

# Lower Frederick Township Sanitary Sewer Extension Project Information for Property Owners



June 9, 2022



# Introductions



Mark Hudson

Carol Schuehler, PE

Robert Preston

Jamie Sundermier

Peter Nelson

Tom Manning

Matt Epler

Roberta Schwalm

Mike Sabia

Township Manager

Value Engineering

Hydraterra Professionals

Value Engineering

Township Solicitor

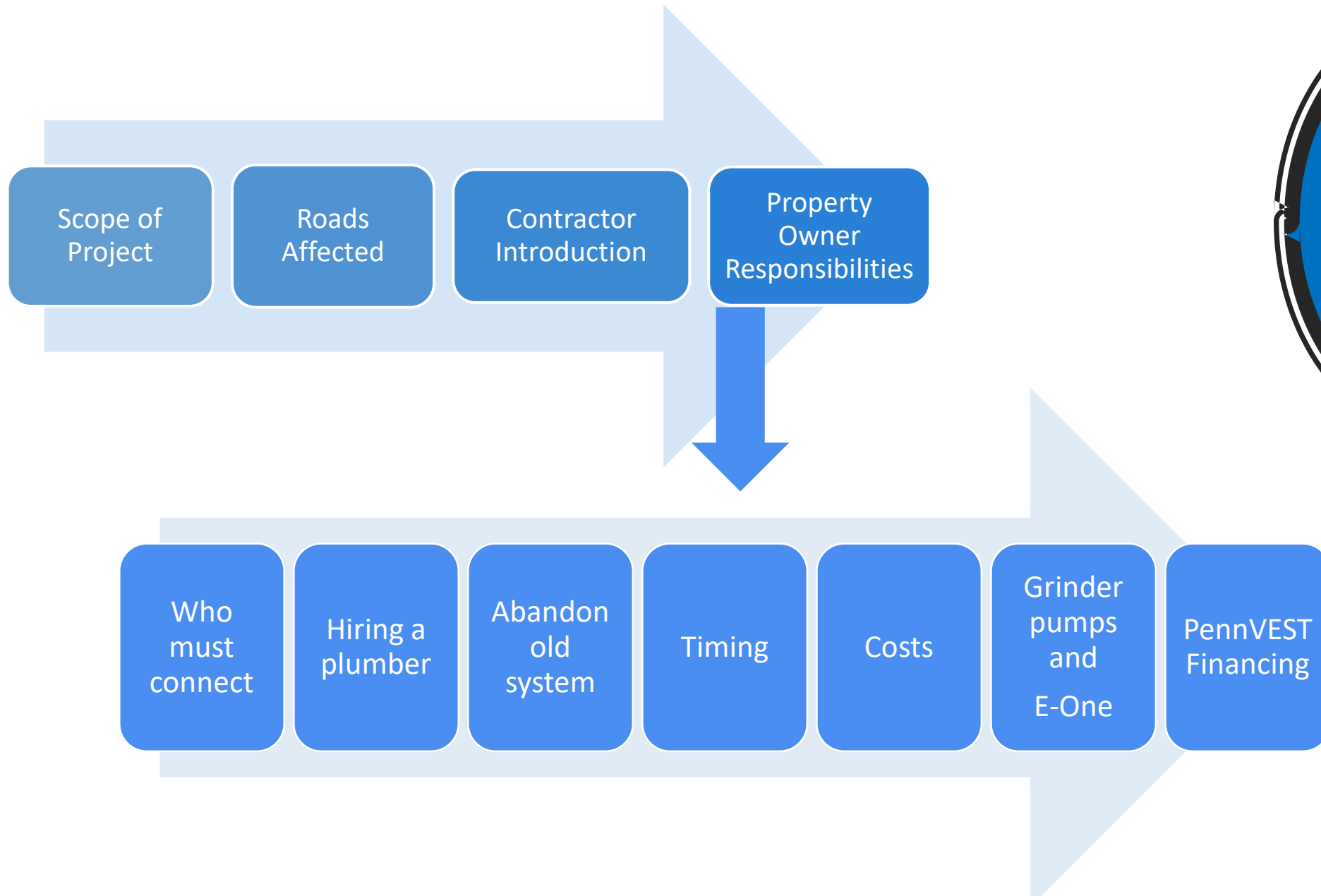
Township Public Works

DOLI Construction

PennVEST

E One Grinder Pumps

# Outline for Tonight's Presentation








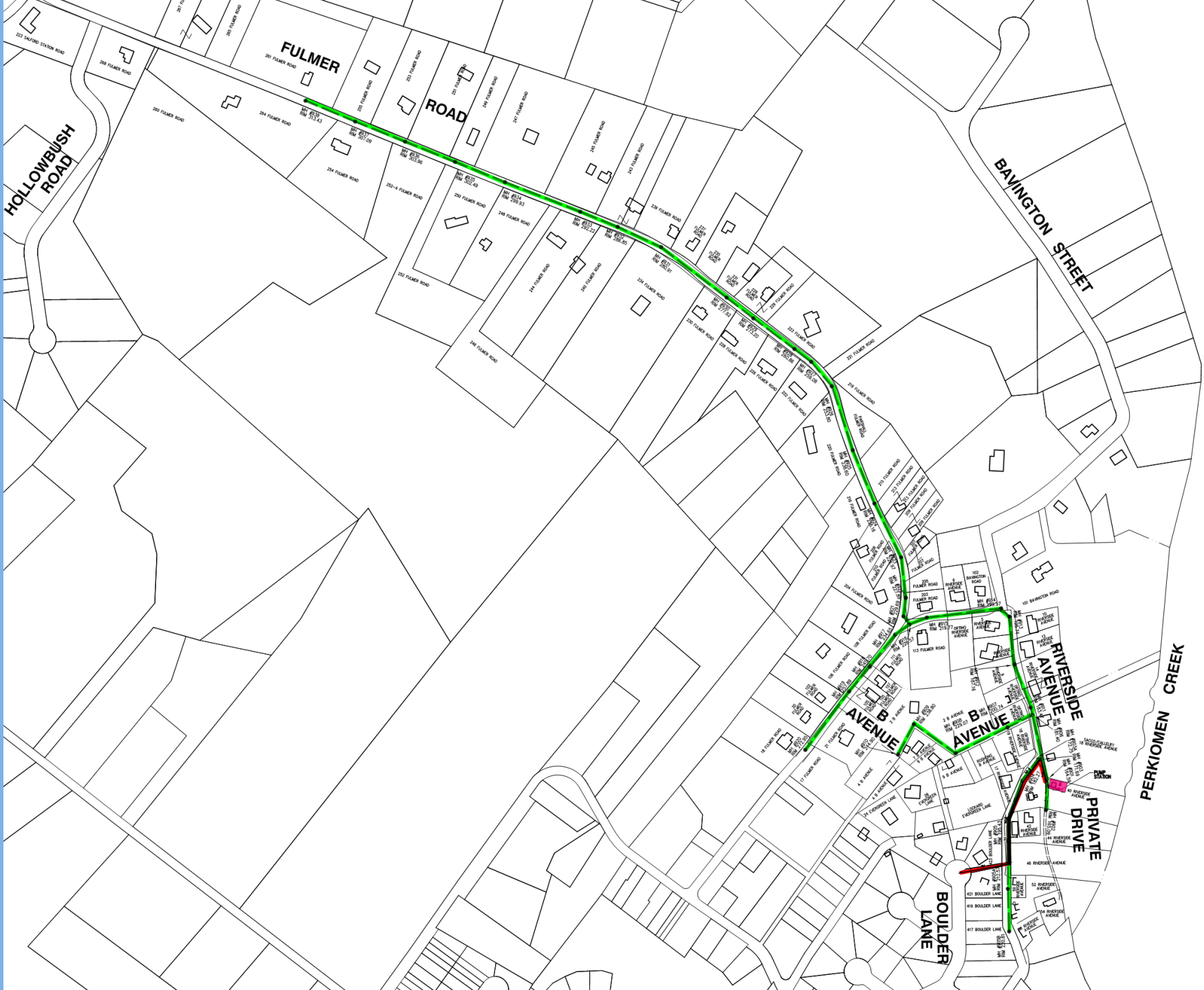
## Scope of Project Map of Proposed Extension

