

Lower Frederick Township Sanitary Sewer Extension Project

Presented August 16, 2023

Lower Frederick Township

- Jason Wager, Manager

Engineers

- Carol Schuehler, Township Engineer
- Robert Preston, Sewer Engineer

Codes

- Ryan Wessner, Codes and Plumbing

PennVEST

- Roberta Schwalm, PHFA

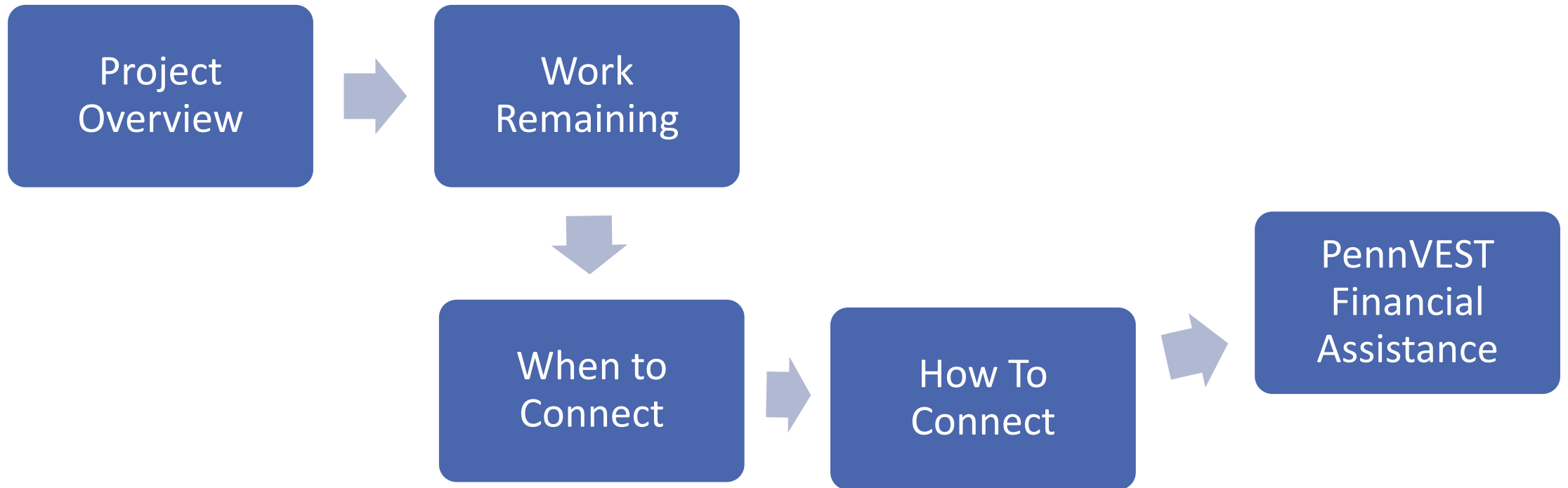


Ground Rules

- Please allow us to get through the presentation. The answer to your question may appear on a later slide!
- This is a meeting for impacted property owners, and all questions are welcome. However, Township officials want to prioritize the questions of impacted homeowners.
- Questions will be accepted and addressed at the end of the presentation.



Informational Meeting:



