

# **Fact Sheet on Construction of the New Sanitary Sewer System**

Updated: October 9, 2009

This fact sheet was prepared by the Community Affairs Committee of the Queens Lake Community Association:

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## **I. Map and Timeline**

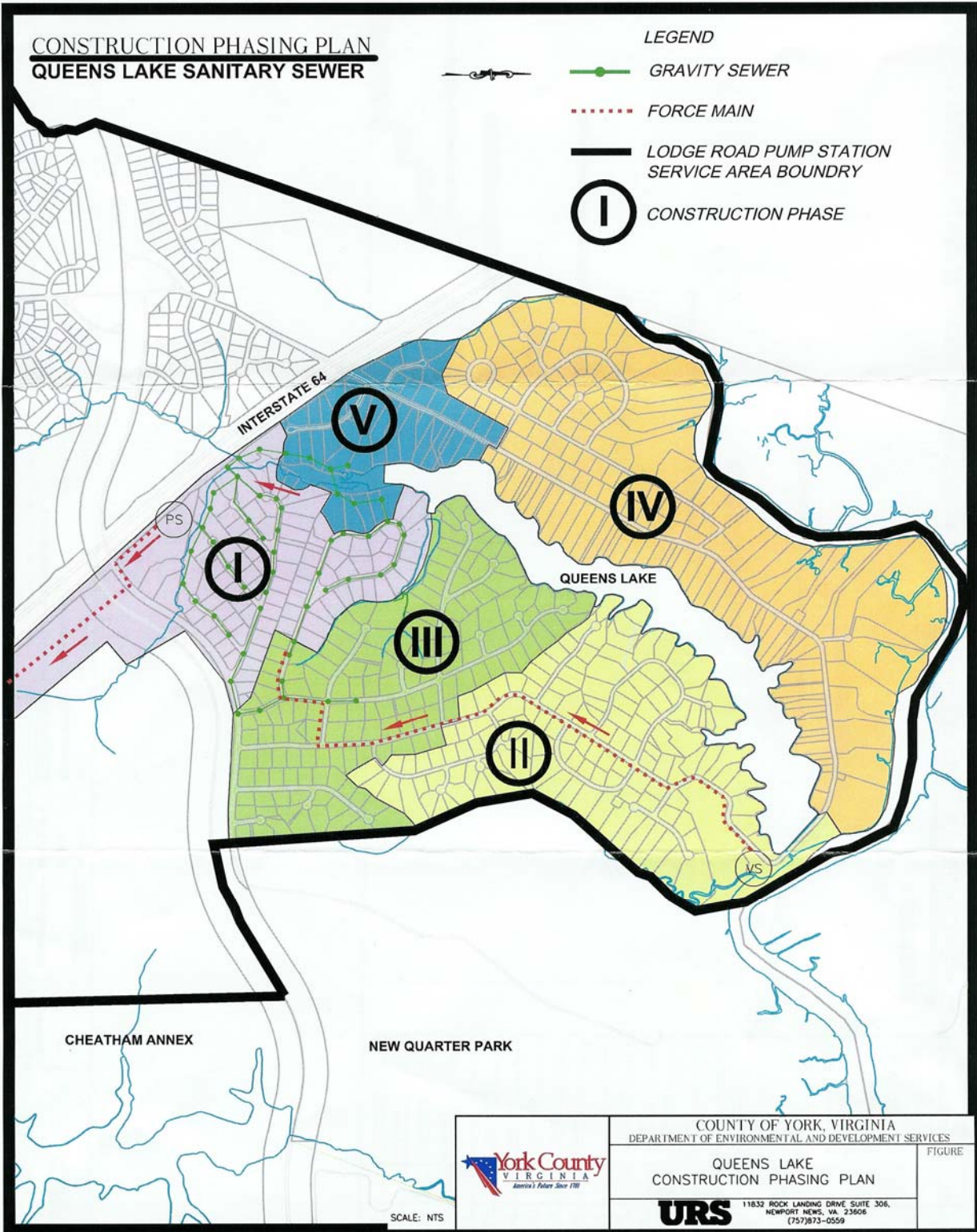
The project is planned in five phases, shown on the following map. We show also the original timeline, which was made a few years ago. Construction of phase I began about 1 year behind the original projection. As of this writing, we hear that it is going well, and design work continues on the other phases. The utilities department will be planning an open meeting with homeowners in phase II in fall 2009.  
(See also [www.yorkcounty.gov/eds/utopseng.htm](http://www.yorkcounty.gov/eds/utopseng.htm))

