

Beaver Creek Mini-Basin BC-7/8 – Total Sewer Replacement and Stormwater Improvements Project – Acquisitions of Easements for Construction

***Public Meeting via YouTube:
May 2020***



William Weaver

Lower Paxton Township Sewer Department Director

YouTube Invitation Letter

May 5, 2020

NAME
STREET
CITY, STATE ZIP

RE: Sanitary Sewer Easement/Temporary Construction Easement
Property at: PROPERTY ADDRESS

Dear Customer:

Enclosed is the Sanitary Sewer Easement and Temporary Construction Easement for your property. The sewer system in your neighborhood is scheduled for replacement as part of Lower Paxton Township's requirement to eliminate sewer basement backups and sewer overflows in the sewer system. Specifically, the legal agreement with the PADEP for your neighborhood requires the replacement of all public sewers, including private sewers to eliminate overflows in the sewer system. The Sanitary Sewer Easement/Temporary Construction Easement is necessary to allow enough area to replace the main sewer line. Enclosed with this agreement is a map/plat, labeled as Exhibit A that details the easement area on your property.

The Township invites you to view a 30-minute YouTube video that fully describes the project, and the need for the sanitary sewer easement. The YouTube video can be viewed on the Township Web Page at www.lowerpaxtonatwork.com. You may ask questions at mynewsewer@lowerpaxton-pa.gov and the Township staff will respond to your questions.

The enclosed agreements must be executed by **all record owners** of the property and returned in the enclosed self-addressed stamped envelope within thirty (30) days of your receipt of this letter. **Please return the entire agreement.** A copy of the agreement is available upon request. Please note that the Sanitary Sewer Easement/Temporary Construction Easement document must be notarized. The Township has a Public Notary available between the hours of 9 AM and 4 PM. Please call Natalie at 657-5617 ext 1113 to schedule an appointment with the Notary.

If the Township does not receive the enclosed agreements within (30) days of your receipt of the letter, the Township will be required to pursue legal action to gain permission to access the property.

If you have any questions or concerns not addressed in this letter prior to signing, please call John Deibler or Jim Wetzel at the Sewer Department Operations Facility, 717-657-5623, or Tim Nolt, P.E., Sewer Department Engineer, or myself at the Municipal Center, 717-657-5617. Thank you for your advanced cooperation.

Sincerely,



William R. Weaver
Sewer Department Director



Project Team

- *Property Owners*
- Board of Supervisors/Sewer Authority Board
- Bradley Gotshall, Township Manager
- Shellie Smith, Administrative Assistant to Township Manager, Notary
- Sewer Department Staff
 - Bill Weaver, Director
 - Tim Nolt, P.E., Sewer Department Engineer
 - Jim Wetzel, Operations Supervisor
 - Eric Morgan, Replacement Project Coordinator
 - John Deibler, I/I Coordinator
 - Christine Mayer, Sewer Administration Staff
 - Hanna Brown, GIS Technician



Project Team (contd.)

- Consulting Sanitary Sewer Authority Engineer - GHD
 - Kevin Shannon, P.E., Project Manager
 - Barry Wampler/Mitch Collins, Design Engineers
 - Melissa Smith, P.E., Project Engineer
- Consulting Stormwater Engineer - HRG
 - Jason Hinz, P.E., Project Manager/Stormwater Program
 - Jack Hildebrand, Easement Acquisitions



Sewer System History/Recognized Infiltration/Inflow (I/I) Problems

- Overflowing Manholes
- Sewer Basement Backups
- Exceeding Interceptor Capacity Limits within Inter-Municipal Agreements-Harrisburg/ Susquehanna/ Swatara
- PADEP, Act 537, Chapter 94, and Clean Stream Violations



Second Amendment to the Consent Decree Requirements - Beaver Creek Basin

- Replace/Rehabilitate asbestos cement and clay sanitary sewers that have reached their useful life including private sewers.
- Test and replace or repair PVC sewers that fail an air test and are contributing unacceptable amounts of flow, including private sewers.
- Eliminate Overflows and Basement Back-ups by 2028.
- Reduce Sewer System Hydraulic Overload by 2033 (Reducing the flow in the sanitary sewer system so that it will properly function without the threat of sewer backups and overflows).



