



Hickory Haven/Samary Forest
Community Meeting
January 31, 2018

Public Sewer Project

Hickory Haven/Samary Forest

Agenda

- Introductions
- Sign-in Sheet
- Tuckahoe Creek Service District
- HH/SF Waterline
- HH/SF Sewer
- Feasibility Study/Costs
- Next Steps
- Questions

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Tuckahoe Creek Service District (TCSD)

- See map
- 2002 - Set up for water and sewer trunk lines
- The district created the capacity for a designated region; main trunk lines installed to convey the capacity
- Service lines to individual homes and businesses were intended to be borne by the homeowners and developers

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Tuckahoe Creek Service District (TCSD)

- Over \$100M in debt via VRA Bonds, Agreements, and General Fund
- FAQ's on website

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Waterline

- See map
- 1960 – Well System installed
- 2004 – Residents paid for connections to the public system; well system was abandoned
- 2014 – New water pipes with fire protection installed at County expense (\$450,000)

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Sewerline

- 1960 – Septic fields installed with house construction
- 2017 – Reader's Branch community meeting raised sewer connection discussion
- July 2017 – County's oncall engineering firm starts feasibility study for sewer
- October 2017 – Study complete
- December 2018 – BOS adopts 25 year CIP; includes sewer through HH/SF

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Feasibility Study/Costs

- See map
- 9,000 feet of sewer pipe (mainlines and laterals to the VDOT right-of-way boundary only)
- VDOT - Repave every road - \$560,000
- County - \$2.4M (includes repaving)

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Feasibility Study/Costs

- Homeowner costs:
 - Connection fee = \$6,000
 - ~~Abandon septic field = \$1,000 - \$4,000~~
 - Reroute plumbing = \$500 - \$3,000
 - Install pipe to County System = \$500 - \$3,000
 - Total = ~~\$8,000 - \$16,000~~ \$7,000 - \$12,000
- County offers ~~3~~ 5 year pay back for the connection fee: ~~\$6,000/18 bills = \$333/bill~~
\$6,000/30 bills = \$200/bill

Correction: VDH has confirmed that it is not required to abandon septic fields as previously understood.

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Feasibility Study/Costs

- Homeowner costs:
 - Sewer will be added to the bimonthly bills (Minimum charge is for 4,000 gallons, which is \$58.21 bimonthly)

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Miscellaneous

- If Reader's Branch is not approved, County will need to acquire easements from the neighborhood to complete the project
- VDH – Alternate septic system - \$25K±
- VDH – Replace septic - \$10K-\$30K

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Next Steps

- Take feedback/questions from this meeting back to the Board of Supervisors
- Gauge interest – how many homeowners would like this project to move forward? (May be another letter; could include a deadline to reply)



QUESTIONS?