



City of Rochester, New Hampshire

PUBLIC WORKS DEPARTMENT

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SALMON FALLS EDA SEWER/WATER CONNECTION INFORMATION SHEET

Information Updates (as of 8/17/16):

- New sewer installation is continuing along Salmon Falls Road. S.U.R. Construction is proceeding northerly, and is at approximately #107 Salmon Falls Road. For an estimate on progress, sewer work will continue to Flat Rock Bridge Road and hopefully reach that milestone in the next few weeks. There is a crew currently completing the service connection stubs within the roadway along the new main.
- Sewer work will then continue northerly to #63 Salmon Falls Road and hopefully reach that milestone in October. At that time, S.U.R. Construction will deploy two separate crews: one will continue with the sewer installation thru the apartment complex at #63 Salmon Falls Road, heading towards Kodiak Court and Denali Drive; the other crew will continue northerly on Salmon Falls Road. Work is estimated to continue into the winter.
- The installation of new water main has been completed from Autumn Street to Woodlawn Green. The main is currently being tested. Once it passes, the crew will switch to attaching services and remove individuals from temporary water to tie them into the new main. Once that is completed, water main work will start again from Autumn Street and work its way northward. This should start sometime in September.
- This information will be posted on the City's website and we will work to update the schedule as any changes may occur. The information should be located under a "Construction Updates" link on the City's homepage. The goal will be to provide monthly updates on the construction schedule, along with overall project information.
- The City's Public Works Director, John Storer, plans to attend the regularly scheduled Ward 1 Rochester United Neighborhood Meetings to provide updates and answer any questions. Please note that the next Ward 1 meeting is scheduled for July 13, 2016, 7:00 PM at Tara Estates, 53 Eagle Drive, Rochester.
- Please contact Assistant City Engineer, Owen Friend-Gray, at either Tel: (603) 332-4096 or email: owen.friend-gray@rochesternh.net if you have questions or concerns.

General Discussion

- **I'm already a water and sewer customer.** Water and sewer service already exists within a small section of the project area. If you are already a water and sewer customer you don't need to do a thing. New service stubs will be installed to your property and the City's contractor, S.U.R. Construction, will automatically make the new connections once the new lines are ready. You will not experience any costs.
- **I have one service, but would like the other.** There may be a few customers that already have either water or sewer, but not both. If you are a water-only customer, a new sewer service stub will be installed at the approximate right-of-way of the roadway. The City will try to accommodate where you would like the stub installed. The goal is to accommodate a location that will ease the future connection of your residence to the stub. The same will occur if you are an existing sewer-only customer. A new water service stub will be extended to your property.

- **I would like both water and sewer.** The City plans to install a single water and a single sewer stub to each residence along the project route to the approximate edge of the public right-of-way. This will happen automatically for every residence. The City will try to reach out to each property owner to coordinate the location of the service stubs. Please make sure that contact has been made to ensure we know of your preference for the location of the service stubs.
- **Only 1 service for both water and sewer will be provided to each parcel.** Each residential property will receive one water stub and one sewer stub. Two separate parcels can't be combined via one shared service.
- **I plan to sub-divide my land.** Please let us know if you have plans for possibly splitting off or subdividing a portion of your land. We can consider the installation of additional water and sewer stubs. Once the roadway is repaved there will be a 5-year moratorium on any new excavation of the pavement.
- **Is there a mandate to connect to public water?** No. There is no existing requirement to connect to public water if you are satisfied with your private well.
- **Is there a mandate to connect to public sewer?** Yes, but only upon conditions of "sale or fail". If your private septic system fails, you must connect to public sewer provided your residence is located within 200 feet of the public sewer. The residence would also have to be connected to public sewer upon the sale or transfer of ownership if the residence was within 200 feet of public sewer. It is expected that within 90 days of closing on a home sale that connection would be made to the public sewer. The 200 foot measurement would be from the outside face of your residence to the approximate centerline of the public sewer line.

Construction Issues:

- SUR Construction will complete service stub installations within the approximate limits of the City's right-of-way. Homeowner's should make contact with the City to ensure their preferences are accommodated for the location of the service stubs. Water and sewer stubs must be located with a minimum 10 foot separation distance. The stubs can't be installed in a common trench.
- Once new pavement is installed there will be a 5-year moratorium on cutting in to the roadway. Please make sure to alert us if you have any plans to subdivide your property, or have any other plans, where you might need multiple service stubs installed.
- **How do I connect to either water or sewer?** SUR Construction will install new stubs within the City's right-of-way. If you want new service to your residence, the City can coordinate the work on your property with SUR Construction. The costs are discussed below. You may also self-perform the service installation on your private property or hire another contractor licensed by the City of Rochester to perform this type of work. The City would require a simple permit and would follow up with an inspection to ensure the installation conforms to our guidelines and standards.
- The City enforces the International Plumbing Code, 2009 Edition. The size of the required sewer line will be dependent on the number of plumbing fixture units within your residence and the slope per foot of the piping. You may need to consult with a licensed plumber if you intend to install your own connection to public sewer.
- The City will be installing 6-inch diameter sewer stubs with SDR 35 sanitary sewer pipe.
- The City will be installing 1-inch diameter water stubs with a public shut-off valve at the property line. The shut-off valve will utilize compression fitting (CC) connections.