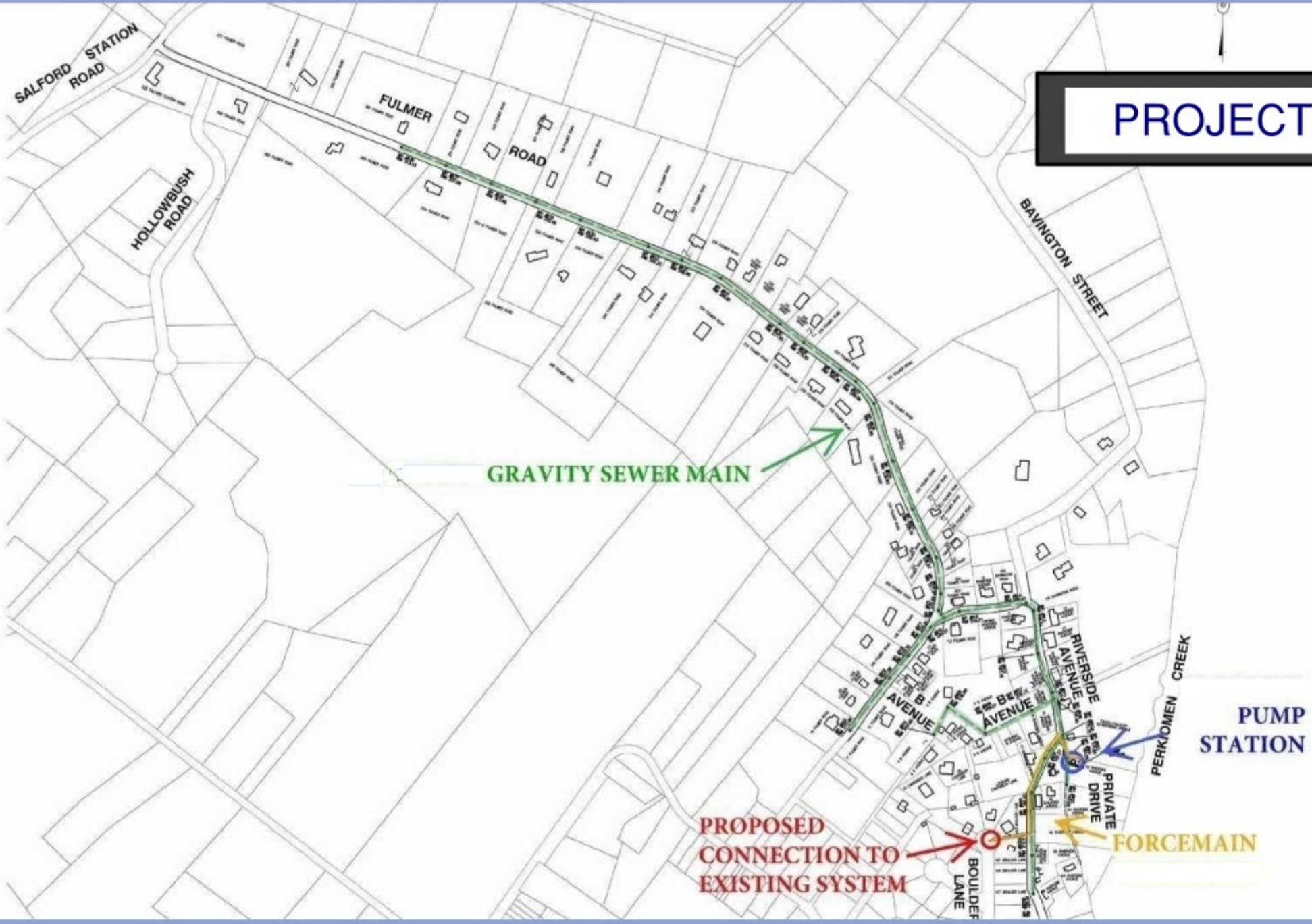
A year of construction

...

Is drawing to a close.



PROJECT MAP



GRAVITY SEWER MAIN

PUMP STATION

PROPOSED CONNECTION TO EXISTING SYSTEM

FORCEMAIN

SALFORD STATION ROAD

FULMER ROAD

HOLLOWBUSH ROAD

BAVINGTON STREET

AVENUE

AVENUE

RIVERSIDE AVENUE

PERKOMEN CREEK

PRIVATE DRIVE

BOULDER LANE



51 homes within 150 LF of main can be required to connect.



15 more homes can connect, may be 150 feet or more from main.



7 properties with existing force main connection will be reconnected.

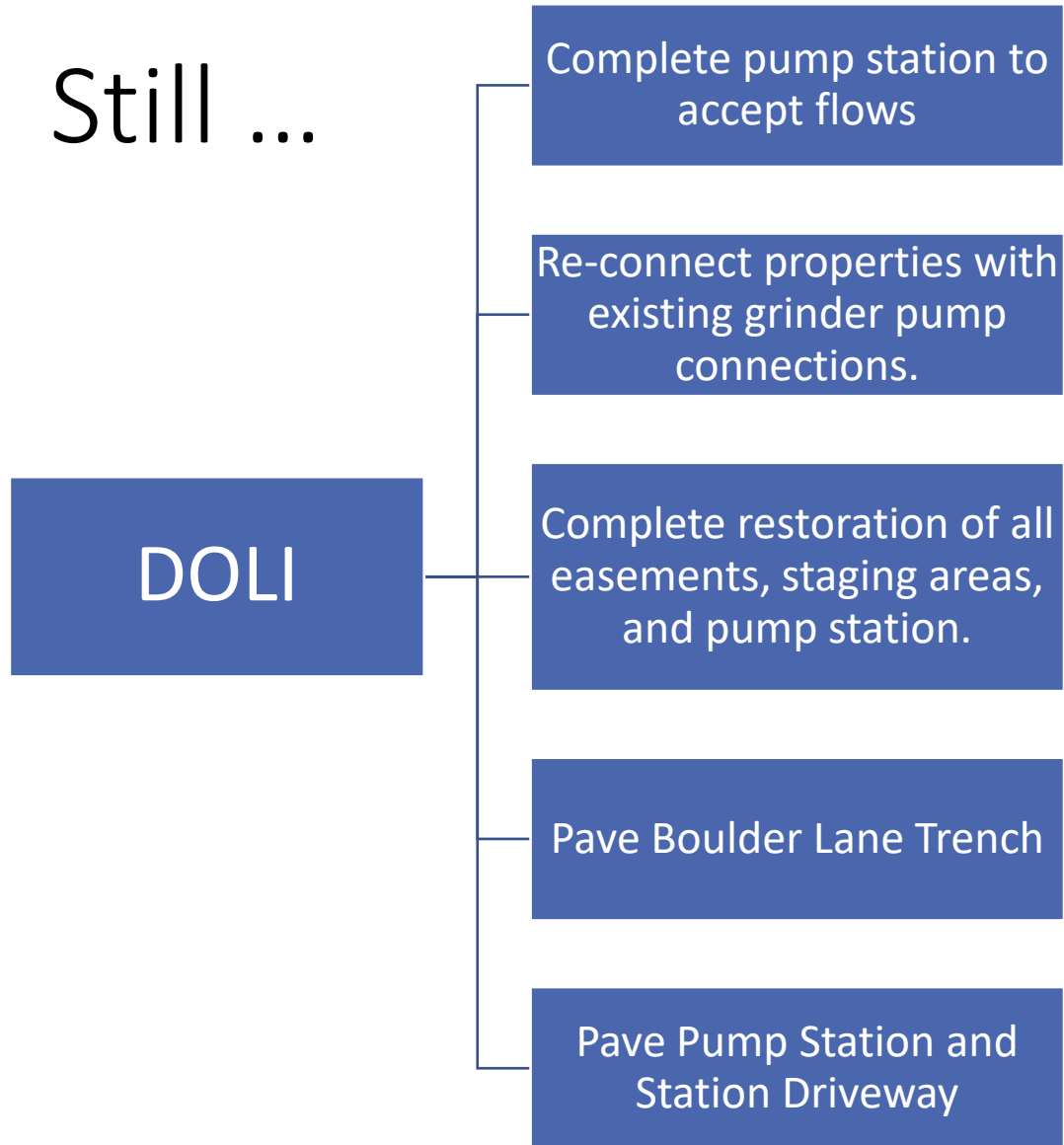


14 existing vacant lots along route that can connect.



Two more homes on Bavington have requested connection by grinder pump.

Still ...



