

El Jobean Sewer Expansion

FAQs

Updated 11/6/2020

MSBU

What does ERC stand for?

Equivalent residential connection

Can I submit my neighbors Unity of Title?

Yes. They can give it you to turn in/record or they can mail it to our office at **18500 Murdock Circle, Room 229, Port Charlotte, FL 33948**

Is there a fee to record/process my Unity of Title?

No. There are no fees for the El Jobean MSBU Unity of Title forms.

What happens if I sell my property?

This assessment stays with the property and will be transferred to the new owner.

Why do I have to connect when my septic is good?

The Board of County Commissioners has determined that due to aged septic systems and water quality problems, central sewer will be installed in El Jobean and each developed property will be required to connect to the sewer after it is installed.

Vacuum Sewer System

What is a vacuum sewer system?

A vacuum sewer system utilizes negative pressure to draw the effluent from the various homes to the central receiving tank in the vacuum station similar to a straw in a beverage container.

Why was a vacuum sewer system selected for this project?

A preliminary engineering report was prepared for this project which reviewed six different sewer alternatives. Vacuum sewer was determined to be the most feasible and cost-effective solution for the majority of this area.

Where is the vacuum station located?

The main vacuum station will be located at 4070 Railroad Ave.

Does the vacuum station have a generator?

Yes, the vacuum station is equipped with a generator that can keep the station running for days.

What is a vacuum valve pit?

The vacuum valve pit contains a sump and valve that acts as the interface between the gravity sewer service lateral coming from your house and the vacuum system.

Where will the vacuum valve pits be located?

Valve pits will be located within the rights-of-way, near the property line. Each valve pit will have a dedicated air intake terminal. One valve pit can serve up to 4 homes.

Is power required to operate the vacuum valve?

No, power is not required.

Will there be any smell associated with the system operations?

There should be no noticeable smell from the vacuum system.

Will there be any noise associated with the operation of the vacuum system?

Any noise generated from the vacuum system will be minimal.

On-Going Construction

Will I be provided notice prior to the start of construction on my street?

Yes, the contractor will be giving prior notice to the property owners a few days before the construction activity takes place.

What can I expect when the contractor is working in my neighborhood installing sewer lines?

For the vacuum sewer installation, you can expect some inconvenience due to equipment movement, material transport and trench excavation. This sewer system is constructed in the boulevard areas along the streets and only impacts the street at intersection crossings or service lateral crossings. The contractor will try to minimize this inconvenience as much as possible.

The main conflict will be when the pipe installation crosses your driveway which will be restored as quickly as possible.

On-Lot Sewer Connection to Home

What is involved with the on-lot connection?

The on-lot sewer connection to your home is part of your MSBU assessment. This includes the abandonment of your current tank.

When will the roads be repaired?

Road excavations will be temporarily restored as soon as possible once the trench has been backfilled, by the end of each day unless some unforeseen problem is encountered. Roads will be completely resurfaced and drainage will be set to design upon completion of the project.

Will the condition of my property be documented prior to the start of construction?

Yes, during the meeting with you to discuss all the aspects of the construction, the condition of your property will be documented and become a part of the signed agreement. Any changes that occur between the initial meeting and start of construction will be documented prior to construction.

Are there any other fees that I will be required to pay to connect?

No other additional fees will be charged.

My septic system is in failure, do I get priority to connect my house?

The Utilities will definitely take into consideration failing septic systems in the connection scheduling.

When will my home be connected to the central sewer system?

Phased connections will begin in Spring 2021.

Who will be responsible for maintenance of the gravity sewer service lateral located on private property?

The property owner will be responsible for any future maintenance after installation.

My septic tank is under a concrete slab, porch and/or deck how will it be abandoned?

Generally, if the septic tank is not accessible, the septic tank is pumped entirely of all contents and then filled with low-strength concrete slurry.

How will my landscaping be impacted?

Any landscaping will be avoided if at all possible by either going around it or directionally drilling under the landscape features. If for some reason, avoidance is not possible, Utilities staff will come to a mutual agreement with you on how the restoration will be handled. Those issues will also be documented in the signed agreement.

I have trees/shrubs located within the right-of way, what will happen if they are in the way of construction?

Landscape features located within the right-of-way will be preserved where feasible provided that they do not interfere with installation of utility facilities or swale restoration. If they interfere with construction, they will be removed and will not be replaced.