Second Amendment to the Consent Decree Requirements - Beaver Creek Basin (contd.)

- Storage tanks may be required for eliminating sanitary sewer overflows and hydraulic overload. Storage tanks would be located at the Conway Road Site.



History - Stormwater System

- Township receives new Municipal Separate Stormwater System (MS4) Permit from the PADEP.
- New MS4 Permit requires significant expenditures to comply with the new Chesapeake Bay Pollution Reduction requirements and new requirements to reduce sediment to the Paxton Creek Watershed.
- Township hires a financial consulting firm, Raftelis, to evaluate a stormwater fee to fund the required improvements.
- November 2018, Township transfers stormwater system to the Lower Paxton Township Authority.



History - Stormwater System (contd.)

- December 2018, the Lower Paxton Township Authority (LPTA) adopts a stormwater fund budget and rates, including a capital budget for stormwater improvements.
- Township enters into agreement with CRW and Susquehanna Township to complete MS4 Joint Pollution Reduction Plan (PRP) for the Bay and Paxton Creek to comply with MS4 permits.
- February 2019, the LPTA establishes a stormwater fee at \$32/quarter per ERU.
- July 2019, the storm water fee of \$32/quarter is billed with the quarterly sanitary sewer billing.
- Township partners with PENNDOT, CRW and Susquehanna to complete MS4 permit PRP projects.



BC-7/8 Total Sewer Replacement Project Summary

- The project will consist of replacing 6.6 miles of the existing neighborhood sanitary sewer system, including 205 manholes, 596 private building sewers on private property and portions of the 3.8 miles of stormwater conveyance system including 255 associated drainage structures.
- Other misc. work includes right-of-way clearing, bypass pumping, ADA ramp construction, and restoration of paving, curbs, sidewalk and yards/right-of-way.
- This project is estimated to cost \$19 Million Dollars.

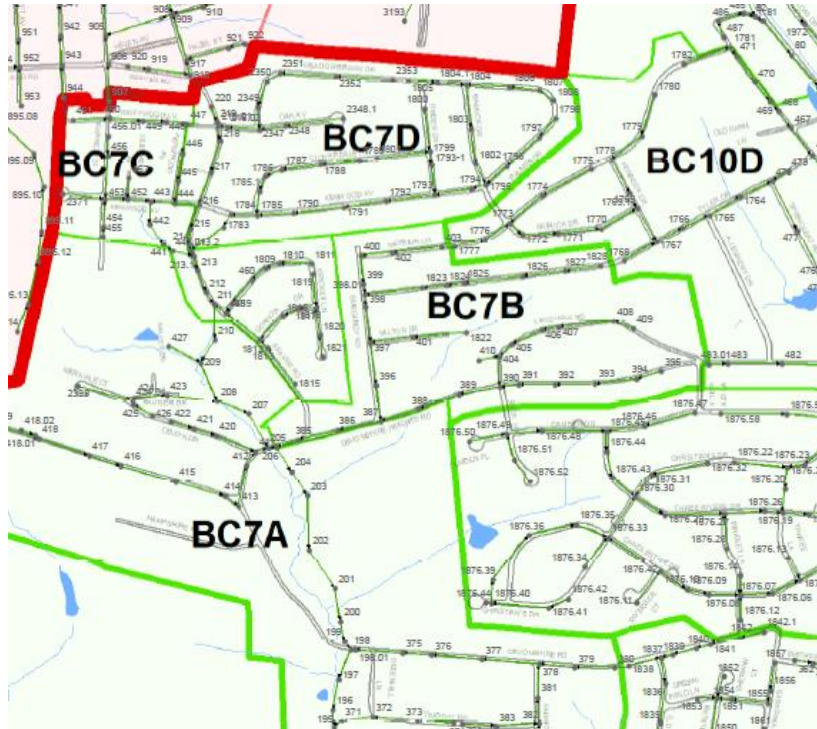


BC-7/8 Total Sewer Replacement Project Summary (contd.)

- A separate meeting will be held for all property owners in late 2021, to discuss what to expect during construction and to acquire the necessary Private Sewer Replacement Agreements.