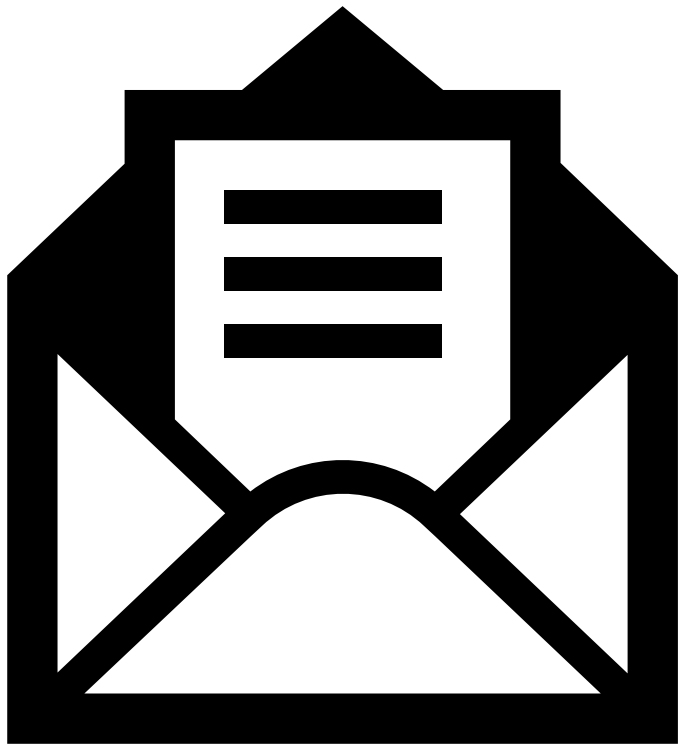


Pump Station

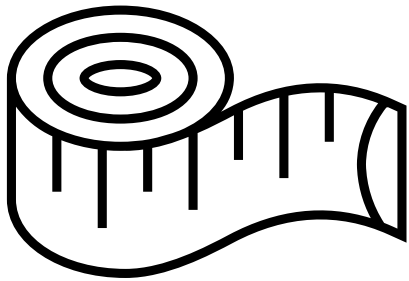
The Pump station should be ready to accept flows near the end of this month.

(PECO just connected in the electric power today!)





Residents will be notified when the system is ready to accept new connections.



Homes within 150 feet of the new sewer main are required to connect.

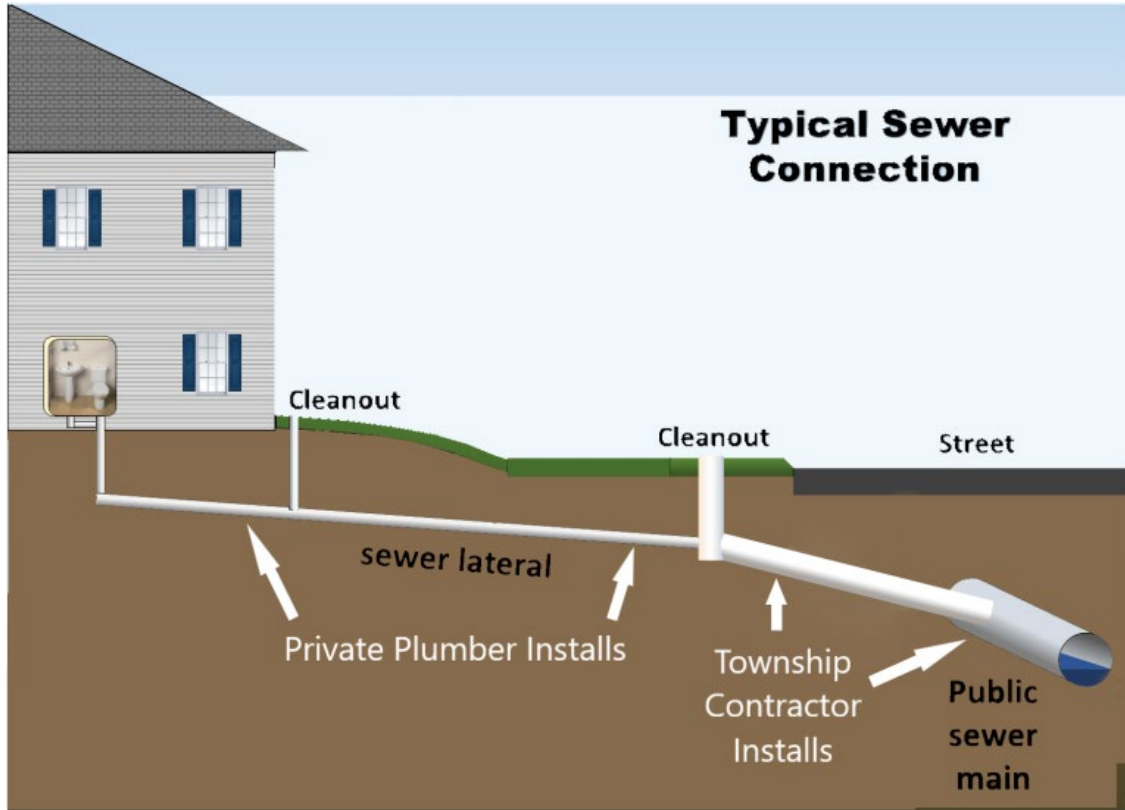




Plumbing connection from home to sewer lateral stub/cleanout must be installed by a Licensed Plumber.

