

Heritage Hunt Sewage Pumping Station and Force Main Project

Project Overview Presentation

May 11, 2022



Service Authority
Exceptional Water Service

Service Authority

Owner

Rummel, Klepper & Kahl

Project Representative /
Construction Management

Dewberry Engineers

Design Firm

Agenda

- ◆ Project Overview Exhibit
- ◆ Project History, Purpose, and Benefits
- ◆ Site Schematics and Renderings
- ◆ Project Duration
- ◆ Memorandum of Understanding
- ◆ Maintenance of Traffic
- ◆ Notes of Interest
- ◆ Questions and Answers



PROJECT OVERVIEW



Clubhouse

Construction Vehicle Access

Sewage Pumping Station

Force Main

- Construction Vehicle Path
- Force Main
- Heritage Hunt Subdivision



Project History

- ◆ Interim Regional Sewage Pumping Station and two smaller Force Mains
 - ◆ The existing Interim Regional Sewage Pumping Station was constructed by US Home Corporation in 2001 as part of the development.
 - ◆ Built with the intention of a future expansion to meet the ultimate sewershed demands.
- ◆ The parcel was Proffered and Deeded by US Home Corp.
- ◆ Two smaller Force Mains currently in use were constructed in 1998.



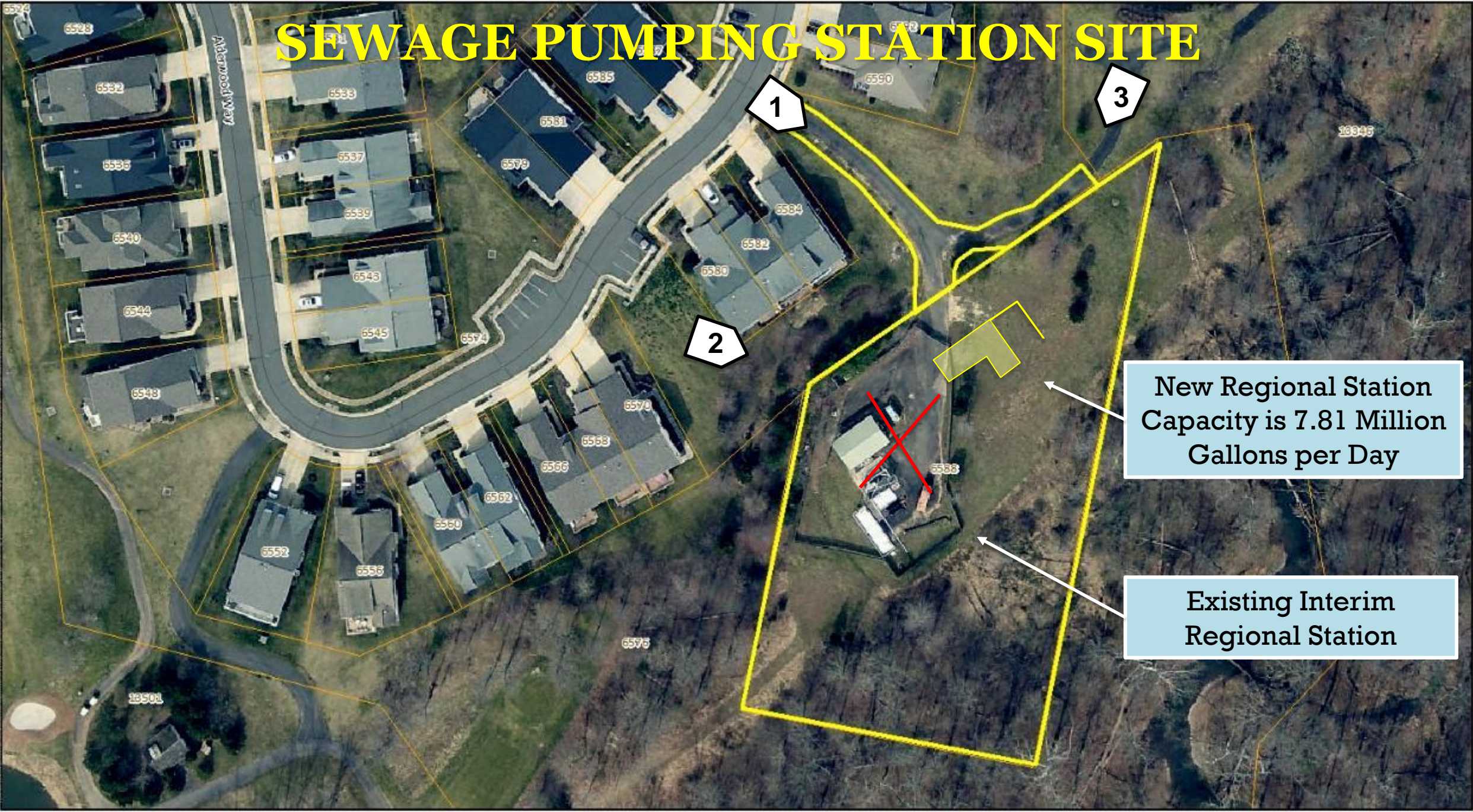
Sewage Pumping
Station

Project Purpose and Benefits

- ◆ Purpose of the Project
 - ◆ Construct new Sewage Pumping Station and Sewer Force Main with increased capacity.
 - ◆ Avoid potential sewer overflows.
- ◆ Benefits of the project
 - ◆ Maintain service reliability.
 - ◆ Reduce noise and odors.
 - ◆ Increase system capacity.



SEWAGE PUMPING STATION SITE



New Regional Station
Capacity is 7.81 Million
Gallons per Day

Existing Interim
Regional Station

Rendering Developed from Observation Point #1



Rendering Developed from Observation Point #2



Rendering Developed from Observation Point #2