 Sewer Line



Scope of Project  
Map of Proposed Extension

-  Sewer Line
-  Pump Station
-  Force Main



# Impacted Roads

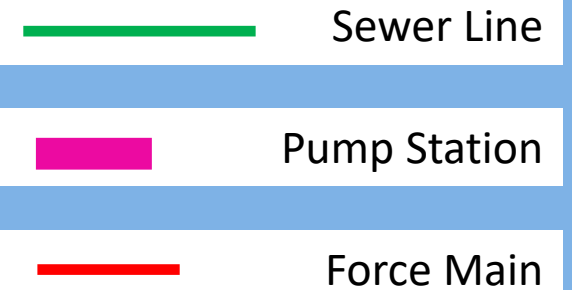
Construction will affect

- **Fulmer Road, 1,100 feet east from Salford Station Road and 700 feet north from Main Street**
- **Riverside Avenue,**
- **Avenue B,**
- **Boulder Lane, and**
- **a Private Driveway.**

Access to all properties will be maintained, but through traffic may be restricted.

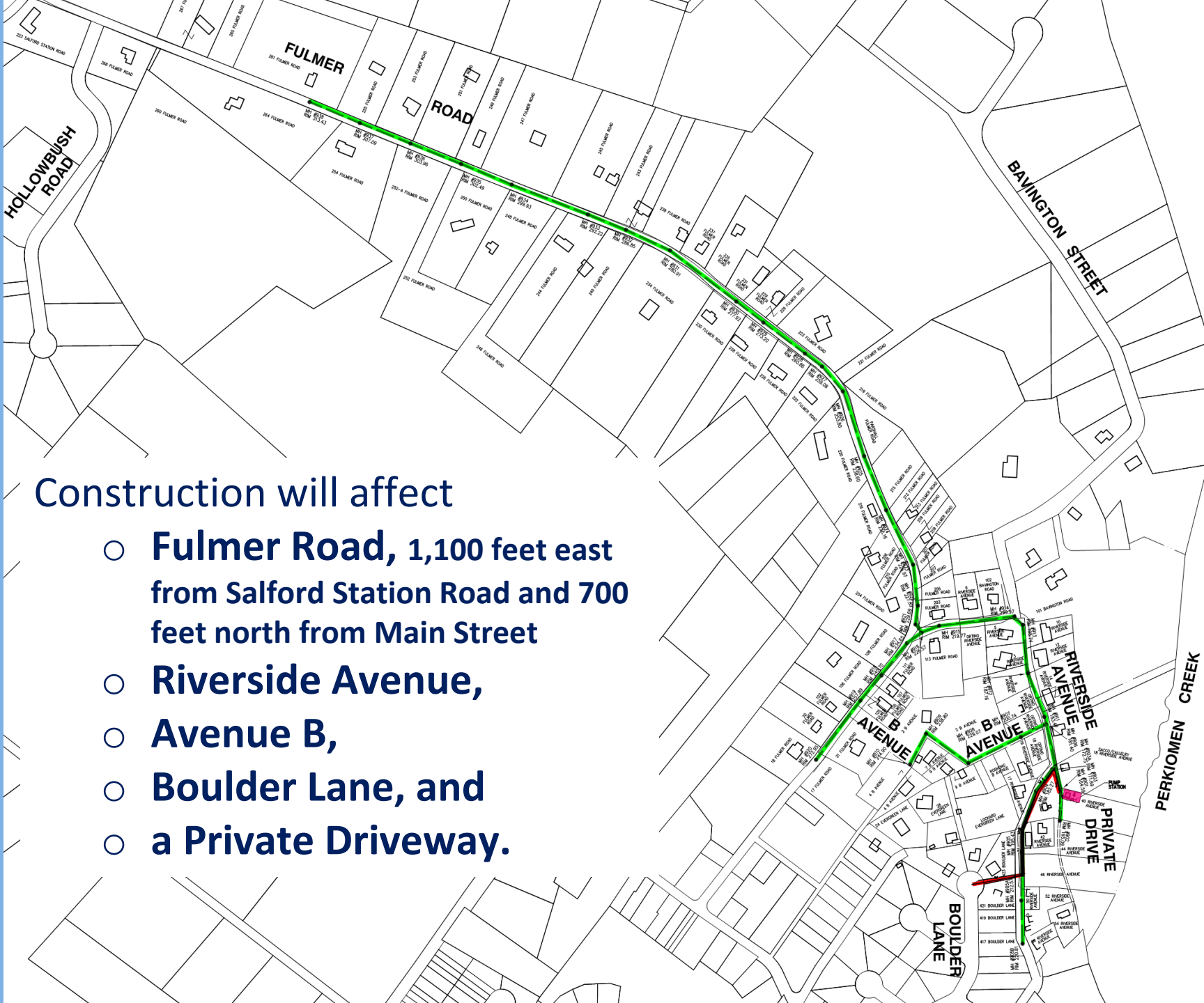


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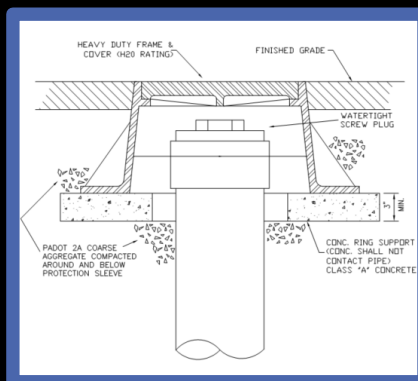


# Scope of Project

Approximately 82 sewer lateral stubs will be installed to provide a point of connection for each existing property along the sewer route.

The laterals stubs will terminate with a cleanout to grade at the road right-of-way.

The Engineer will attempt to coordinate with property owners regarding lateral stub locations.



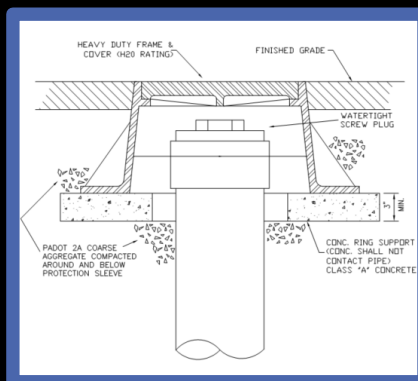


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Matt Epler

Tentative Schedule

Order of Work Phases

Keeping Roads Open for Local Traffic

Communication

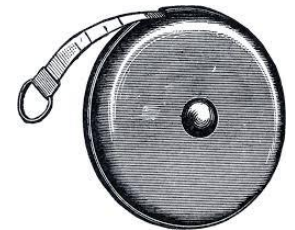
# Property Owner Responsibilities



What Do I  
Need To Do?



Homes within 150' of the proposed sewer extension are required to connect to public sewer.



Homes within  
150 feet





# Property Owner Responsibilities



## What Do I Need To Do?



Hire a plumber.