LIST OF PLUMBERS (alphabetical)

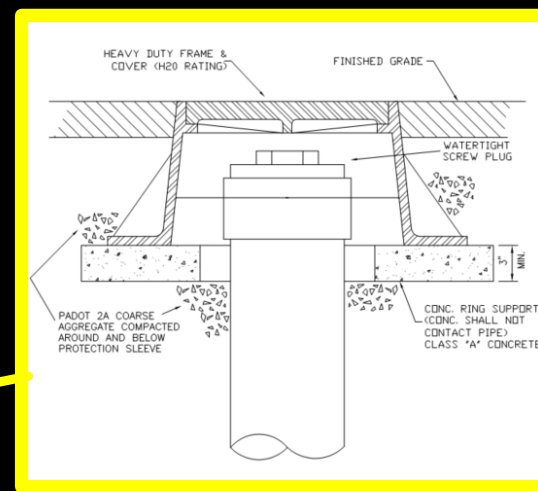
- 1. Avanti Plumbing & Drain, Inc.**
Brian Finnigan, Operations Manager
284 B West Ridge Pike
Royersford, PA 19468
Office Phone: 610-613-8357
For estimates: 610-489-2717
www.PaPlumbinganddrains.com
- 2. Baccaro Electrical and Plumbing Contractors, Inc.**
Mike Baccaro, Owner
38 Level Road
Collegeville, PA 19426
Office Phone: 610-489-7733
- 3. Damiani OnSite Services LLC**
Drew Damiani
2008 Adams Road
East Greenville, PA 18041
phone: 215.208.1826
www.DamianiOnSite.com
- 4. Devoll Plumbing Heating & Air Conditioning**
Jason Devoll, Owner
3326 Little Road
Perkiomenville PA 18074
Office Phone: 610-754-6975
Mobile Phone: 484-576-7451
- 5. Drainmen Plumbing, Inc.**
Alysia, Office Manager
Mike Ammouri, Owner
21 N. Hanover Street
Pottstown, PA 19464
Office Phone: 484-366-9362
Email: drainmen-plumbing1@gmail.com
- 6. Hickman Sanitation Service**
Chris Simmler
610.696.3060 Office
610.888.3008 Cell
www.hickmanseptic.com
- 7. Palmerio Plumbing LLC**
Joseph Palmerio
107 Fairbrook Dr
Gilbertsville, PA 19525
Phone: (484) 284-1985
www.palmerio-plumbing.com/
- 8. RCR Plumbing & Pipe Fitting, Inc.**
Bob Cressman, Owner
106 Colonial Drive
Perkiomenville, PA 18074
Mobile Phone: 215-915-1137
Email: rcrplumbing@comcast.net
- 9. Sacks & Sons, Inc.**
1207 Gravel Pike
Zieglerville, PA 19492
Office Phone: 610-287-7393
www.sacksandsons.com
- 10. The Longacre Company**
Ken Yoder, Plumbing Manager
602 Main Street, P.O. Box 159
Bally, PA 19503
Office Phone: 610-845-2261



Homes will connect by gravity feed or grinder pump

If your plumber advises you will need a grinder pump to connect, a grinder pump design is necessary.

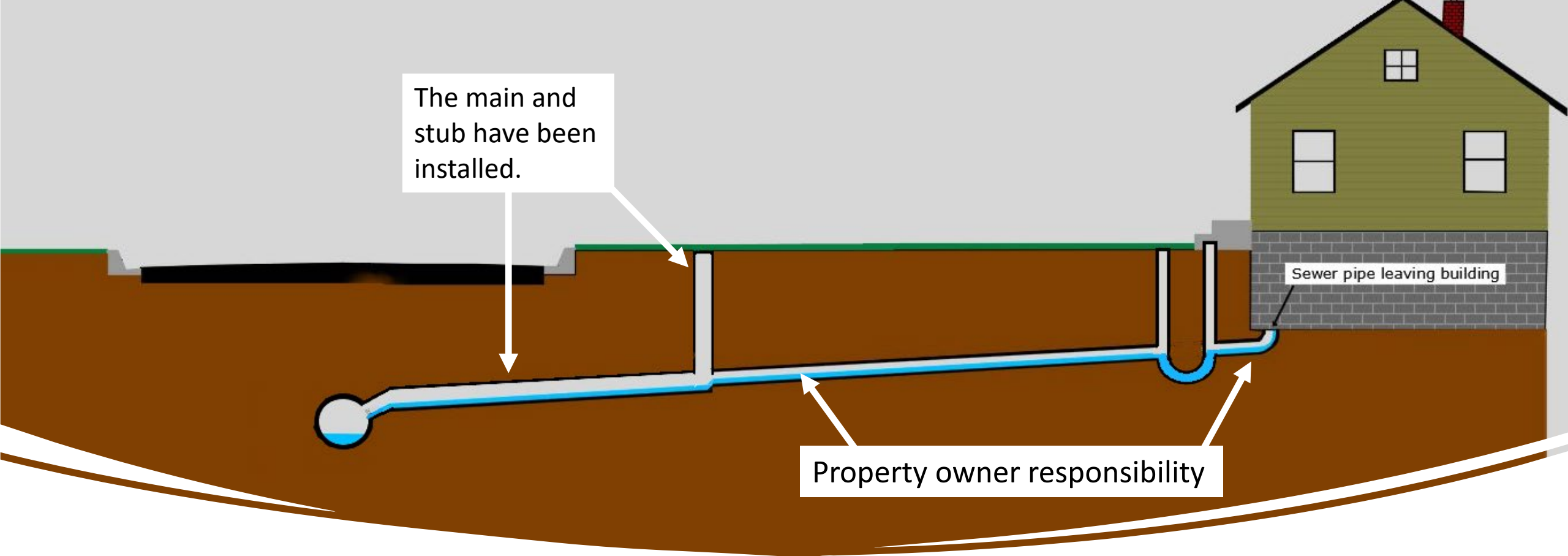
The Township sewer engineer can assist with grinder pump design for a fee.



