



**CRAIG-Y-NOS AREA  
ACT 537 PLAN UPDATE REVISION  
COMPONENT 3M**

**March 14, 2023**

**Presented by Carroll Engineering Corporation  
in conjunction with Bucks County Water & Sewer Authority**



# General Outline

- The PA Department of Environmental Protection is requiring that public sanitary sewer be brought to the area known as the Craig-Y-Nos neighborhood, bordered by Susquehanna Road, Limekiln Pike and Twining Road, in order to eliminate issues with existing on-lot systems.
- It was required that a Component 3M document be submitted to DEP by the end of 2022 per the Upper Dublin 537 Plan Update that was approved by DEP in June of 2022.
- This due date was later extended by DEP to April 30, 2023.
- Upper Dublin Township requested that Bucks County Water & Sewer Authority prepare this Component 3M Plan Update.



# Requirements for 3M Submission

- A 30-day public notice period is required, with this Notice being advertised on March 7<sup>th</sup>, ending on April 5<sup>th</sup>.
- Reviews by the Health Department, Township Planning Commission and County Planning Commission are required. These were sent out on January 27<sup>th</sup>, due back by March 28<sup>th</sup>.
- A Resolution by the Board of Commissioners is required after the public notice period ends on April 5<sup>th</sup>.

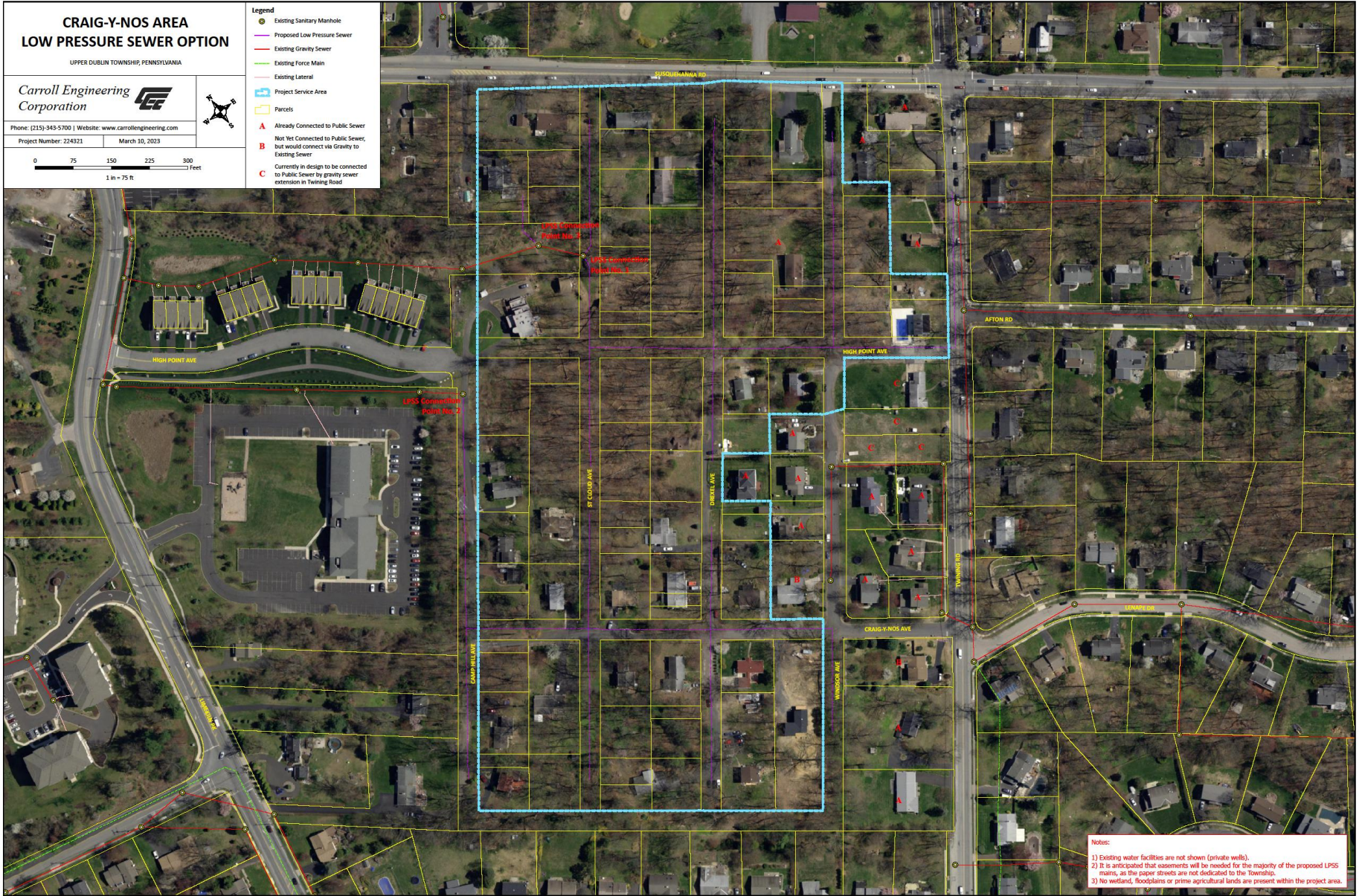


# What is a Component 3M

- The Component 3m is a planning document that provides a simplified planning format for municipalities and municipal authorities proposing the construction of a sewer extension primarily serving existing development.
- The major components are:
  - A Plan showing the existing and proposed features of the area to be served.
  - Alternative Sewage Facilities Analysis which compares different types of sewage collection methods.
  - Evaluation of Cost Estimates.
  - Project Implementation Schedule.
- This is a planning document only. A design would still be required including survey, preparation of drawings and specifications, and any additional required permitting.