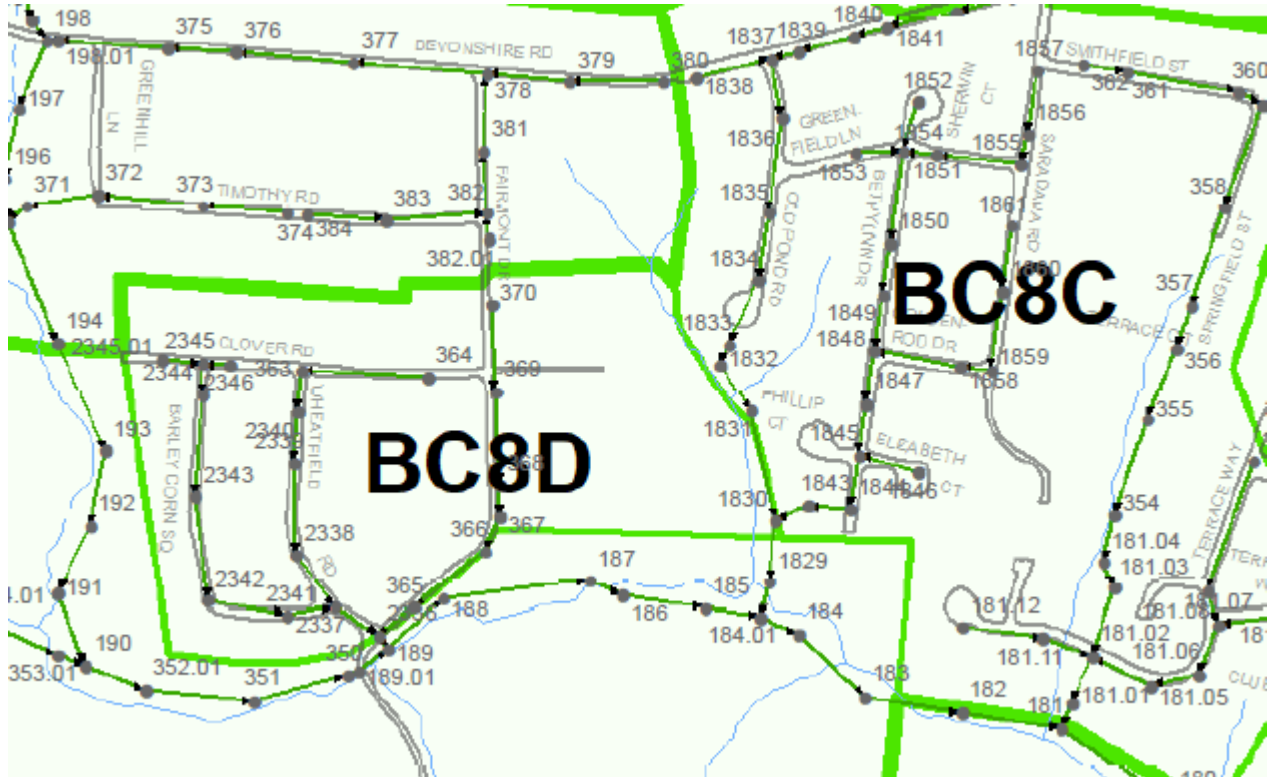
BC-7A/7B/7C/7D Project Area



Project Location: The Devonshire and Southern Paxtonia areas, covering the development areas of Meadowbrook, Beaver Brook Manor, Devonshire Heights, Paxton Acres, Lamplight Village, South Devonshire Estates, and Winsor Manor.



BC-8C/8D Project Area



Acquisition of Easements

- The PADEP design criteria for sanitary sewer and storm sewer replacement projects requires Engineers to minimize impacts to streams and wetlands.
- The Authority acquired sewer easements in 1970 from affected property owners as part of the original sewer construction. However, new easements must now be acquired for this BC-7/8 Project due to the need to relocate the sewers to minimize the impacts to wetlands and streams, as required by DEP. Sewers may also be moved to improve on the existing layout.
- The acquisition of all easements is required prior to submitting the environment permit applications to DEP.



Acquisition of Easements (contd.)