Rendering Developed from Observation Point #3



Sewage Pumping Station

- ◆ Construct new facility with increased capacity.
- ◆ Backup power generator inside the new station to reduce noise.
- ◆ Building architecture designed to match the Community.
- ◆ New odor control system.
- ◆ Blasting is strictly prohibited.



Sewage Pumping Station

- Brick screening wall to provide sound attenuation and concealment.
- Demolish existing station.
- Restore site, access drive, and install landscaping.



Anticipated Project Duration

- ◆ April 2022: Board of Directors approved the construction contract.
- ◆ May 2022: Construction contract executed with Archer Western Construction.
- ◆ June 2022: Anticipated Construction Start Date.
- ◆ Substantial Completion: 26 months (August 2024)



Memorandum of Understanding

- ◆ Construction vehicles use Fieldstone Way and Alderwood Way to and from the Sewage Pumping Station site.
 - ◆ Access through Emergency Gate located at Catharpin Road and Fieldstone Way intersection.
- ◆ Main Gate Closure limited to a single weekend.
 - ◆ Friday from 9 pm – Monday at 5 am.



Memorandum of Understanding

- ◆ Golf course hole #14 closure.
 - ◆ Limited to December through February.
 - ◆ No disruptions from March through November.
 - ◆ Close coordination between the SA, RK&K, and GC for notifications to the HOA.
 - ◆ HOA will restore the turf once construction in the area is complete.



Memorandum of Understanding

- ◆ Work hours restricted to 7 am – 5 pm on weekdays.
 - ◆ Seven (7) days notice if otherwise.
- ◆ Summer Restricted Work Zone along Heritage Hunt Drive.
 - ◆ No work from Memorial Day through September 15th.
- ◆ Preliminary project schedule will be provided to the HOA at least thirty (30) days prior to on-site activities.