# Discussion of the Proposed Service Area Plan



## CRAIG-Y-NOS AREA LOW PRESSURE SEWER OPTION

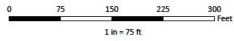
UPPER DUBLIN TOWNSHIP, PENNSYLVANIA

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Project Number: 224321 | March 10, 2023



### Legend

- Existing Sanitary Manhole
- Proposed Low Pressure Sewer
- Existing Gravity Sewer
- Existing Force Main
- Existing Lateral
- Project Service Area
- Parcels
- A Already Connected to Public Sewer
- B Not Yet Connected to Public Sewer, but would connect via Gravity to Existing Sewer
- C Currently in design to be connected to Public Sewer by gravity sewer extension in Twining Road

Notes:

- 1) Existing water facilities are not shown (private wells).
- 2) It is anticipated that easements will be needed for the majority of the proposed LPSSS mains, as the paper streets are not dedicated to the Township.
- 3) No wetland, floodplains or prime agricultural lands are present within the project area.

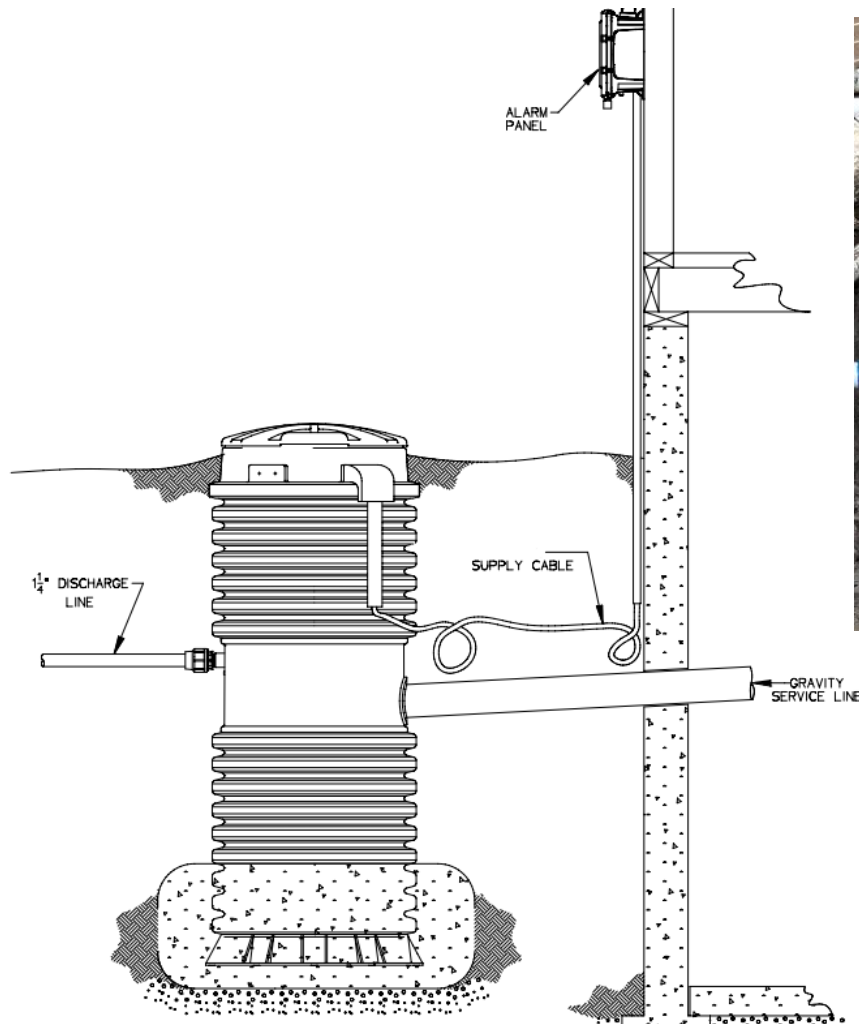




# Alternative Analysis and Cost Estimates

- Cost estimates were prepared for two scenarios, serving the area via gravity sewer or serving the area with individual grinder pumps and a low pressure sewer system.
- Gravity Sewer – This option produced the higher cost estimate, as the sewer pipe would need to be installed at deeper depths and would likely require rock excavation. There is also a ridge that cuts through this area, which would require some of the connections to be via grinder pump regardless.
- Low Pressure Sewer – This option produced the lower cost estimate, as the piping can be installed at shallow depths thus avoiding rock excavation. In addition, the trenches are narrower and the installation rate is faster.
- This Plan Update recommends the use of individual grinder pumps with a low pressure sewer system.

# Typical Grinder Pump Installation





# Proposed Implementation Schedule

- Submission of Component 3m to DEP

By April 30, 2023

Estimated Elapsed Time in Months  
(from DEP Approval)

- Approval of Component 3m by DEP..... 0
- Complete design of pressure sewer system..... 12
- Obtain easements..... 12
- Submit application for “General Permit for Sewer Extensions” to DEP..... 13
- Submit application for either E&S or NPDES (if disturbance over 1 acre)..... 13
- Receive permits..... 15
- Advertise for bids for construction..... 16
- Receive bids for construction..... 18
- Award contract for construction..... 19
- Issue notice to proceed..... 20
- Construction complete ..... 25
- Place system in operation, ready for connections..... 26





# Questions & Answers