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

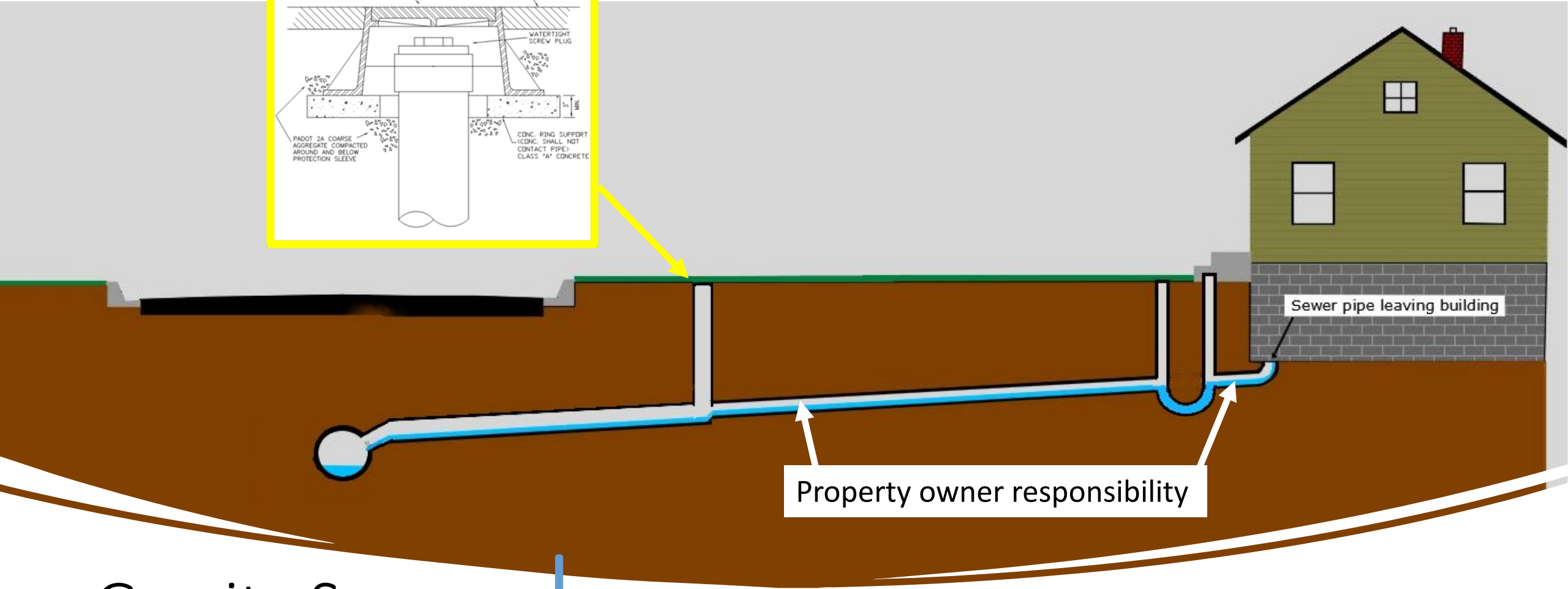
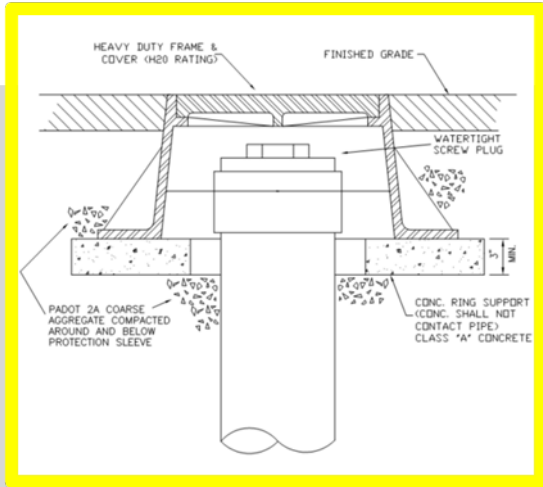
The lateral stubs terminate with a cleanout to grade at the road right-of-way.

Almost Time to Connect!