SUMMER RESTRICTED WORK ZONE

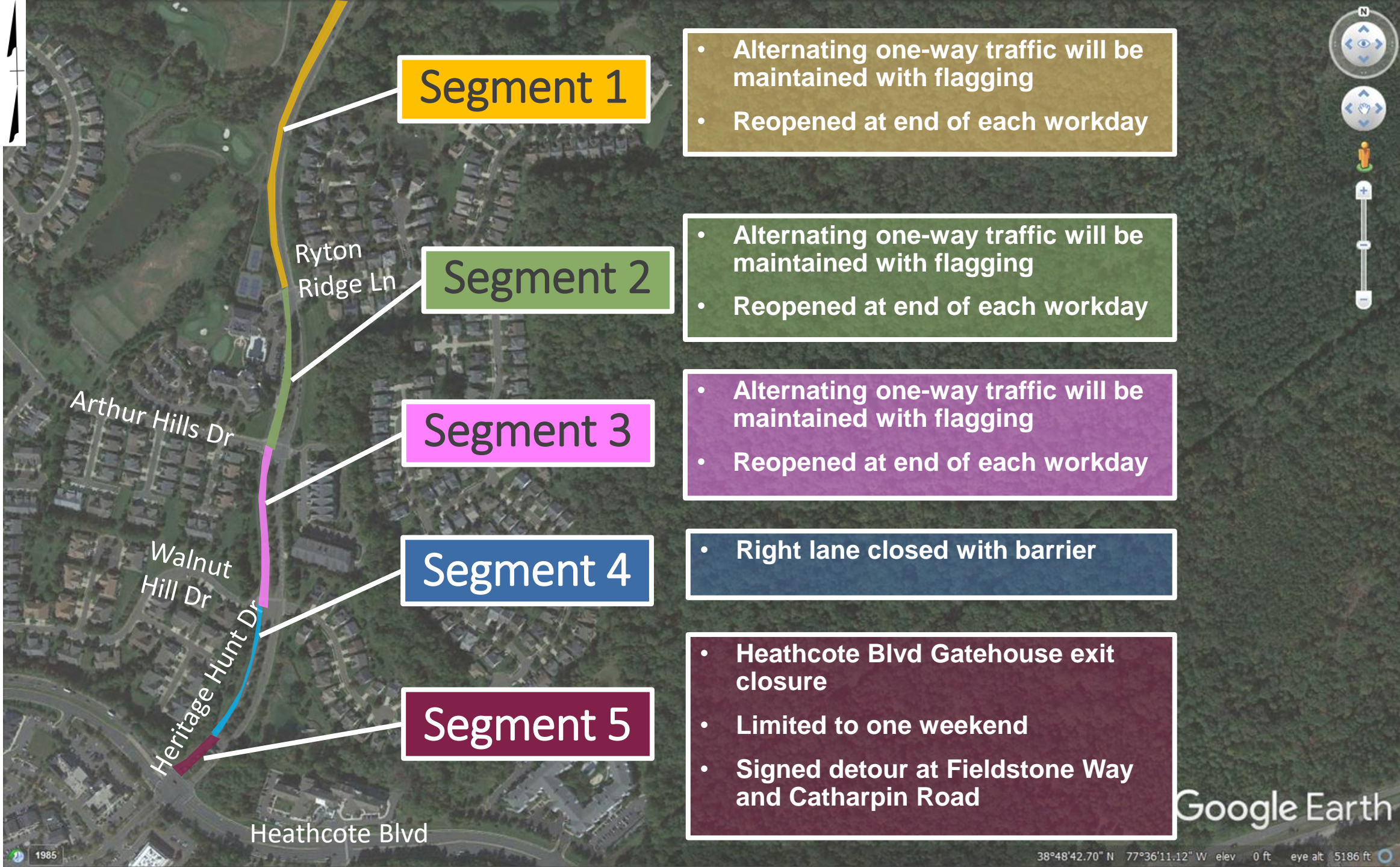


SUMMER RESTRICTED WORK ZONE



**MAINTENANCE OF TRAFFIC
AND
MAIN GATE WEEKEND CLOSURE**





Segment 1

- Alternating one-way traffic will be maintained with flagging
- Reopened at end of each workday

Segment 2

- Alternating one-way traffic will be maintained with flagging
- Reopened at end of each workday

Segment 3

- Alternating one-way traffic will be maintained with flagging
- Reopened at end of each workday

Segment 4

- Right lane closed with barrier

Segment 5

- Heathcote Blvd Gatehouse exit closure
- Limited to one weekend
- Signed detour at Fieldstone Way and Catharpin Road