A licensed plumber or utility contractor is needed to install a lateral to connect the house to the lateral stub near the road.

They can also help you decide where you want the point of connection.



# SOME PLUMBERS WHO DO THIS WORK:

<b>Baccaro Electrical and Plumbing Contractors, Inc.</b> Mike Baccaro, Owner 38 Level Road Collegeville, PA 19426 Office Phone: 610-489-7733	<b>Devoll Plumbing Heating &amp; Air Conditioning</b> Jason Devoll, Owner 3326 Little Road Perkiomenville PA 18074 Office Phone: 610-754-6975	<b>Drainmen Plumbing, Inc.</b> Mike Ammouri, Owner 21 N. Hanover Street Pottstown, PA 19464 Office Phone: 484-366-9362
<b>The Longacre Company</b> Ken Yoder, Plumbing Manager 602 Main Street, P.O. Box 159 Bally, PA 19503 Office Phone: 610-845-2261	<b>RCR Plumbing &amp; Pipe Fitting, Inc.</b> Bob Cressman, Owner 106 Colonial Drive Perkiomenville, PA 18074 Mobile Phone: 215-915-1137	<b>Sacks &amp; Sons, Inc.</b> 1207 Gravel Pike Zieglerville, PA 19492 Office Phone: 610-287-7393
<b>Avanti Plumbing &amp; Drain, Inc.</b> Brian Finnigan, Operations Manager 284 B West Ridge Pike Royersford, PA 19468 Office Phone: 610-613-8357		

# Plumber Services:

- Where to connect along frontage
- Preferred depth to connect
- Service to basement?
- Price should include pumping out existing septic tank(s).
- Price should include proper abandonment of existing septic tank(s).
- Price should include restoration of lawn and/or driveway area.