Gravity Sewer Connection

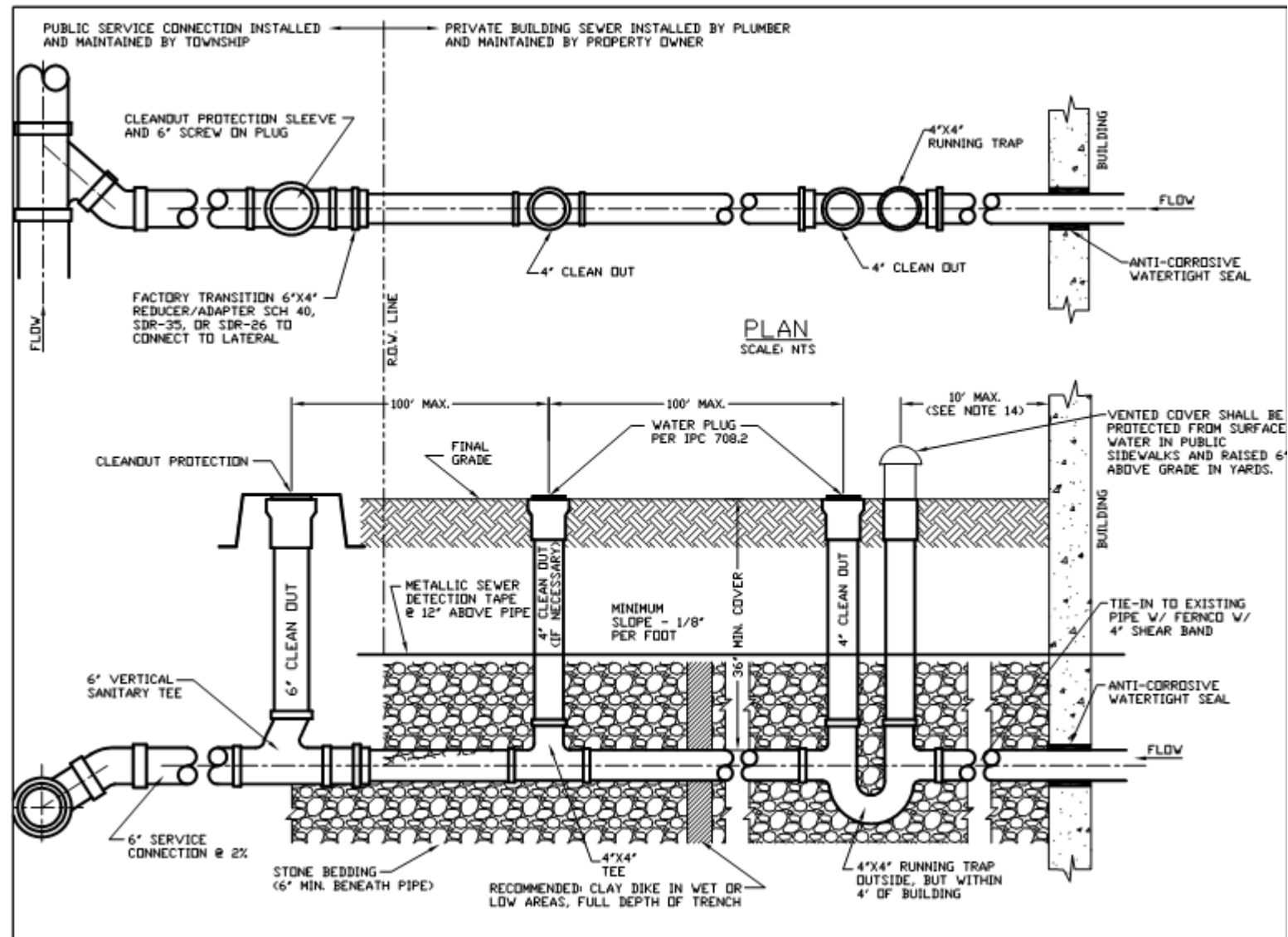
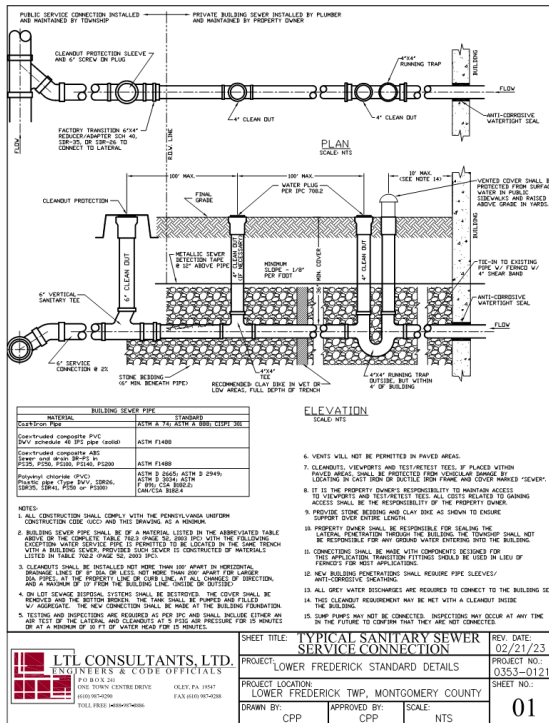
Connecting your property to sewer by gravity connection.



Property owner responsibility

Gravity Sewer Connection

Connecting your property to sewer by gravity connection.



ELEVATION SCALE: NTS

PLAN SCALE: NTS

TYPICAL SANITARY SEWER SERVICE CONNECTION

LOWER FREDERICK STANDARD DETAILS

LOWER FREDERICK TWP, MONTGOMERY COUNTY

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Fulmer/Riverside Sewer Extension

LOWER FREDERICK TOWNSHIP

GRAVITY FEED CHECKLIST:

Hire a plumber

Topics to discuss with your plumber:

- Service to the basement level
- 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

Complete Lower Frederick Township Plumbing Permit Application

Bring Completed Plumbing Permit Application to the Township Building

At time of application submission, pay for the sewer tap in fee (\$7,405.26), sewer connection fee (\$250), and plumbing permit application fee (\$75)

*Please bring two checks in the amount of:

Check 1: \$7,655.26 (tap in/sewer connection fee)

Check 2: \$75.00 (plumbing permit application fee)

Checks should be made out to Lower Frederick Township



Fulmer/Riverside Sewer Extension

LOWER FREDERICK TOWNSHIP

GRAVITY FEED CHECKLIST: (continued)

LTL Consultants processes plumbing permit within 15 business days

LTL Consultants approves permit application and gives permit to Lower Frederick Township

Lower Frederick Township contacts the permit applicant to advise of permit approval and permit cost. The permit will need to be signed by the applicant.