- Upon request, Township Staff and the Engineer will meet with the affected property owners to discuss the permanent and/or temporary easement agreement and to address any concerns or impacts that the easement and relocation, as applicable, may have on the property owner.
- Following construction, all easement areas will be restored to existing condition at no expense to the property owner. Obstructions over the proposed sewer will be addressed on a case by case basis. Examples include sheds, fences, and trees. In most cases, sheds can be relocated, fences temporarily removed and replaced, and trees replaced in a different location adjacent to the easement area.
- A total of 90 easements must be acquired to construct the project.



Example Easement – Temporary Sanitary Sewer Easements Only



LEGEND:

NEW TEMPORARY CONSTRUCTION EASEMENT BOUNDARY
 APPROXIMATE PROPERTY LINE

TEMPORARY CONSTRUCTION EASEMENT BOUNDS AN ADDITIONAL 12' OF LAND BEYOND THE PERMANENT SANITARY EASEMENT OR PUBLIC RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
 TEMPORARY CONSTRUCTION EASEMENT DISTANCE BEYOND DEAD-END LINES IS AN ADDITIONAL 35' BEYOND THE AS-BUILT MANHOLE, UNLESS OTHERWISE NOTED.

AERIAL PHOTODIAPHRAMETRY PROVIDED BY KEDDAL AERIAL MAPPING, PITTSBURGH, PA., 2004. FIELD SURVEY OF ALL OTHER PHYSICAL FEATURES BY ACT ONE & ASSOCIATES, CONSULTING ENGINEERS & SURVEYORS, HARRISBURG, PA., 2019.

ANY SURVEYING PERFORMED WAS FOR THE PURPOSE OF DESIGNING 80"-18" SANITARY SEWER REPLACEMENT PROJECT ONLY. THIS PLAN IS A PORTION OF THE 80"-18" SANITARY SEWER REPLACEMENT PROJECT PLANS PREPARED BY GHD, HARRISBURG, PA. DATED 2020.

DISCLAIMER:

NO FIELD SURVEYS OF ANY KIND WERE PERFORMED TO DETERMINE OR VERIFY THE PROPERTY INFORMATION SHOWN. PROPERTY INFORMATION SHOWN ON THIS PLAN WAS TAKEN DIRECTLY FROM DAUPHIN COUNTY TAX ASSESSMENT MAPS AND RECORDS WITHOUT VERIFICATION.

EXHIBIT A
 SANITARY
 SEWER EASEMENT PLAN
 ACROSS THE LANDS OF
 PARCEL OWNER
 LOWER PAXTON TOWNSHIP AUTHORITY
 DAUPHIN COUNTY, PENNSYLVANIA

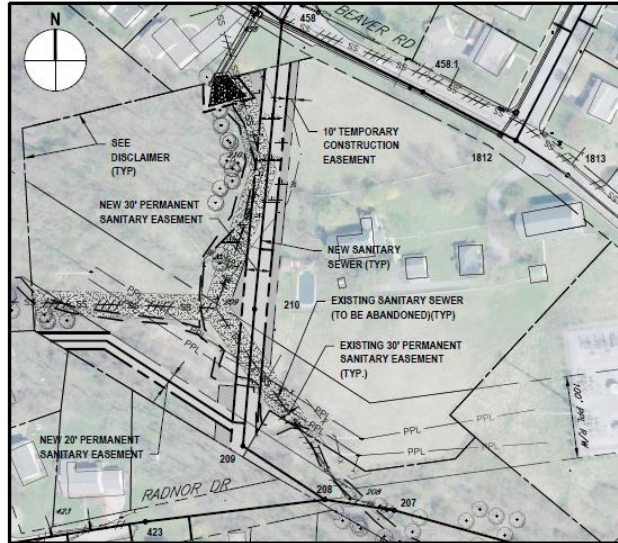


EXAMPLE

APRIL 27, 2020 DWG. No. 35-045-159



Example Easement – New Permanent and Temporary Sanitary Sewer Easements



LEGEND:

- NEW TEMPORARY CONSTRUCTION EASEMENT BOUNDARY
- NEW PERMANENT SANITARY EASEMENT BOUNDARY
- EXISTING PERMANENT SANITARY EASEMENT
- APPROXIMATE PROPERTY LINE

PERMANENT SANITARY EASEMENT BOUNDS ALL LANDS WITHIN 15' OF CENTER OF AS-BUILT SANITARY SEWER LINES, UNLESS OTHERWISE NOTED.