What impacts will construction have on my driveway?

Most driveways will be removed within the right-of-way to install the pipes/mains providing sewer services. The driveway will be restored with like materials. A temporary natural soil driveway will be provided the same day. The final driveway restoration will be scheduled for a later date as restoration of the rights-of-way is being completed. Where feasible, trenchless pipe installation methods will be utilized to avoid decorative driveways.

What is a trenchless pipe method?

Trenchless pipe installation involves horizontal drilling to install a pipe. This requires two pits to be installed on either side of the drill, but does not disturb the surface in between. There are limitations that will not allow trenchless pipe installation in all instances.

I would like to extend the culvert pipe and add a new driveway; can this be done in conjunction with this project?

Once the central sewer mains are installed, you can schedule a new driveway with culvert to be installed. You will be responsible to contract for this work and obtain the required permits.

I have irrigation lines located within the rights-of-way, what will happen if they are in the way of construction?

Every effort will be made to work around the irrigation lines; however, if the lines are located in the rights-of-way, any disruption would be the responsibility of the property owner to correct. The Utilities inspector and contractor will discuss the situation with you at the time of construction.

I have an irrigation system located on my property, what will happen if it is damaged?

Every effort will be made to locate the irrigation lines and avoid them if possible. Any damage to irrigation systems on private property will be repaired to original condition by the Utilities department.

Can anything (sidewalk, landscaping, etc.) be installed over the new sewer service or the abandoned septic system?

Yes, that is a possibility. Please discuss this in detail with the Utilities staff during the site visit with you.

Can my existing septic tank be converted to a cistern?

Yes, that is possible. The septic tank will need to be properly disinfected and all other pertinent regulations followed. If the property owner elects to keep the existing septic tank intact, any future costs associated with maintaining or abandoning the tank will be the responsibility of the property owner. Contact the Department of Health at 941.743.1266 for any requirements.

Can I reuse or resell any components of my existing septic system?

Most standard septic tanks do not have any mechanical components. If you have an Aerobic Treatment Unit (ATU) or mound system, salvage may be possible but must be done in conformance with all rules and regulations. Removal and reuse of the tank itself would be difficult. If you would like to consider keeping any components of your existing system, please discuss this with Utilities staff during your site meeting. The removal and/or reuse of any part of the on-site system cannot interfere in any way with the construction of the sewer system.

When will I have to start paying for sewer service and how much will it cost me?

Once your home is connected to the central sewer system you will be required to pay the monthly service charge. For an average customer using 4,000 gallons of potable water per month, the sewer bill would be approximately \$49 monthly.

What is offered to undeveloped/vacant lot owners?

Owners can defer the assessments for undeveloped/vacant parcels.

Can I construct a porous surface driveway in the future?

A solid drive surface is required in the rights-of-way. The material used can be concrete, asphalt and pavers. Paver drive surfaces are considered a solid surface and are somewhat porous. Many different types of drive surfaces are allowed on private property.

Has the water quality improved in the harbor over the last 10 years? How will removal of septic systems make a difference for water quality in the harbor?

Charlotte Harbor (FDEP Waterbody Identification 2065A Upper Segment) has been impaired for nutrients since 2009. Fecal coliform was added to the list of impairments in 2016.

Based upon research and various studies, the removal of septic systems from the area will improve water quality in the harbor. Factors contributing to system failures are the age of the septic systems along with design factors including the density of the septic systems and the high ground water table to name a few. These factors create an environment that is not conducive for septic systems to treat sewer effectively and therefore the pollutants in the wastewater ultimately discharge into the surrounding canals and into the harbor.

Can swales be planted with anything other than sod when being restored?

No.

What is included in my \$11,500 assessment?

Construction of the infrastructure (vacuum station, pits, and all collection/transmission lines), on-site connection, septic abandonment/removal, culvert replacements, property restoration (includes right-of-way, sod, and driveway), entry/egress management, and all other costs of the project, etc.

Who should I contact if I have questions?

For all assessment and septic-to-sewer questions, please call the Project Office at 941.764.4305.

For general customer service questions, please call 941.764.4300, Option 3.

For questions regarding septic system failure, please call the Department of Health at 941.624.7200, ext. 7387.