*Please bring a check in the amount owed for the plumbing permit

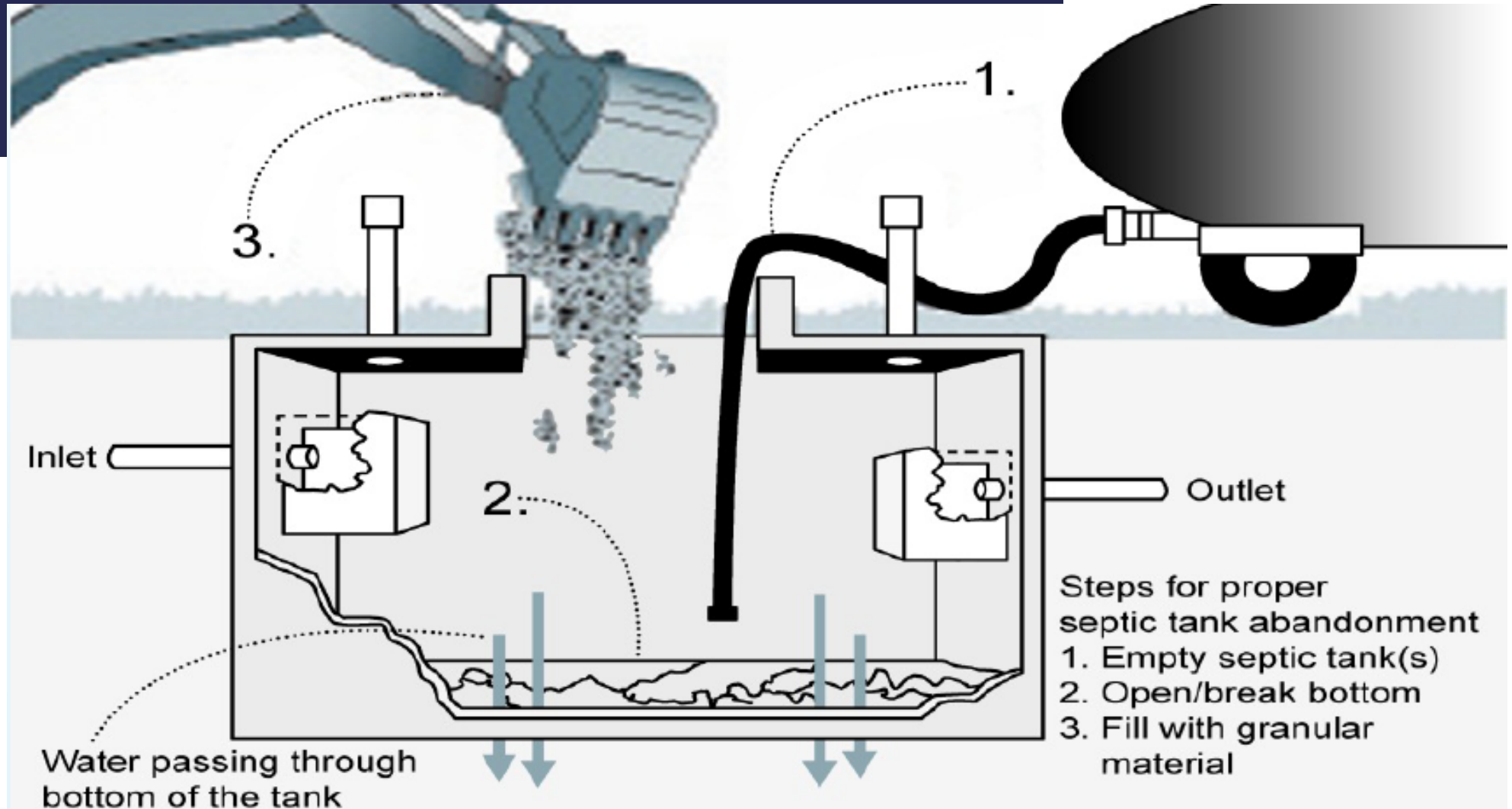
Checks should be made out to Lower Frederick Township

Approved work can begin

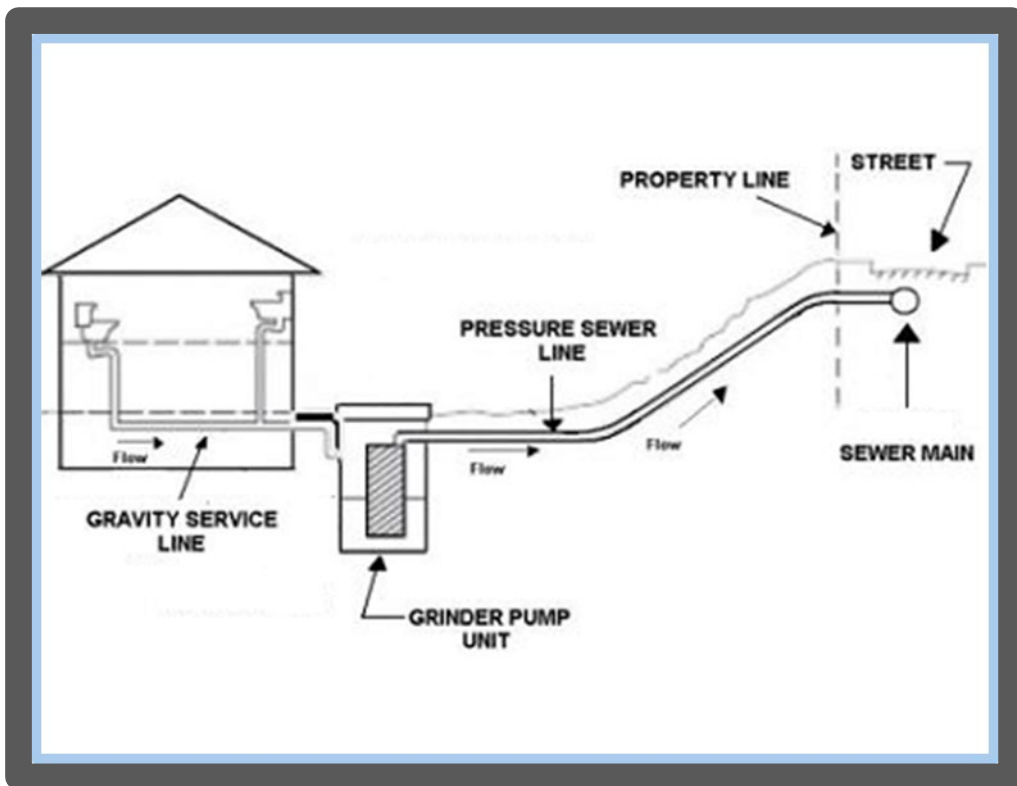
Plumbing permit will list required inspections. Contact LTL Consultants directly to schedule any & all inspections listed on the plumbing permit.

Once final inspection is complete, LTL will issue and send the applicant a Use & Occupancy Certificate. This serves as proof of completed project.

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



Connecting by 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.

Grinder Pumps must be designed by an Engineer. The Township Sewer Engineer can help. If you want assistance from the Township Sewer Engineer, inform the Township.

