

Frequently Asked Questions

Heritage Hunt Sewage Pumping Station and Force Main

1. What is the best method to obtain current information for the Heritage Hunt project?

The project website address is <https://www.princewilliamwater.org/heritage-hunt-project>. Additionally, a project-specific e-mail address is heritagehunt@princewilliamwater.org.

2. Why is Prince William Water upgrading the Sewage Pumping Station (SPS) in Heritage Hunt?

The SPS is not being upgraded; it is being replaced. This SPS serves Heritage Hunt and the surrounding communities. Prince William Water has analyzed the existing flows coming to this station and the future flows of the sewersheds and has determined that now is the time to design and build a new permanent regional station. The Interim Regional SPS was initially constructed by US Homes so that the Heritage Hunt community could be built. The SPS was always intended to be a regional facility to serve the Little Bull Run and Catharpin Creek Sewersheds. The existing SPS is at capacity, and a new SPS is needed to avoid sewer overflows and maintain service reliability.

3. Why is the station capacity being expanded?

The existing SPS was initially constructed by US Homes so that the Heritage Hunt community could be built. The existing SPS was always intended to be an Interim Regional facility. The existing SPS is at capacity and a new Regional SPS is needed to avoid sewer overflows and maintain service reliability.

4. How many households (current and future) will this facility accommodate?

The households are determined by Prince William County's Comprehensive Plan and land use regulations, which include commercial square footage and residential units. Currently, there are approximately 8,000 households and we expect an increase from 600 to 1,400 units in the area served by the SPS.

5. What specific areas of the new Regional SPS are going to be disturbed during construction?

Portions of the northeast side of the SPS property will require some level of disturbance for the new SPS. The existing SPS will be removed and the property will be restored and stabilized.

6. Will Prince William Water remove existing trees to build the new Regional SPS?

Prince William Water is committed to replacing impacted trees and providing new landscaping features as part of the construction project to provide screening and buffering of the SPS. Prince William Water, the HOA Grounds Committee, and the HOA have worked closely together and agreed to, the new landscaping features proposed on the Prince William County approved site plan.

7. Does Prince William Water plan to destroy Heritage Hunt roads? Our concern is that road interruption will interfere with Heritage Hunt's existing resurfacing plan.

The entrance road to the SPS and other roads within the community will be affected by construction operations. The Contractor will provide regular maintenance to the roads impacted by construction traffic. Prince William Water and the HOA have agreed to the restoration requirements for the existing roadways.

8. What kind of concealment will be put up to block the view from those houses affected?

The SPS site will be landscaped and fenced to provide screening and buffering. Prince William Water, the HOA Grounds Committee, and the HOA Management have worked closely together and agreed to, the new landscaping features proposed on the Prince William County approved site plan. In addition, the design of the SPS includes a screening wall to hide equipment that is installed outdoors. The screening wall will have a brick façade to blend into the rest of the pump station structure.

9. When will construction of the new pump station start and finish?

It is anticipated that construction will last approx. 2.5 years. The 2.5-year period includes the construction and start-up of the new SPS, construction of the new FM, removal of the old SPS, and completion of the site work and landscaping. Construction began in August 2022 and will be completed in the Fall 2024.

10. Will the INPUT (influent) sewage lines and the OUTPUT (discharge) sewage lines be dug?

The existing gravity-influent sewer lines are adequate to handle the anticipated flows to the pumping station. Some segments of gravity sewer on SA property will be modified to route flows to the new pumping station. The existing discharge FM piping leaving the pumping station will remain in place as redundant discharge capacity and will not be excavated. A new 24-inch FM will be constructed through Hole #14 of the golf course and within Heritage Hunt Drive to serve the new sewage pumping station.

11. What is the exact route of each direction for the FM, as it impacts Heritage Hunt?

Prince William Water, the Golf Course Management, and the HOA have worked closely together to determine the best and ultimate route for the new 24-inch FM. The FM will cross the golf course (Hole #14) from the new SPS to Heritage Hunt Drive, then proceed along Heritage Hunt Drive within the southbound travel lanes closest to the Clubhouse side. Once the FM reaches the main entrance, it will cross and proceed along Heathcote Blvd. where it will connect to the existing 24-inch FM already constructed.

12. How will future growth in the Gainesville area impact the new Heritage Hunt Pumping Station?

Upgrades to the Heritage Hunt SPS and its infrastructure are designed to accommodate the planned buildout of the Little Bull Run Sewer Shed (Link to [Contributing Sewer Sheds.pdf](#)). The design is in accordance with Prince William County's current Comprehensive Plan and land use policies.

This project does not account for or accommodate sewer flows generated by future land use proposals or by projects outside the Little Bull Run Sewer Shed.

13. Will the diggings of the new 30-foot wet well (under the new pumping station) be removed?

The excavated materials will be hauled and legally disposed of off-site or utilized on-site for grading purposes.

14. I understand the new Pumping Station will be one story above ground and 2 stories below ground. How tall will the above-ground portion be?

The ridge of the SPS roof will be about 28 feet above grade on Prince William Water property (comparable to a two-level home). However, due to a substantial grade change, the top of the building will appear to be 13 feet above grade to the elevation of Alderwood Way.

15. What architectural design will the new Pumping Station have?

The proposed design will be mostly brick to complement the architecture of the community. Prince William Water and the HOA have worked closely together to finalize the architectural design of the SPS. This design is included in the Prince William County approved Site and Building Permit plans.

16. What are the plans for the old Pumping Station?

The old SPS will be removed and the site restored and stabilized.