TEMPORARY CONSTRUCTION EASEMENT BOUNDS AN ADDITIONAL 10' OF LAND BEYOND THE PERMANENT SANITARY EASEMENT OR PUBLIC RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.

PERMANENT SANITARY EASEMENT DISTANCE BEYOND DEAD-END LINES IS EQUAL TO 15' BEYOND THE AS-BUILT MANHOLE, UNLESS OTHERWISE NOTED.

TEMPORARY CONSTRUCTION EASEMENT DISTANCE BEYOND DEAD-END LINES IS AN ADDITIONAL 20' BEYOND THE PERMANENT SANITARY EASEMENT, UNLESS OTHERWISE NOTED.

AERIAL PHOTOGRAMMETRY PROVIDED BY KEOCAL AERIAL MAPPING, PITTSBURGH, PA., 2004. FIELD SURVEY OF ALL OTHER PHYSICAL FEATURES BY ACT ONE & ASSOCIATES, CONSULTING ENGINEERS & SURVEYORS, HARRISBURG, PA., 2019.

ANY SURVEYING PERFORMED WAS FOR THE PURPOSE OF DESIGNING 80-78 SANITARY SEWER REPLACEMENT PROJECT ONLY. THIS PLAN IS A PORTION OF THE 80-78 SANITARY SEWER REPLACEMENT PROJECT PLANS PREPARED BY GHD, HARRISBURG, PA, DATED 2020.

DISCLAIMER:

NO FIELD SURVEYS OF ANY KIND WERE PERFORMED TO DETERMINE OR VERIFY THE PROPERTY INFORMATION SHOWN. PROPERTY INFORMATION SHOWN ON THIS PLAN WAS TAKEN DIRECTLY FROM DAUPHIN COUNTY TAX ASSESSMENT MAPS AND RECORDS WITHOUT VERIFICATION.

EXHIBIT A
SANITARY
SEWER EASEMENT PLAN
ACROSS THE LANDS OF
PARCEL OWNER

LOWER PAXTON TOWNSHIP AUTHORITY
DAUPHIN COUNTY, PENNSYLVANIA

SCALE: 1" = 100'

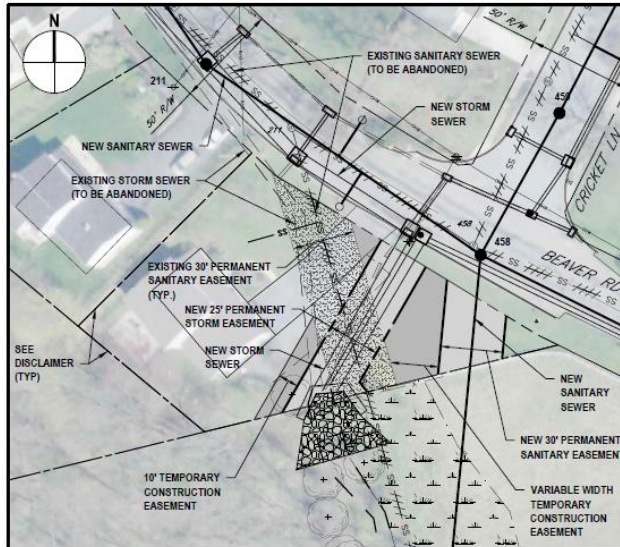
APRIL 27, 2020 DWG. No. 35-043-012



EXAMPLE



Example Easement – Sanitary and Storm Sewer Easements



LEGEND:

- NEW TEMPORARY CONSTRUCTION EASEMENT BOUNDARY
- NEW PERMANENT SANITARY/STORM EASEMENT BOUNDARY
- EXISTING PERMANENT SANITARY EASEMENT
- APPROXIMATE PROPERTY LINE

PERMANENT SANITARY/STORM EASEMENT BOUNDS ALL LANDS WITHIN 1' OF CENTER OF AD-BUILT SANITARY SEWER AND ALL LANDS WITHIN 12" OF CENTER OF AD-BUILT STORM SEWER LINES, UNLESS OTHERWISE NOTED.