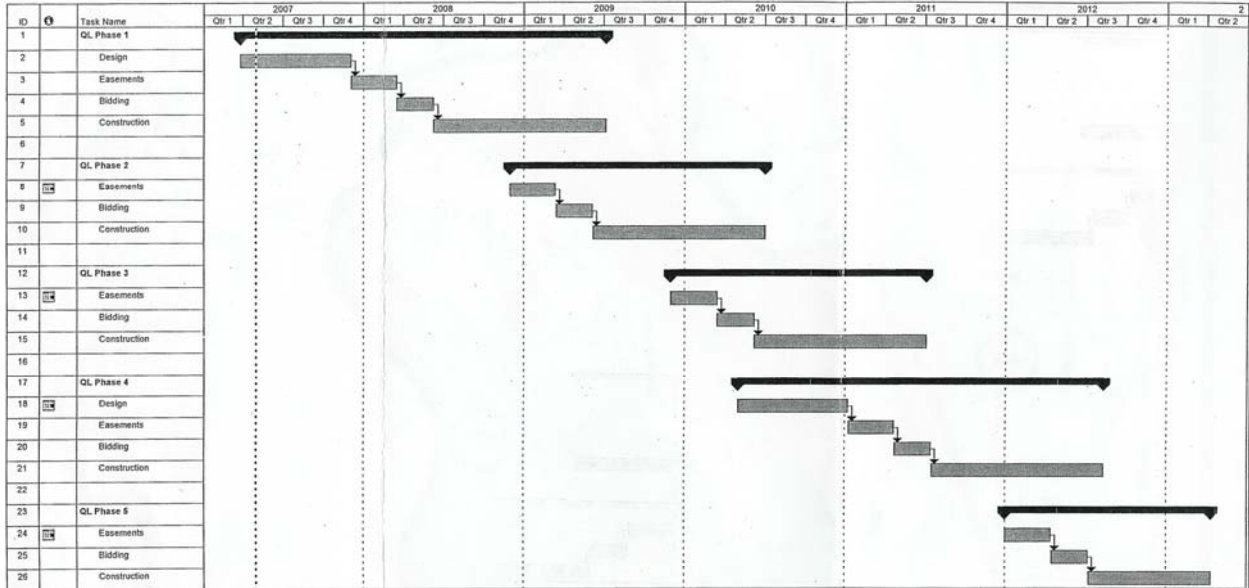
Construction of phase I began about 1 year behind the original projection. We can reasonably expect that other phases will be at least one year behind this early timeline. Design work on phase II is now going forward.

**CONSTRUCTION PHASING PLAN  
QUEENS LAKE SANITARY SEWER**

**LEGEND**

-  GRAVITY SEWER
-  FORCE MAIN
-  LODGE ROAD PUMP STATION SERVICE AREA BOUNDARY
-  CONSTRUCTION PHASE





Project: Schedule  
Date: Mon 4/30/07

Task		Milestone		Rolled Up Split		External Tasks	
Split		Summary		Rolled Up Milestone		Project Summary	
Progress		Rolled Up Task		Rolled Up Progress			

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## II. Questions and Answers

The questions below were addressed by email to Brian Woodward, York County Chief of Utilities, Project Engineer, who has oversight for the project. His answers are in bold.

