



Township of Concord

DELAWARE COUNTY

*COUNCIL: Dominic A. Pileggi, John J. Gillespie, Elizabeth A. Salvucci,
Thomas J. Mahoney, Margaret S. Franke, Joshua Twersky, John L. Crossan*

April 18, 2018

Re: Colonial Village Sewer Project

Dear property owner:

Concord Township would like to take this opportunity to confirm the plans to install a wastewater collection system in your area. This construction endeavor is in compliance with the Pennsylvania Department of Environmental Protection (DEP) required Act 537 sewage facilities plan and as an alternative to the present health issues raised by the inability of the soil to safely absorb wastewater discharge from on-site septic systems. On April 3rd Township Council awarded the contract for installation to McKenney Construction and we expect this contracted project to begin by next week.

It is the Township's intention to minimize the inconveniences associated with a project of this nature as much as possible. Most paramount on our minds is the safety of the residents and the contractor's personnel. It is imperative that the residents and contractor's personnel share a mutual spirit of cooperation and respect when interacting with each other to maintain a high level of safety consciousness, particularly when driving in and around the job site area.

The contractor will have to store materials, such as piping, manholes, stone, etc., and park installation equipment including backhoes, trucks, rollers, etc. throughout the project area with the main staging area located in Township open space on Thornton Road between Patriot Lane and Colonial Circle. In addition, to install the service laterals, a small machine will need to be placed temporarily in front yards during working hours. This could be considered an attractive nuisance for children and young adults. Contact with any of the above items could be dangerous. Further, if any intentional damages were to occur to the materials or equipment, these unnecessary reimbursements could be added to the overall costs of the project that are shared by all.

We will instruct the contractor to do everything possible to reduce the amount of dust and mud associated with a project of this nature.

II. GRINDER/SEWAGE PUMPS

The system being installed is known as a low-pressure sewer system. The system relies on an individual pump station package that collects the domestic sewage generated from the house and pumps the sewage into the low-pressure piping network where it is transported to a gravity sewer system. Low-pressure sewer systems have two (2) main components that are essential to their operation: the low-pressure piping network and the individual grinder pumps. The contractor will be installing the low-pressure piping network in the public right-of-way of the street. **Individual property owners will be responsible for purchasing and installing the pumps and piping on their property.**

The low pressure sewer systems of this type will have varying total dynamic head conditions (pressure in the force main) depending on the connection location. The system has been designed around the Environment One Pump (E/One pump) and a simplex (1 pump) or duplex (2 pumps, one operating and one backup) system is available.

Other types of grinder pumps may work on this low-pressure sewer system; however, pre-approval of the pump will be needed prior to making the connection. More information on pump approval will be provided at the time application is made for the plumbing permit.

III. TAPPING FEE

The tapping fee is the amount of money due to the Township from each customer prior to making the individual connection. Relative to the Colonial Village sewer project, the tapping fee consists of two (2) components – the Capacity component and the Special Purpose component. The Capacity component is \$4,265.00 per EDU (Equivalent Dwelling Unit); the Special Purpose component is estimated to be \$10,640.00 – together the Capacity component and the Special Purpose component equal \$14,905.00 per individual edu connection. The current edu value which is based on water usage is 237 gallons per day.

The capacity component will be absorbed by the Township for existing residential customers in the project area therefore the estimated residential connection fee is \$10,640.00; however, new construction or new residential subdivisions will pay the edu fee upon connection in the future.

The tapping fee must be paid to the Sewer Department prior to applying to Concord Township for plumbing and electrical permits to connect to the installed lateral. Once the project is complete, the Special Purpose component will be set by Township Resolution and at that time, you will receive another letter indicating the actual connection fee along with notice that you may now connect to the sewer line.

IV. CONNECTION PROCEDURE

When the property owner's lateral has been installed by the Sewer Department within the right-of-way up to the owner's property line, your certified and registered plumber must contact the Township Code Department at 610-459-8911, extension 127, to apply for permits to make the connection from the building to the installed lateral stub. These costs (permits and connection) are in addition to the fees paid to the Sewer Department. Your contractor's pricing should include the installation (in accordance with the Concord Township Plumbing Code), notification to all utility companies via PA One Call, and deactivation/backfilling of the existing septic system.

Please note that your contractor is **not** permitted to pump the contents of your septic system into the central sewer system. The contents must be pumped into a tanker truck and disposed of in a legal/certified manner. Proof of this proper disposal, such as a hauling slip, must be submitted to the Township Code Enforcement Department.

V. SEWER FLAGS

The Sewer Department engineer, Walter Fazler of Bradford Engineering Associates, Inc., will provide a flag with instructions to each property owner. The purpose of the flag is to allow each resident to identify the location of where the connection lateral to the public sewer system should be placed. We recommend you seek the assistance/advice of your registered plumber in selecting this location. Mr. Fazler can be contacted at 610-497-6200, ext. 111 to provide guidance, if needed.

VI. FUTURE SUBDIVISIONS

If any property owner is considering subdividing their property at a future date, it would be prudent at this time to request an additional lateral(s). Township policy is that recently overlaid roadways shall not be disturbed for at least five (5) years. Additional marking flags are available from the sewer engineer.

VII. SEWER RENTAL FEES

When your final connection has been made to the central sewer system, the Sewer Department will begin billing you for the Rental Fees. The current billing method is based on water usage reported by the public water company. The rate is \$90.00 per quarter for the first 10,000 and \$5.50 per every additional thousand gallons. If your property has a private well, you MAY be required to install an approved meter device on the well to monitor the water usage for billing purposes.

VIII. PROHIBITED WASTES

The Concord Township Sewer Department operates a waste treatment process described as "extended aeration". Essentially, with the aid of a few chemicals, we try to

let nature take its course and assist the microorganisms in the reduction and elimination of organic waste. Items such as fats, oils and greases, or feminine hygiene products are not only detrimental to the plant process, but they wreak havoc with the piping used to convey the wastewater to the plant. Any discharge of flammable liquids, hazardous chemicals, and corrosive materials are prohibited – check the labels of your cleaning products. Prescription and non-prescription drugs should not be put into the sewer system. All of the aforementioned items contribute negatively to the cost of maintenance and operation of the system and are prohibited by Township ordinance. These costs are passed on to the customers connected to the central sewer system. Further, the connection of sump pumps, rain gutters or discharging swimming pool water into the wastewater system is also prohibited by Township ordinance.

X. Questions or Concerns

The Township will be updating project information on the Township's website at www.townshipofconcord.com. If you have a question or a concern outside of the information on the website please contact Ms. Terri Grant at 610.459.8911 or via email at tgrant@concordtownship.org

If you have any questions regarding the above information, please feel free to contact the sewer department office.

Best Regards,



Amanda E. Serock
Township Manager

Enclosures

Cc: Concord Township Council
Walter Fazler, P.E., Sewer Department Engineer
Manos Kavadias, Director of Code Enforcement
Gerald C. Montella, Esquire, Authority Solicitor

[Colonial\lg-Letter]