TEMPORARY CONSTRUCTION EASEMENT BOUNDS AN ADDITIONAL 10' OF LAND BEYOND THE PERMANENT SANITARY/STORM EASEMENT OR PUBLIC RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.

AERIAL PHOTOGRAMMETRY PROVIDED BY KEDD AERIAL MAPPING, PITTSBURGH, PA, 2014. FIELD SURVEY OF ALL OTHER PHYSICAL FEATURES BY ACT ONE & ASSOCIATES, CONSULTING ENGINEERS & SURVEYORS, HARRISBURG, PA, 2018.

ANY SURVEYING PERFORMED WAS FOR THE PURPOSE OF DESIGNING 80" DIA SANITARY SEWER REPLACEMENT PROJECT ONLY. THIS PLAN IS A PORTION OF THE 80" DIA SANITARY SEWER REPLACEMENT PROJECT PLANS PREPARED BY GHD, HARRISBURG, PA, DATED 2020.

DISCLAIMER:

NO FIELD SURVEYS OF ANY KIND WERE PERFORMED TO DETERMINE OR VERIFY THE PROPERTY INFORMATION SHOWN. PROPERTY INFORMATION SHOWN ON THIS PLAN WAS TAKEN DIRECTLY FROM DAUPHIN COUNTY TAX ASSESSMENT MAPS AND RECORDS WITHOUT VERIFICATION.

EXHIBIT A
SANITARY/STORM
SEWER EASEMENT PLAN
ACROSS THE LANDS OF
PARCEL OWNER

LOWER FAULTON TOWNSHIP AUTHORITY
DAUPHIN COUNTY, PENNSYLVANIA

SCALE: 1" = 40'

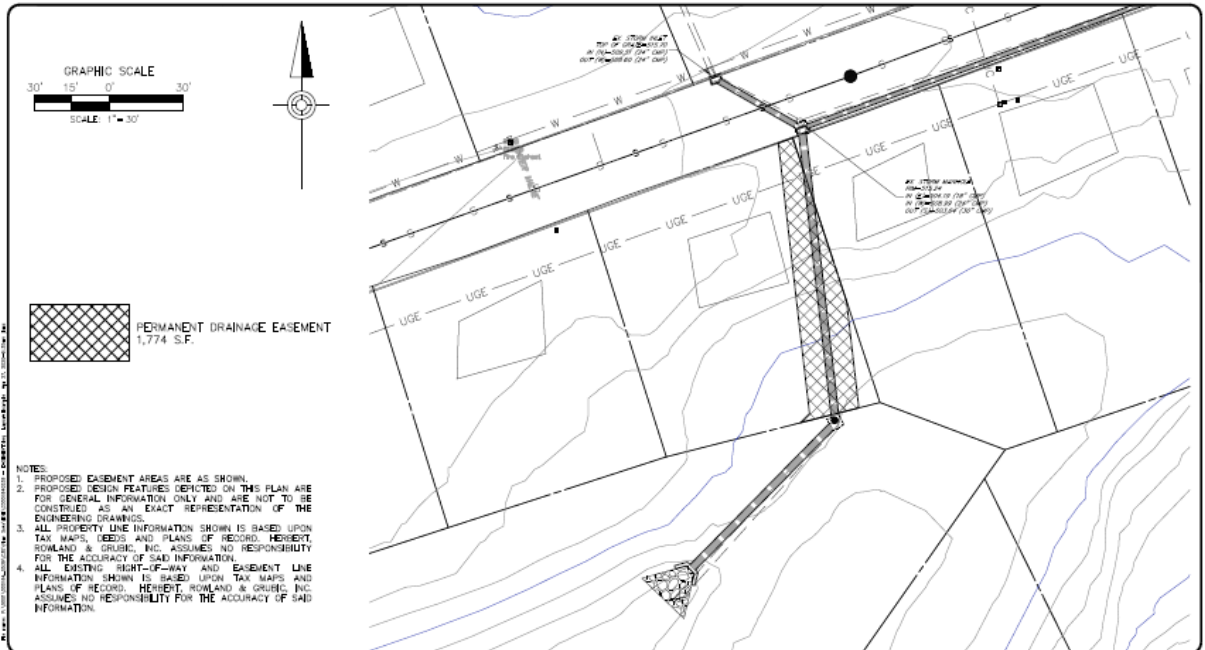


EXAMPLE

APRIL 27, 2020

DWG. No. 35-043-106

Example Easement – Storm Sewer Easements Only



HRG
HERBERT, ROWLAND & GRUBIC, INC.
Engineering & Related Services
AN ENR PLANS GROUP COMPANY