1. We have an outdated version of the project schedule in its various phases. Do you have a current version?  
**The schedule is in the process of being updated and will be provided when completed.**
2. Estimated plumbing costs for individual homeowners were projected earlier. Is it still reasonable to guess that the average total cost per homeowner will be in the range of \$6000?  
**York County Connection Fee \$3,300,  
Plumbing Cost \$12-\$15/linear foot from septic tank to County Connection point,  
Septic Tank Abandonment \$500 -\$700**
3. How will sewer fees be calculated? Are they based on water usage? Will the county bill be monthly or bi-monthly?  
**York County's maintenance fee is a flat rate, currently \$18.75 per month, Hampton Roads Sanitation District (HRSD) maintenance/treatment fee is based on actual water consumption. Both HRSD and the County maintenance fees are billed bi-monthly.**
4. Grinder pumps: Who determines which homes will need a grinder pump?  
**The County/ Design Team**  
When and how does the homeowner find out?  
**Properties proposed to be served with a grinder pump receive a letter and an agreement that the property owners have to sign**  
Who pays for the pump and installation?  
**The County**  
Who pays for the power to operate it?  
**The property owner/tenant**  
About how much power do they use?  
**Annual energy cost is typically that of a 40 watt light bulb (Environment One Manual)**  
What happens in a power failure?  
**The grinder pump will not operate without an alternate power source**  
Should homeowners who need a grinder pump also purchase a generator to keep it working in case of a power failure?  
**This is a good idea; property owners who are being served by a grinder pump get \$500 off the York County Connection Fee.**

5. May individual homeowners request the location on the main line where their properties will be connected as construction progresses? (For some homes a connection on one side of the property or the other might make a substantial difference in cost.)

**Homeowners in phase I were provided this opportunity at the open public meeting held at Queens Lake Middle School. Requests can still be evaluated but in most cases the designed connection point is fixed. There will be meetings for homeowners in other phases.**

6. What must be done about current septic tanks?

**Once the plumber has connected the house to the sanitary sewer facilities, then the septic tank has to be abandoned. A licensed septic tank company must pump out the remaining solids in the septic tank, crush the top of the septic tank and fill with sand or flowable fill concrete.**

7. We have been told that it is possible to convert our septic tanks to rainwater holding tanks. What are the regulations about that?

**York County regulations require the property owner to abandon their septic tanks in accordance with answer #6 above.**

8. Homeowners on Little John Road have noticed that their street will be done in two phases (phase I and phase III, presumably some years apart). They ask whether the street will be repaved between those phases of work.

**Little John is part of Phase I and Phase III, Phase I portion will be paved as part of Phase I and the Phase III portion will be paved as part of the Phase III project.**

9. Some years ago there were conversations about a pumping station on QLCA property (near the marina). We need to make whatever plans are necessary for this. What information can you give us?

**The design of the Vacuum Station to be sited near the Marina is underway. Meetings with the appropriate parties from both the County and Queens Lake will be scheduled early this fall.**

### **III. Names of Responsible Persons**

Brian Woodward	York County engineer (Chief of Utilities)
Jim Tobler	Project Supervisor, reports to Brian
Jeff Moore	Project Inspector, York County on-site supervisor
Matt Waltrip	Jamestown Construction, Contractor for Phase 1

### **IV. Choosing a Contractor**

**The homeowner is responsible for finding a contractor who will connect from the house to the sewer connection point. Below are some questions that homeowners should ask private contractors about these connections, before signing a contract.**

What is required to connect my house to the main line?

What will you do about the septic tank?

What exactly does the contract include?

What route will you use from the house to the sewer?

What will happen to my landscaping? Will you repair it or replace it?

What is likely to happen to my trees?

The most important thing for every homeowner to do is to consider what is the best location for their connection. Each must think about the cost per linear foot of the pipe from their home to the connection point (currently estimated at \$12-15 per foot) but each also think about the location of gas and water lines, telephone and computer cables, potential damage to plants, trees, etc.