIVE(S)	8-1
8.2	CAPITAL FINANCING PLAN FOR SELECTED STRUCTURAL ALTERNATIVE(S).....	8-2
8.3	PROJECT IMPLEMENTATION SCHEDULE	8-2
TABLES		
1-1	MAJOR WASTEWATER FACILITY PLANNING CONDUCTED FOR STRASBURG TOWNSHIP	1-1
2-1	ON-LOT SEWAGE DISPOSAL SYSTEM SUITABILITY CRITERIA	2-4
2-2	ON-LOT DISPOSAL SYSTEMS SOIL SUITABILITY ASSESSMENT	2-7
3-1	MINIMUM OLDS REQUIREMENTS FOR DOOR-TO-DOOR SANITARY SURVEY	3-5
3-2	SUMMARY OF TIER 1 SURVEY MALFUNCTION CATEGORIES.....	3-6
3-3	SUMMARY OF TIER 2 SURVEY MALFUNCTION CATEGORIES.....	3-6
3-4	TIER 1 WELL WATER SURVEY RESULTS- BACTERIA AND NITRATE CONTAMINATION.....	3-8

**ACT 537 OFFICIAL SEWAGE FACILITIES PLAN UPDATE
STRASBURG TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA**

TABLE OF CONTENTS Continued

		<u>Page</u>
TABLES (Continued)		
3-5	TIER 2 WELL WATER SURVEY RESULTS – BACTERIA AND NITRATE CONTAMINATION.....	3-9
4-1	FUTURE LAND USE	4-2
4-2	MINIMUM REQUIRED LOT SIZES BASED ON SEWAGE DISPOSAL	4-4
4-3	POPULATION HISTORY AND PROJECTIONS.....	4-6
4-4	HERSHEY FARM PWWTF WASTEWATER FLOW SUMMARY.....	4-7
4-5	STRASBURG BOROUGH 2011 WASTEWATER FLOW SUMMARY.....	4-7
4-6	ESTIMATED EDUS FROM UNSEWERED AREAS.....	4-8
4-7	ESTIMATED WASTEWATER GENERATION FROM PRELIMINARY LAND DEVELOPMENT.....	4-8
4-8	ESTIMATED WASTEWATER FLOW	4-9
5-1	COST OPINION FOR REFTON STUDY AREA ALTERNATIVE 1A.....	5-16
5-2	COST OPINION FOR REFTON STUDY AREA ALTERNATIVE 1B	5-17
5-3	COST OPINION FOR REFTON STUDY AREA ALTERNATIVE 1C	5-18
5-4	COST OPINION FOR REFTON STUDY AREA ALTERNATIVE 1D.....	5-19
5-5	COST OPINION FOR REFTON STUDY AREA ALTERNATIVE 1E	5-20
5-6	COST OPINION FOR REFTON STUDY AREA ALTERNATIVE 1F.....	5-21
5-7	COST OPINION FOR REFTON STUDY AREA ALTERNATIVE 1G.....	5-22
5-8	COST OPINION FOR REFTON STUDY AREA ALTERNATIVE 1H.....	5-23
5-9	COST OPINION FOR REFTON STUDY AREA ALTERNATIVE 1I.....	5-24
5-10	COST OPINION FOR REFTON STUDY AREA ALTERNATIVE 1J	5-25
5-11	COST OPINION FOR CREEKVIEW STUDY AREA ALTERNATIVE 2A.....	5-26
5-12	COST OPINION FOR S.R. 896 DESIGNATED GROWTH AREA ALTERNATIVE 3A	5-27
5-13	COST OPINION FOR S.R. 896 DESIGNATED GROWTH AREA ALTERNATIVE 3B.....	5-28
5-14	COST OPINION FOR S.R. 896 DESIGNATED GROWTH AREA ALTERNATIVE 3C.....	5-29