800 East Main Street
Harrisburg, PA 17111
(717) 664-1211
Fax (717) 669-1188
hr@hrge.com
www.hrge.com

LOWER PAXTON TOWNSHIP
425 PRINCE STREET
HARRISBURG, PA 17109
(717) 657-9933

EXHIBIT A
NAME OF PROPERTY OWNER
PARCEL ID
INSTRUMENT NO.

PROJ. NO. - JH	DRAWING NO.
DATE - 03	1
SCALE - AS SHOWN	SHEET NO.
DATE - 04/17/2009	1 OF 1
	TITLE - 13.02.02



Existing Facilities to be Relocated

Stream boundaries can change over time causing the need for facilities to be relocated.



Relocated Facilities

Example of a sanitary sewer main relocation needed to increase the distance between the sewer and the streambank:



Streambank

Overall Project Process

- Identify wetland and stream impacts and sewers that need to be relocated for DEP permit application.
- Prepare/Send to property owners the required easement plats/drawings and easement agreements.
- Conduct meeting with property owners with easements.
- Receive sewer and storm easement agreements for relocated facilities.
- Submit DEP Permit Applications.
- Conduct neighborhood meeting/send out private sewer replacement agreements for project area.
- Receive private sewer replacement agreements.



Overall Project Process

- Schedule/perform house inspections.
- Receive DEP permits.
- Receive final plans from HRG for the stormwater conveyance improvements.
- Bid/Award Project to contractor.
- Contractor to replace sanitary and storm sewers facilities – public and private.
- Restore areas affected by construction.
- Perform final restoration.
- Monitor for long-term success.



Schedule Milestones

Easement property owner meetings	June-August 2020
Receive easement agreements	June-August 2020
Submit DEP permit	September 2020
Complete design/receive permits	September 2021
Send Private Sewer Agreements	October 2021
Public Meeting - Private Sewer Agreements	October 2021
Receive private building sewer agreements	Oct. – Dec. 2021
Perform house inspections	Oct. – Dec. 2021
Bid/award project	November 2021
Sewer/Stormwater construction	Jan 2022-Dec. 2023



Property Owner Responsibility

- Schedule a meeting with Township Staff to discuss new facility location and easement.
- Sign and return easement agreement. (note: after 30 days staff must send a list of all un-signed easement agreements to the Authority Attorney. All un-signed easement agreements must then be acquired by eminent domain to comply with the DEP Consent Decree.)
- Notify Township Staff of any underground utilities installed by property owner including gas/water/ electric for swimming pools, dog fences, water lines for sprinkler systems and electric for landscape lighting.
- Sign and Return Private Sewer Replacement Agreement, (scheduled to be mailed in September 2021.)



Benefits to Community/Future Rates

- 50 year old public sewer system replaced/rehabilitated, including private sewers.
- Community asset maintained/preserved.
- Environment protected (elimination of overflows and basement backups).
- Sanitary Sewer rates are currently scheduled to remain at \$153/quarter in 2021. Nominal increases at 3% will occur in future years to fund the remaining Consent Order projects.
- Stormwater fees are scheduled to be reevaluated in 2020 with the draft Credits program scheduled to begin in 2021. Please visit the Township web page at www.lowerpaxton-pa.gov for updates on the credit policy and the credits available to Residential and Commercial property owners.



Please visit the Township's Sewer & Stormwater Projects website to stay updated on the project and to sign up to receive project updates via email or mobile app.

www.lowerpaxtonatwork.com



To schedule a meeting please call 717-657-5617 and

ask for Tim Nolt or Bill Weaver and you may also

send Questions to

mynewsewer@lowerpaxton-pa.gov

