

<i>PROCEDURE:</i>	<i>SECTION NUMBER:</i>
SANITARY SEWER LIFT STATION INSTALLATIONS WITHIN URBAN SERVICES AREA	600.18

SANITARY SEWER LIFT STATION INSTALLATIONS WITHIN URBAN SERVICES AREA POLICY

It shall be the policy of the Public Works Commission (PWC) of Fayetteville, North Carolina, to allow at its discretion the installation of sanitary sewer lift stations within the Urban Services District where gravity sewer is currently not available and where the extension of gravity sewer to the particular site is determined by PWC as not feasible either for technical or economic reasons. The use of such lift station applications shall be considered on a case-by-case basis upon request of applicant or developer when funds are available all in accordance with City and applicable State law. The cost of providing a lift station as a continuing service until a gravity system is in place will be levied as a “rider” on the monthly utility bills for the benefited properties.

I. PURPOSE

Establish a uniform procedure under which sanitary sewer lift stations are allowed within the Urban Services Area providing an affordable alternative to individual septic systems where gravity sewers do not currently exist. This lift station option is designed to promote new construction with both public water and sanitary sewer utility services while not negatively impacting existing ratepayers.

II. SCOPE

This procedure will apply to existing and/or new development seeking sanitary sewer service in areas where gravity sewer service is not currently available and where the extension of gravity sanitary sewer to the planned and/or existing development is not technically or economically feasible at this time. The sanitary sewer lift station application will be considered on a case-by-case basis for development occurring within the Urban Services Area.

III. ENFORCEMENT

The Chief Operating Officer – Water Resources shall be responsible for enforcing this procedure.

IV. PROCEDURE

1. As an alternative to construction of the lift station and force main, PWC may elect to apply, at its discretion, what would be the equivalent cost of the proposed lift station, force main, and related avoided cost toward a more regional project to serve the area.
2. Lift station applications as described herein shall only be considered where PWC is providing both the water and sanitary sewer utility services.
3. The minimum number of single family lots that will be considered in such lift station applications where PWC will own and operate the facilities is seventy. For multi-family projects, the minimum number of units will be 140, and for non-residential projects, the minimum overall usage will be based on the equivalent water usage of a 70 lot single family subdivision based on 6,000 gallons per month per dwelling.

4. The plan approval process will be as set forth in the PWC Water and Sanitary Sewer Extension Policy (Section 600.15, Paragraph III – Engineering Services) currently in effect and as may be revised or amended from time to time. The Extension Policy states the developer/extender is responsible for 100% of the initial utility improvement cost which shall also apply to the lift station, force main, and related improvements necessary to serve the project.
5. For approved lift station applications, the developer shall incorporate language in the subdivision restrictive covenants making the homebuyer aware of a continuing monthly payment requirement to PWC by each customer having service in the development to be included with the regular water and sanitary sewer utility billing. The rider will remain in effect until the lift station is eliminated through a gravity extension. The initial billing rider will be based on the minimum development size of 70 lots. Such amount will be established, reviewed, and adjusted by PWC to reflect the cost of operating and maintaining the lift station and force main along with reserves for replacement of the lift station and/or its major components. The minimum rider for a 70 lot subdivision as determined by PWC shall remain in effect until 100 homes are actually built within the complex. The rider will be adjusted upon 100 homes being constructed within the development with further adjustments decreasing the rider for each additional 50 homes thereafter.
6. All other policies and procedures currently in effect and as may be amended from time to time will apply.