Individual property owners will be responsible for operation, maintenance, and repairs to the grinder pump system, and will be required to enter into a grinder pump agreement with the Township.



Fulmer/Riverside Sewer Extension

LOWER FREDERICK TOWNSHIP

GRINDER PUMP CHECKLIST:

Hire a Plumber:

Topics to discuss with your plumber:

- Your quote should be for a semi-positive displacement pump, such as the **E/One**
- Service to the basement level
- 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

Engineered Design of Your Grinder Pump:

Option A: [Hydraterra Professionals \(Township Waste Management Engineers\)](#)

- Tell the township when dropping off paperwork and they will notify Hydraterra to contact you directly to arrange an onsite visit, to begin the design.
- A Hold Harmless will need to be signed at time of paperwork drop off
- A cost of \$500 dollars will be owed for the grinder pump design/plan

Option B: Hire your own engineer, but Hydraterra will need to review and approve the plans

- Tell the township when dropping off paperwork
- Bring (2) sets of the grinder pump design/plans to be submitted and reviewed by Hydraterra (this needs to be done before the plumbing permit will be issued)
- A cost of \$500 dollars will be owed for the grinder pump plan review

Complete Lower Frederick Township Plumbing Permit Application

Sign Grinder Pump Agreement

Bring Completed Plumbing Permit Application and Grinder Pump Agreement to the Township Building

At time of application submission, pay for the Sewer Tap In Fee (\$7,405.26), Sewer Connection Fee (\$250), Grinder Pump Plan/Review Fee (\$500), and Plumbing Permit Application Fee (\$75)

*Please bring two checks in the amount of:

Check 1: \$8,155.26 (tap in/sewer connection/grinder pump design or review)

Check 2: \$75.00 (plumbing permit application fee)

Checks should be made out to Lower Frederick Township

Once the township has received the approved grinder pump design plans, they will forward them to LTL Consultants, along with the Plumbing Permit Application.

Permits will be processed within 15 business days.

LTL Consultants approves permit application and gives permit to Lower Frederick Township

Lower Frederick Township contacts the permit applicant to advise of permit approval and permit cost. The permit will need to be signed by the applicant.

*Please bring a check in the amount owed for the plumbing permit

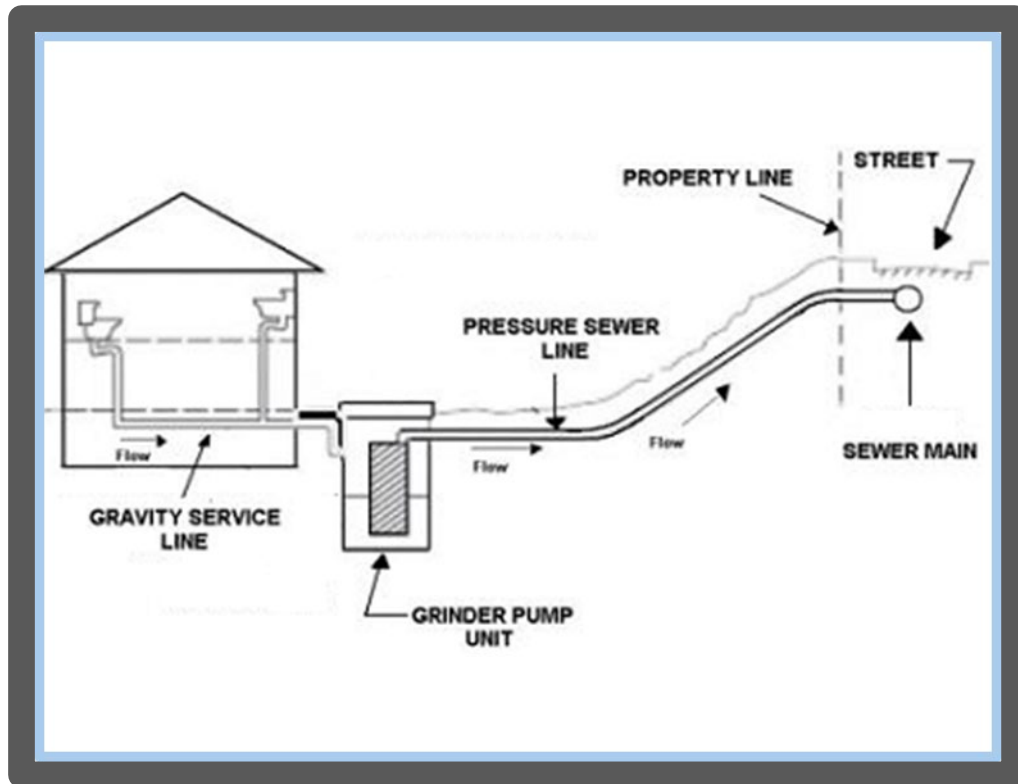
Checks should be made out to Lower Frederick Township

Approved work can begin

Plumbing permit will list required inspections. Contact LTL Consultants directly to schedule any & all inspections listed on the plumbing permit.

Once final inspection is complete, LTL will issue and send the applicant a Use & Occupancy Certificate. This serves as proof of completed project.

Re-Connecting by Grinder Pump



The contractor (DOLI) has been directed to re-connect homes along **Riverside Avenue** already connected to the Township system by grinder pump and force main. Those homes will be connected to the new sewer line. No need to hire a plumber, unless you are changing to a gravity connection.



Financial
Help is
Available

Up to \$25,000 Financial Assistance is available to Homeowners to pay for connection to public sewer.

LOAN TERMS:

- Fixed interest rate for life of loan, as low as 1.75 percent. Up to 20 years to repay the loan balance.
- The loan must include the construction costs and can also include the tapping fee.
- The property must be owner occupied to qualify for the loan.
- The Township will request a PennVest representative be available to meet with residents



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 to learn more.

Time To Connect

The Township will mail out notices when properties are able to connect.

In late 2023 or early 2024, those who have not connected should expect to receive notices that require them to connect.





Questions?