**ACT 537 OFFICIAL SEWAGE FACILITIES PLAN UPDATE
STRASBURG TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA**

TABLE OF CONTENTS Continued

	<u>Page</u>
TABLES (Continued)	
5-15 SUMMARY OF COST OPINIONS FOR STRUCTURAL ALTERNATIVES- PENNVEST FINANCING (1.0%, 30YRS)	5-30
5-16 SUMMARY OF COST OPINIONS FOR STRUCTURAL ALTERNATIVES- PENNVEST FINANCING (25% GRANT, 75% LOAN @ 1.0%, 30YRS)	5-31
5-17 SUMMARY OF COST OPINIONS FOR STRUCTURAL ALTERNATIVES- PENNVEST FINANCING (50% GRANT, 50% LOAN @ 1.0%, 30YRS)	5-32
5-18 SUMMARY OF COST OPINIONS FOR STRUCTURAL ALTERNATIVES- PENNVEST FINANCING (75% GRANT, 25% LOAN @ 1.0%, 30YRS)	5-33
5-19 SUMMARY OF COST OPINIONS FOR STRUCTURAL ALTERNATIVES- PENNVEST FINANCING (85% GRANT, 15% LOAN @ 1.0%, 30YRS)	5-34
5-20 SUMMARY OF COST OPINIONS FOR STRUCTURAL ALTERNATIVES- USDA RUS FINANCING (3.45%, 40YRS)	5-35
5-21 SUMMARY OF COST OPINIONS FOR STRUCTURAL ALTERNATIVES- USDA RUS FINANCING (25% GRANT, 75% LOAN @ 3.45%, 40YRS)	5-36
5-22 SUMMARY OF COST OPINIONS FOR STRUCTURAL ALTERNATIVES- USDA RUS FINANCING (50% GRANT, 50% LOAN @ 3.45%, 40YRS)	5-37
5-23 SUMMARY OF COST OPINIONS FOR STRUCTURAL ALTERNATIVES- USDA RUS FINANCING (75% GRANT, 25% LOAN @ 3.45%, 40YRS)	5-38
5-24 SUMMARY OF COST OPINIONS FOR STRUCTURAL ALTERNATIVES- BOND FINANCING (5.0%, 25YRS)	5-39
5-25 SUMMARY OF COST OPINIONS FOR STRUCTURAL ALTERNATIVES- MUNICIPAL BANK FINANCING (6.0%, 20YRS).....	5-40
 APPENDICES	
A UNIFORM ENVIRONMENTAL REPORT	
B TASK ACTIVITY REPORT	
C STRASBURG TOWNSHIP SEWAGE ENFORCEMENT OFFICER RECORDS	
D SUMMARY OF SANITARY SURVEYS	
E CORRESPONDENCE	
F ORDINANCES	
G STRUCTURAL ALTERNATIVE MAPS	
H TOWNSHIP MAPS	
1 GENERAL LOCATION	
2 SURFACE WATER RESOURCES AND FLOODPLAINS	
3 SOILS	
4 SOIL DESIGNATIONS (PRIME FARMLAND AND HYDRIC)	
5 SOIL SUITABILITY	
6 GEOLOGY	
7 TOPOGRAPHY	

**ACT 537 OFFICIAL SEWAGE FACILITIES PLAN UPDATE
STRASBURG TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA**

TABLE OF CONTENTS Continued

APPENDICES (Continued)

8	SLOPES
9	POTABLE WATER SUPPLES
10	TYPES OF SEWAGE DISPOSAL SYSTEMS USED
11A	STRASBURG TOWNSHIP ZONING
11	FUTURE LAND USE
12	PLANNED SUBDIVISIONS
13	DEP OLDS MALFUNCTION CLASSIFICATIONS
14	WELL WATER SAMPLING RESULTS
I	PLANNING AGENCY REVIEW COMMENTS AND RESPONSES
J	PUBLIC REVIEW PERIOD: PUBLIC NOTICE/PROOF OF PUBLICATION AND PUBLIC COMMENTS AND RESPONSES
K	STRASBURG BOROUGH AUTHORITY 2011 CALENDAR YEAR CHAPTER 94 WASTELOAD MANAGEMENT REPORT
L	ACT 537 PLAN CONTENT AND ENVIRONMENTAL ASSESSMENT CHECKLIST
M	VILLAGE OF REFTON DRAINAGE BED SITE SUITABILITY ASSESSMENT
N	HERSHEY FARM PWWTF PLANNING MODULE
O	HERSHEY FARM PWWTF SEWAGE TREATMENT AGREEMENTS