Residents would be permitted to install either Type “K” copper or 200 psi SDR 9 CTS plastic for their private lines.

- All service installations require a water and/or sewer permit prior to initiation of the work. This is required regardless of who performs the work. This permit can be obtained through the Department of Public Works and costs \$50 for water and \$50 for sewer (\$100 for both).
- All interior plumbing (other than very simple repairs) must be performed by a licensed plumber and a plumbing permit must be obtained through the Building, Zoning, and Licenses Department per City of Rochester Construction Standards. Any work that is required to re-route or adjust interior waste collection lines is considered major work and must meet the previously stated requirements.
- All work within 5 feet of the foundation walls to the outside of a building and all areas within a building are considered interior plumbing and shall meet plumbing codes.

Costs for Services:

1. There are two main cost components that will impact homeowners wishing to connect to new service. Please note that this only applies to customers making new connections. Existing customers will not incur any costs.
 - a. The City will track the installation costs for water and sewer stubs within the public right-of-way. Costs will be on a linear foot basis as installed per SUR Construction’s contract pricing, as noted below. No payment is required up-front. Homeowners will be responsible for this payment at the time of connection only. Homeowners would be responsible for this portion of the work regardless of whether they installed their own private service lines or had SUR Construction complete the work on their property.
 - b. Homeowners will also be responsible for the cost of installing services on their private property. The City can coordinate service installation via SUR Construction per their unit prices listed below, or the homeowners can self-install or hire a licensed contractor to complete the service connections.
2. Pricing is based on unit prices, such as cost per foot of new service pipe. The cost includes all material, labor and installation. A few additional costs are provided, such as the cost for pumping and abandoning private septic tanks, along with a plumbing fixture to allow the outside buried water service to transition to an interior fitting.
3. The prices provided help determine an “order-of-magnitude” estimate to connect to either new water or sewer. When you are ready to proceed, the City can work with you to review a cost estimate specific for your property.
4. Pricing to install sewer services along the majority of the project:
 1. \$72 per linear foot within the right-of-way.
 2. \$60 per linear foot on private property.
5. Pricing to install sewer services on Denali Dr. Kodiak Ct. South of #2 Kodiak Ct, Salmon Falls Rd. north of #62 and #63 Salmon Falls Rd.
 1. \$47 per linear foot within the right-of-way.
 2. \$60 per linear foot on private property.
6. Price to abandon existing on-site private sewage system (septic tank and leach field)
 1. Septic tank close to road, easy access for equipment - \$1,050.
 2. Septic tank located behind house - \$2,200.
 3. Pricing includes pumping out existing tank, filling it with dirt, and capping the pipe draining to the leach field. Pricing includes basic loaming and seeding. Disruption and restoration of any flowers, trees, shrubs, or ornamental landscaping would require additional compensation.
7. Pricing to install water services on the majority of the project:

1. \$53 per linear foot for copper service within the right-of-way.
2. \$50.50 per linear foot for high density polyethylene on private property.
8. Water adapter at foundation wall to transition from outside buried piping to internal piping: \$200.
9. Costs for any interior plumbing modifications will be the responsibility of the homeowner.

Financing:

- If a resident has problems with funding, the City can provide financing if a homeowner would like to proceed with SUR Construction's pricing for a connection to either water or sewer. The City would offer either a 5 or 10 year repayment period, depending on the total amount of the connection costs. The intent would be to not apply interest charges, unless payments were received late. Per City Ordinances, the interest rate on late payments will be set at the rate charged by the Assessing Office for overdue property tax bills. The current rate is 12%.
- If a resident elects to proceed at a later date, or engages their own contractor, then they will have to self-fund the connection fees.
- If the total cost of a service is less than \$5,000 then the homeowner can finance the installation of the service through their utility bill over 5 years paid on a quarterly basis (20 payments total). The total connection cost would simply be divided by 20 to allow for 20 equivalent, quarterly payments.
- If the total cost of a service is equal to or greater than \$5,000 then the homeowner can finance the installation of the service through their utility bill over 10 years paid on a quarterly basis (40 payments total). The total connection cost would simply be divided by 40 to allow for 40 equivalent, quarterly payments.
- The payment arrangements can be paid off at any time. There won't be any type of penalty for prepaying the full amount and terminating the financing agreements.
- A resident would have to execute a Promissory Note and Mortgage attachment if electing to utilize City financing. This provides the City with a financial surety against the property. The City can prepare the necessary paperwork for financing.

Cost Example:

1. As an example, say John & Jane Doe who live on the southern portion of Salmon Falls Road wants to connect to city water and sewer as it is installed by their home. Their property line is located 20' from the sewer main and 10' from the water main. Their house is located 30' from his property line. Their existing septic tank is located in the front of their yard, towards the street. The septic system needs to be abandoned and they would like SUR Construction Inc to perform all of the work.
 - a. Sewer within Right-of-Way = 20LF x \$72.00/LF = \$1,440
 - b. Sewer on Private Property = 30LF x \$60.00/LF = \$1,800
 - c. Water within Right-of-Way = 10LF x \$53.00/LF = \$530
 - d. Water on Private Property = 30LF x \$50.50/LF = \$1,515
 - e. Septic Tank Abandonment = Fixed Rate = \$1,050
 - f. Total Estimated Cost = \$6,335

- g. Payments per Quarter (10yrs/40 qtrs) = \$158.38