# Placing a stake

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During construction, we will work with each property owner on setting the location of the sewer connection along the frontage of your property.

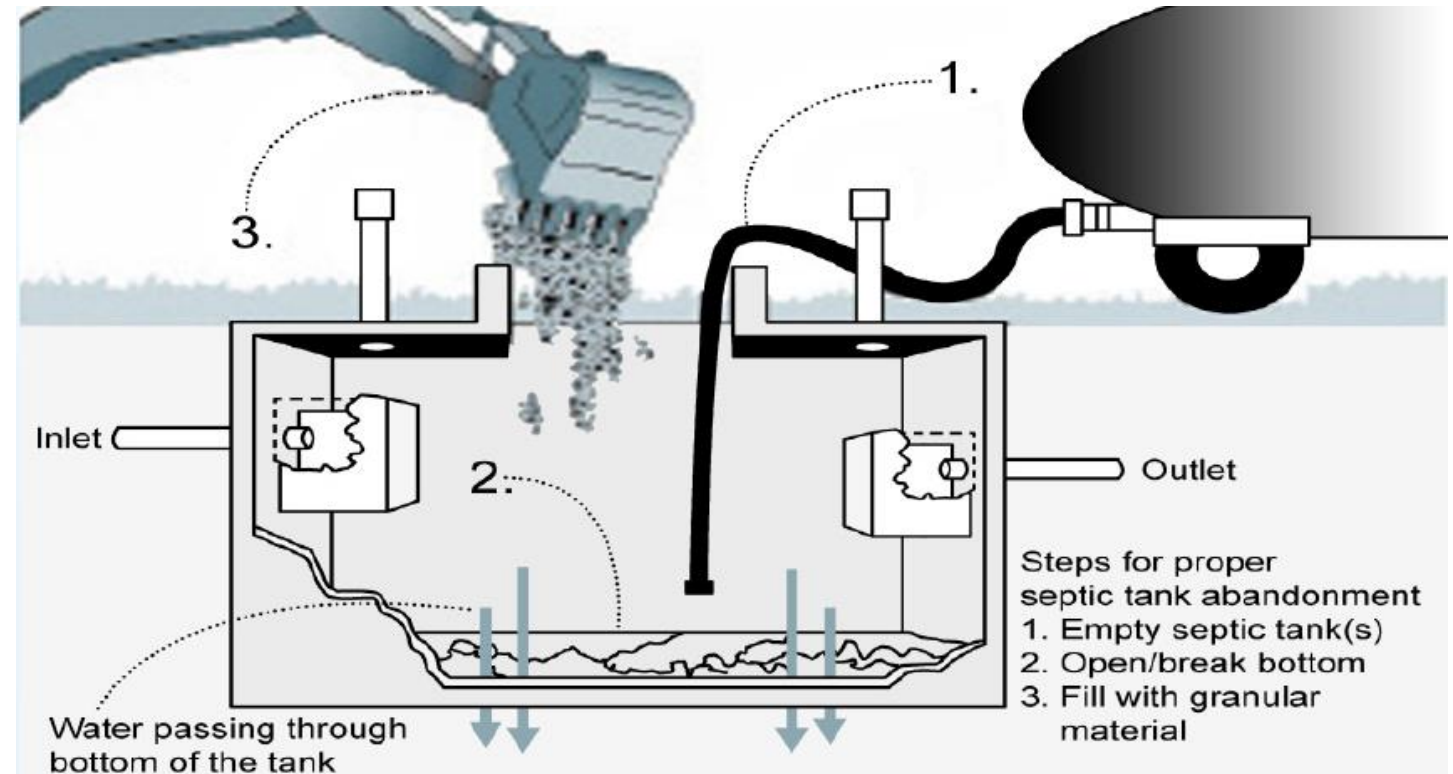
First, talk to your plumber about ideal location for your lateral connection and desired elevation or depth.

