

Country Estates East

Monroe Township Water & Sewer District

December 25, 2017

Utility System Fact Sheet

- The District was formed by the Monroe Township Trustees to provide “public” water and sanitary sewer services to the residents of the District.
 - Those services are now available for the residents of Country Estates East for their use, as of December 2017.
 - The Miami County Public Health District, in accordance with State Law, will require connection to the sanitary sewer system within 18 months after the system becomes available to the property. (Deadline: June 30, 2019)
 - The residents were offered two options: install the “private” laterals through the use of their selected contractor or self installation; or through the “voluntary assessment process, having the District contractor install the sanitary sewer and extend the public water to within a few feet of the well service connection.
- **OWNER CONTRACTOR OR SELF INSTALLATION:**

Sanitary Sewer

- The owner or their chosen contractor shall obtain the appropriate permits from the Miami County Public Health District: 510 W. Water St., Suite 130, Troy, Ohio 45373 <https://www.miamicountyhealth.net/>
 - Sewer connection permit, approximately \$40.00.
 - Contract with a licensed waste hauler to remove the contents of the existing septic tank, drywell or aeration system. These contents shall be hauled away and disposed of in accordance with the rules and regulations of the Miami County Public Health District. Costs associated with this effort are dependent on the Owner’s selection of the licensed waste hauler.

- Obtain a permit for the abandonment of the system, approximate cost \$25.00. The system is to be broken up, so as not to hold water and be backfilled with granular materials.
- All plumbing, sanitary and waste shall go to the public sanitary sewer system.
- **NO GROUND WATER OR SUB-SOIL DRAINAGE SHALL BE PUMPED OR DISCHARGED IN THE PUBLIC SEWER SYSTEM.**
- Existing sump pump systems, which receive ground water or sub-soil drainage, shall discharge onto the property or into a public storm water system in accordance with the Miami County Public Health rules and regulations.
- Where existing plumbing: automatic washers, laundry tray, shower, etc. discharge into a sump; they shall be correctly plumbed into the plumbing system and waste into the sanitary sewer system.
- All work shall be performed in accordance with the Ohio Plumbing Code.

Potable Water Service

- The owner or their chosen contractor shall obtain the appropriate permits from the Miami County Public Health District: 510 W. Water St., Suite 130, Troy, Ohio 45373 <https://www.miamicountyhealth.net/>
 - Water connection permit, approximately \$40.00.
 - Materials shall meet or exceed the requirements of the Ohio Plumbing Code (OPC), as well as the requirements of the Monroe Township Water & Sewer District.
 - Plumbing permit shall be obtained for the interior work required; removal of the well tank and associated control system. As a result of the conversion from a “private (well)” system to a “public” water source, the following work will be necessary at a minimum:
 - The “public” water source is “contained” through the use of an ASSE 1024 dual check valve within the meter pit.

Therefore, per section 607.3 of the OPC, a means of controlling thermal expansion will be required.

- The delivered pressure from the “public” service exceeds 80-psig. Therefore, per section 604.8 of the OPC, a water-pressure reducing valve or regulator will be required between the water-service pipe service valve and the water-distribution system.
 - While the existing material may not be in conformance to the current OPC; it was compliant at the time of original installation and approval. Per Chapter 1 of the Ohio Building Code (OBC – residential), as existing water-service piping it may be reused. Replacement material shall conform to section 605.3 of the OPC.
 - **Note: reuse of the existing material is strictly at the risk of the property owner. Should the material fail, an additional plumbing permit will be required for inspection of the replacement line. *The District strongly encourages the property owner to replace this section of the piping system because of its possible pressure rating and age.***
- Depending on the specifics of the property’s plumbing system, other work may be necessary to conform to the OPC.
- Plumbing permit costs can be determined, based on the permit application, discussions with Miami County Public Health District’s, Plumbing Department. Such costs are based on the work involved.
- It is the responsibility of the property Owner or their contractor to coordinate with the District’s operations and maintenance contractor (Miami County Sanitary Engineering Department) to obtain the installation of a water meter, once the Miami County Public Health

District's Plumbing Department has approved the plumbing work.

- There are two options available for the existing, “private” well system; separation from the property’s potable water system and reconfiguration for site use or abandonment.
 - Should a property owner wish continue utilizing the well system for irrigation or other non-potable uses; it must be *totally separated* from the home’s potable water system.
 - **NO INTER-CONNECTION BETWEEN THE TWO SYSTEMS SHALL BE ALLOWED AND NO WATER PIPING FROM THE WELL MAY BE EXTENDED INTO THE DWELLING.**
 - **IF WATER PIPING FROM THE WELL IS EXTENDED INTO THE DWELLING, AN ASSE 1013, REDUCED PRESSURE ZONE BACKFLOW DEVICE SHALL BE INSTALLED ON THE “PUBLIC” WATER SERVICE AS SOON AS THE LINE IS ACCESSIBLE IN THE DWELLING.**
 - Miami County Public Health permit required \$175.00.
 - The well shall conform to the appropriate rules and regulations as well as have its casing extending a minimum of 12” above grade.
 - It shall be the responsibility of the property owner to modify the well pump system to function for its repurposed application; pump control, discharge point, etc.
 - Should the property owner choose to abandon their existing well; the work shall conform to the rules and regulations of the Miami County Public Health District.
 - Permit for abandonment is \$75.00.
 - Abandonment involves:
 - Removal of the internal piping/pump from within the well casing/shaft.

- Filling the entire depth of the well with an approved grout material to within 24” of grade.
- Cut off the existing well casing at approximately 24” below grade and cover with soil.

- **VOLUNTARY ASSESSMENT PROPERTY OWNERS**

Sanitary Sewer

- The District’s contractor will extend the sewer lateral from the property line/right-a-way public stub to the homes existing building sewer between the foundation and the septic/disposal system.
 - The costs associated with the; plumbing permit, pumping/cleaning of the septic/disposal point, disposal of the sewage material, breaking up of the vault and granular backfill were included in the voluntary assessment.
 - The contractor will make final connection to the home’s building sewer.
 - The contractor, after inspection by the Miami County Public Health District’s Plumbing Department, shall backfill the sewer trench, using the excavated materials. The backfill will be mounded over the trench to allow for natural settling of the disturbed material. This process may take some time without external intervention, such as water soaking.
 - Restoration of the area is the responsibility of the property owner, not the contractor. The contractor’s responsibility is to install the sewer, backfill and place the disturbed soil over the top of the trench.

Potable Water Service

- The District’s contractor will extend the water lateral from the property line/right-a-way public stub, meter pit to within a few feet of the existing well.

- The cost associated with the plumbing permit for the water service is included in the voluntary assessment.
 - The contractor will install the service lateral, backfill the trench by mounding the soil on the trench to allow for natural settling.
 - The property owner is responsible for the settling and restoration of the lawn area.
- The property owner is responsible for completing the water service from the end of the contractor's work to the final connection of the service.
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- There are two options available for the existing, “private” well system; separation from the property’s potable water system and reconfiguration of site use or abandonment.
 - Should a property owner continue to utilize the well system for irrigation or other non-potable uses; it must be totally separated from the home’s potable water system, **NO INTER-**

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