17. Will all the land owned by Prince William Water be totally fenced in?

Approximately 0.7 acres of the 1.5 acres of the land owned by Prince William Water will be fenced.

18. If so, what kind of fencing?

The fence will be Prince William Water's standard fencing material – black vinyl-coated chain link fence approximately 6 feet high to meet SA requirements for safety and security.

19. How long will Prince William Water take responsibility for watering the greenery put in to block (visual, audio, sensory) the new station?

Prince William Water will maintain all planted vegetation for one year after construction.

20. What is the decibel level rated for this location's operation?

The design will meet the noise requirements set forth in the Prince William County Zoning Ordinance. The new SPS will incorporate the best available technology at the time of construction related to noise control.

21. What is the projected noise level in decibels for the new station versus the existing pumping station?

As previously noted, the new SPS is designed with the best available technology related to noise control. Prince William Water does not have a decibel comparison between the existing SPS and the new SPS.

22. I understand the new station is supposed to be more efficient than the existing one. Has the new technology been installed elsewhere and is it working as expected, or is the installation in HH the first use of it?

The best available technology has been explored by the design consultant and incorporated into the final, approved design.

23. One complaint from residents living close to the existing pumping station pertains to odors emanating from the facility. If the new technology has been installed elsewhere, have there been any complaints about odors?

As previously noted, the new SPS is designed with the best available technology related to noise and odor control, which is not present in the existing station. The odor control system in the new SPS will include ventilating and scrubbing the air space where odors typically emanate. The new SPS design also incorporates equipment design that will be as quiet as possible based on the best available technology at the

time of construction. All noise-generating equipment will be either inside the SPS or in sound-attenuated enclosures.

24. Why did Prince William Water only install sections of the third force main when they installed with the other two?

The capacity of the third FM was not required at the time the other FMs and the interim regional SPS (existing pump station) were installed. Sections of the third FM were installed to minimize future disruptions to the community.

25. What are you doing with the 16-inch and 10-inch force mains?

The 16-inch and 10-inch FMs will remain in operation for low flow conditions for system redundancy.

26. Will Prince William Water explore alternate access opportunities (gated emergency road) and verify against proffer and development approval conditions with SA staff?

Prince William Water and the HOA have discussed with Prince William County and the Virginia Department of Transportation and agreed on the arrangement to use the gated emergency road off Catharpin Road during the time the FM is being constructed across the main entrance.

27. When will Prince William Water coordinate with HOA Grounds Committee on landscape plan and plant material selection?

Prince William Water, the HOA Grounds Committee, and the HOA have worked closely together and agreed to, the new landscaping features proposed on the Prince William County approved site plan.

28. How will the new system address noise and odor compared to the existing design?

The existing builder-designed, and constructed station did not include noise and odor control features. An odor control system was retrofitted into the station 4-5 years after the station was built to address the odor in the wet well. The new SPS will be designed to handle all of the odors in the entire facility. The new station will house the channel grinders and generators inside the facility as opposed to the existing one.

29. Prepare an exhibit that shows how Prince William Water sewer system works for the two sewersheds that are served by the Heritage Hunt SPS.

An exhibit showing the contributing sewersheds that send flows to the Heritage Hunt SPS is completed and posted on Prince William Water's project website <https://princewilliamwater.org/our-community/capital-projects/heritage-hunt-sewage-pumping-station-replacement-and-force-main>

30. Detailed site map showing planned construction areas to include all trees larger than 3-inches in diameter.

A tree survey was completed in August 2019 and provided to the HOA and HOA Grounds Committee. The tree survey was utilized during the discussions regarding the SPS and FM designs.

31. Designate any trees 3-inches in diameter or other infrastructure, such as sidewalks, etc. that may need to be removed for approval.

The Site Plan for the SPS has been approved by Prince William County. The FM plans include restoration of the curb, sidewalk, etc. disturbed by construction.

32. Site map showing SA property and all existing easement rights.

Final easement exhibits were provided to the HOA showing Prince William Water property and the ingress/egress and utility easements prior to final execution and recording of the deeds of easement.

33. Has Environmental Impact Statement been submitted and approved?

An Environmental Impact Statement is only required for federally funded projects. This project is not federally funded.

34. What is the on-site security during construction including parking for project vehicles?

The Construction Contractor is responsible for site security and obtaining staging and parking arrangements for the project.

35. What procedures do you have to ensure all construction traffic does not track dirt onto our roads?

The Construction Contractor will be required to comply with Virginia Erosion and Sediment Control requirements that address this concern. Prince William Water also requires daily cleanup and maintenance of the roadways, and will include in the construction contract a provision for fees to be assessed if the Construction Contractor does not comply.

36. What are Prince William Water's plans for placing a construction shelter on site due to the paucity of street parking?

The Construction Contractor is responsible for arranging their own staging and site utilization requirements on the project site. The Contractor is responsible for working within current easements or negotiating with landowners and HOA to secure additional staging areas.

37. What are your plans for the 50-foot buffer?

Prince William Water, the HOA Grounds Committee, and the HOA have worked closely together and agreed to, the new landscaping features proposed on the Prince William County approved site plan.

38. Why does the pump station structure need to be outside the floodplain?

Per Prince William County guidance, a 15-foot horizontal separation is required from the SPS to the flood plain limit in order to avoid environmental problems associated with flooding of sewerage infrastructure.

39. Why will you not move the new Sewer Pump Station's first-floor elevation from 273 to 270 and move it 12 feet to the SW property line?

Per Prince William County Design and Construction Standards Manual, all structures require 18 inches of vertical freeboard between the proposed 100-year floodplain elevation and the top slab elevation of the pump station.