

Frequently Asked Questions
Replace Heritage Hunt Sewage Pumping Station, L52
Heritage Hunt Sewage Pumping Station, L52, Force Main

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

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

2. Why is the SA upgrading the Sewage Pumping Station in Heritage Hunt?

The SPS is not being upgraded; it is being replaced. This SPS serves Heritage Hunt and the surrounding communities. The SA has analyzed the existing flows coming to this station and the future flows of the sewersheds and have determined now is the time to design and build a new permanent regional station for current and future demands. The Interim Regional SPS was initially constructed by US Homes so the Heritage Hunt community could be built. The SPS was always intended to be a regional facility to serve other undeveloped properties. The existing SPS is at capacity and a new SPS is needed to avoid sewer overflows and meet the sewershed buildout demands.

3. Why is the station capacity being expanded?

The existing SPS was initially constructed by US Homes so the Heritage Hunt community could be built. The existing SPS was always intended to be an Interim Regional facility to serve other undeveloped properties. The existing SPS is at capacity and a new Regional SPS is needed to avoid sewer overflows and meet the sewershed buildout demands.

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 the SA remove existing trees to build the new Regional SPS?

The SA is committed to replacing impacted trees and provide new landscaping features as part of the construction project to provide screening and buffering of the SPS. The SA, 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 the SA 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. The SA and the HOA have agreed to the restoration requirements to the existing roadways.

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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. The SA, 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 the construction period will require 2 years. The estimated 2-year period includes 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.

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.

The FM will be constructed concurrently with the SPS, however, the SA intends to limit the duration of the FM construction. As such, the duration of the SPS construction will be 2-years, with the construction duration of the FM being less than 2-years. The duration of the FM construction will be determined during the design which is currently underway.

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

The SA, 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. Where else are there sewer pump stations in residential communities?

There are 23 sewage pumping stations in established residential communities. Some examples are: Lake Manassas, Virginia Oaks and Lake Ridge.

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

The excavated materials may be hauled and legally disposed offsite or utilized on site for grading purposes.

14. I understand the new Pumping Station will be one story above ground, 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 the SA 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.

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

The proposed design will be mostly brick to complement the architecture of the community. The SA 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 Plan.

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 the SA be totally fenced in?

Approximately 0.7 acres of the 1.5 acres of the land owned by SA will be fenced.

18. If so, what kind of fencing?

Currently, the plan is to use the SA's standard fencing material - vinyl coated chain link fence with slat fabric, approximately 6 feet high with 3 strands of barbed wire at the top to meet SA requirements for safety and security.

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

The SA 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 station is design with the best available technology related to noise control. The SA does not have the 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 station 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 upon the best available technology at the time of construction. All noise-generating equipment will be either inside the SPS or in sound-attenuated enclosures.

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24. Why did the SA 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 may remain in operation for low flow conditions for system redundancy.

26. Will the SA explore alternate access opportunity (gated emergency road) and verify against proffer and development approval conditions with SA staff?

The SA and the HOA have discussed with Prince William County and the Virginia Department of Transportation and agreed with 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 the SA coordinate with HOA Grounds Committee on landscape plan and plant material selection?

The SA, 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 the all of the odor in the entire facility. The new station will house the channel grinders and generators inside the facility opposed to the existing one.

29. Prepare an exhibit that shows how the SA 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 the SA's project website www.pwcsa.org/heritage-hunt-project .

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 design of the FM has just started and a more detailed plan of the limits of construction will be available at the 60% design submission. However, all easements within the Heritage Hunt Community have been agreed to and recorded at the Prince William County Courthouse. The easements are essentially the allowable construction areas.

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

A draft easement exhibit was provided, to the HOA, which shows the SA property and the ingress/egress and utility easements leading to it on October 11, 2016, and to the HOA Grounds Committee in February 2017.

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 to include 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 which address this concern. The SA 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 the SA's plans for placing construction shelter on site due to 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?

The SA, 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 pump house 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.