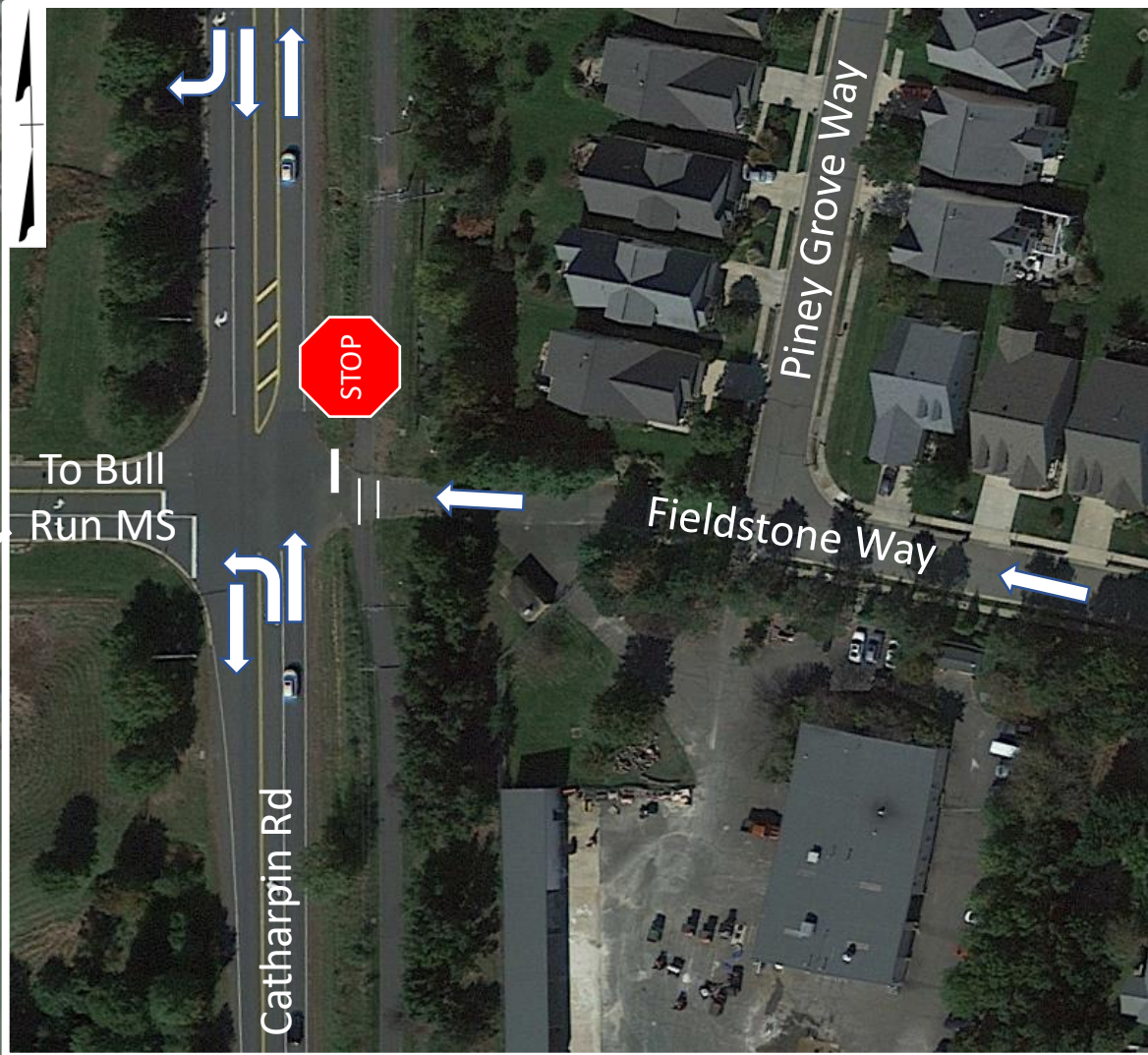
Single Weekend Detour

- Temporary Stop sign and pavement markings to be added
- Exit only, no entry (except emergency vehicles)
- Daily police monitoring of intersection from 8 AM to 7 PM

Bull Run Middle School

Catharpin Rd

Settlers Trail Pl



Notes of Interest

- ◆ Unimpeded emergency, trash, mail, and other services.
- ◆ Contractor parking areas to be designated with HOA consultation.
- ◆ Contractor will repave roadway impacts with temporary asphalt.
- ◆ HOA will repave the full width of Heritage Hunt Drive, Fieldstone Way and Alderwood Way after the project is complete.
- ◆ Daily clean-up by the Contractor is required.
- ◆ Service Authority Inspector on-site daily or as necessary.
- ◆ Construction Manager / Project Representative (RK&K) on-site for the duration of the project.

Questions and Contacts

- ◆ Project e-mail address
 - ◆ Heritagehunt@pwcsa.org
- ◆ Project website
 - ◆ <https://www.pwcsa.org/heritage-hunt-project>
- ◆ Service Project Manager
 - ◆ David R. Scott
 - ◆ Phone: (703) 393-4474
- ◆ Questions



Service Authority
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