Even if you are not connecting now, it may be to your advantage to speak with a plumber about ideal lateral location along the front of your property.



## Property Owner Responsibilities

For safety, existing septic tanks or cesspools must be properly abandoned.



# When do I do this?

- The Township will issue a notice to property owners when the sewer line is ready to accept connections.
- The connection must be completed within 60 days of receipt of a written notice from the Township requiring connection.

# What will this cost?

\$7,405.26

New sewer connections are charged a tapping fee for **each dwelling unit.**

\$225 to \$325

Property owners must obtain a Connection Permit before lateral installation.

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Cost for your plumber to connect your home to the new system

Property Owner  
Responsibilities

**Some homes may  
require grinder pumps to  
make a new connection  
to the collection system  
extension.**

**Needed to  
serve the  
first floor:**

- 207 Fulmer Road
- 209 Fulmer Road
- 17 Fulmer Road

**Needed to  
serve the  
basement:**

- 213 Fulmer Road
- 50 Riverside Avenue
- 52 Riverside Avenue
- 56 Riverside Avenue

**Continued  
use of  
existing  
grinder  
pump likely:**

- 42 Riverside
- 46 Riverside
- 54 Riverside



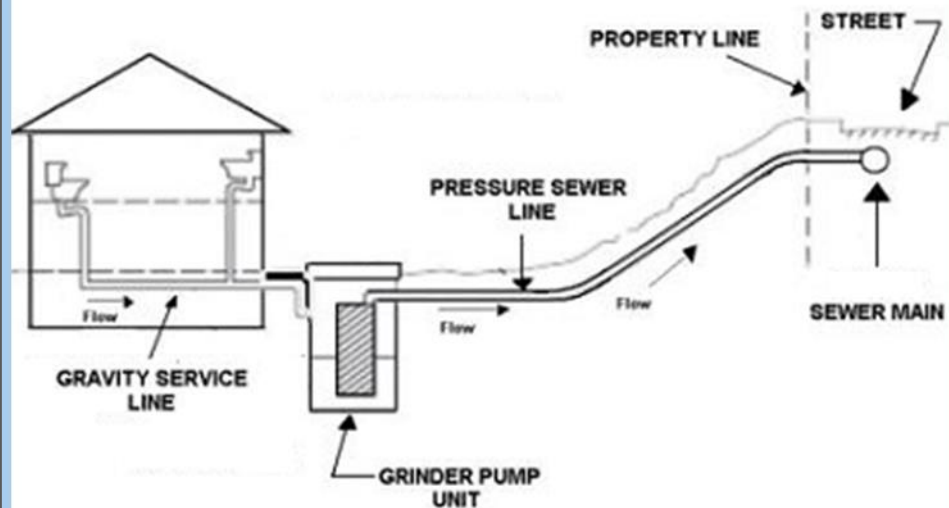
## Property Owner Responsibilities

## What is a Grinder Pump?

For properties where the sewer piping exiting the building is lower than the new sewer main, a grinder pump will be required.

Grinder pump systems must be installed by a licensed plumber and under a Connection Permit obtained through the Township.

Individual property owners will sign a standard agreement acknowledging responsibility for operation, maintenance, and repairs to the grinder pump system.





Mike Sabia

Financial  
Help is  
Available



The PENNVEST Homeowner Septic Loan Program helps qualified homeowners connect to public sewer.



Call the Pennsylvania Housing Finance Agency (PHFA) Solution Center at 855-U-ARE-HOME (855-827-3466) or visit [www.phfa.org](http://www.phfa.org) to learn more.



LOAN TERMS: Fixed interest rate for life of loan, as low as 1.75 percent. Up to 20 years to repay the loan balance.

Roberta Schwalm

Sewer  
Project Email  
List



- Please add your name to the Township Managers Project email list
- Regular updates and project news for residents along the sewer route



# Questions?



**Value Engineering Inc**

