

E/One Sewer Systems - Environmentally Sensitive, Economically Sensible

The developer needed a soft touch on the land, and an environmentally safe sewer system. He also wanted to maintain as much green space as possible. So he opted for the E/One Sewer System from Environment One Corporation in Niskayuna, NY.

The Sterling Woods Development in Bloomington, Ind. had some roadblocks to face before it was approved for development. It was an environmentally sensitive area. And, county ordinances put special protection on zoning anything in the Lake Monroe watershed, says Jeff Fanyo, principle of Bynum Fanyo & Associates Inc. in Bloomington and site engineer for Sterling Woods.

"In addition, there were slope constraints on the 450-acre piece of land," Fanyo says. "The low pressure system made construction possible. We also were able to preserve mature areas with the low-pressure system as well," he says.

Steve Crider, who is a principle for the Sterling Woods Development says there was originally considerable opposition to building on the land. "Originally, it was approved for 126 septic," he says. "However, we looked at the E/One system and knew we could make it a better development. When you use the E/One system, the first consideration isn't where you are going to put the septic system, but where you're going to put the house," Crider says.

Manufactured by Environment One, the E/One low-pressure system uses a small main in a shallow trench that follows the contour of the land. There's no need for massive gravity trenches or huge mains. Other pluses with E/One Sewer systems include:

- E/One lets you sewer virtually anywhere, including sites where old septic systems may be dying and polluting.
- It's reliable and nearly invisible when installed.
- Preventative maintenance is not required.
- It can save up to 50 percent over a conventional gravity system.

The expansive Sterling Woods site includes large oversized lots. The average lot size is about 3 1/2 acres and some 100 homes are planned for the site.

Crider wanted to preserve the beauty of the land. He also wanted to rest assured that the homes in the development, including the one he builds, will have the best sewer system.

"There really was great resistance to building on the land," says Bob Jordan, representative for E/One distributor Keller-Rivest, Indianapolis. "The county finally approved it with dual septic systems. Crider opted for an E/One pressure sewer system as the most environmentally sensitive solution, and the Commission is now more pleased than they ever expected to be."

The development is open to builders, but they must adhere to and follow stringent building requirements. Most of the homes are in the \$400,000 range; buildout is expected to take 10 years. Sterling Woods is evolving into one of the premiere developments in Monroe County near Indiana University, and the E/One System from Environment One Corporation helped make it happen, while preserving the maximum amount of green space.