

**PROJECT 26 – Sewer Installation  
Informational Meeting  
Cliffdale West, Woodmark Subdivisions**

**Tuesday, September 12<sup>th</sup>, 2023  
7:00pm – EE Miller Recreation Center**

**Meeting Agenda**

Overview of tonight’s meeting	Carolyn Justice-Hinson, PWC
Introduction of PWC staff and contractors	AJ Riddle, PWC
Installation timeline/process	
Project Communications	Carolyn Justice-Hinson, PWC
Connection & Assessment Information	
Questions & Answers	PWC Staff, Contractors

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**Utility Installation Plan**

**Project Management:** PWC Water Resources Engineering Staff

**Contractor:** TA Loving

**Design Engineer:** Moorman, Kizer, & Reitzel

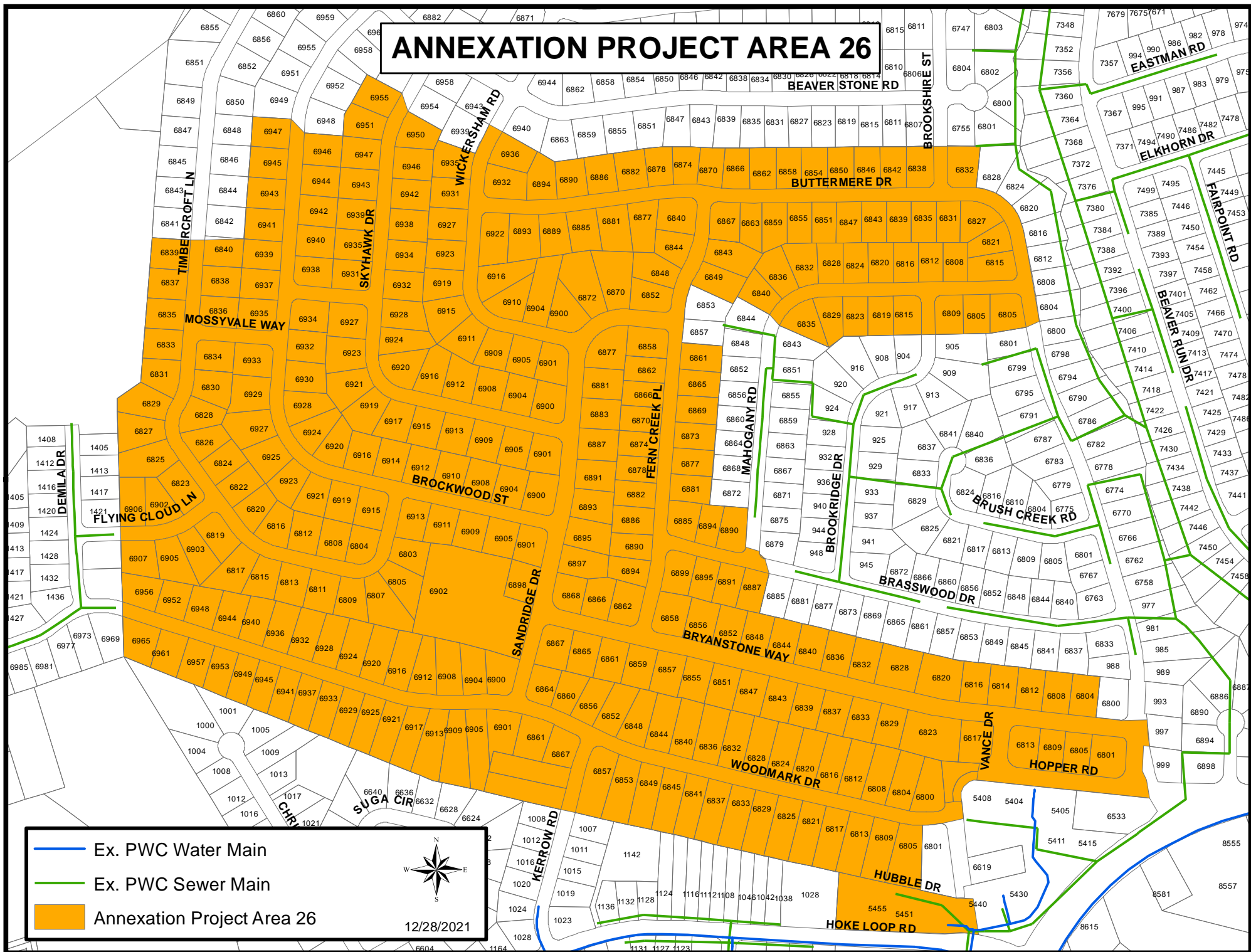
**Construction start date:** September 2023

**Expected completion date:** December 2024

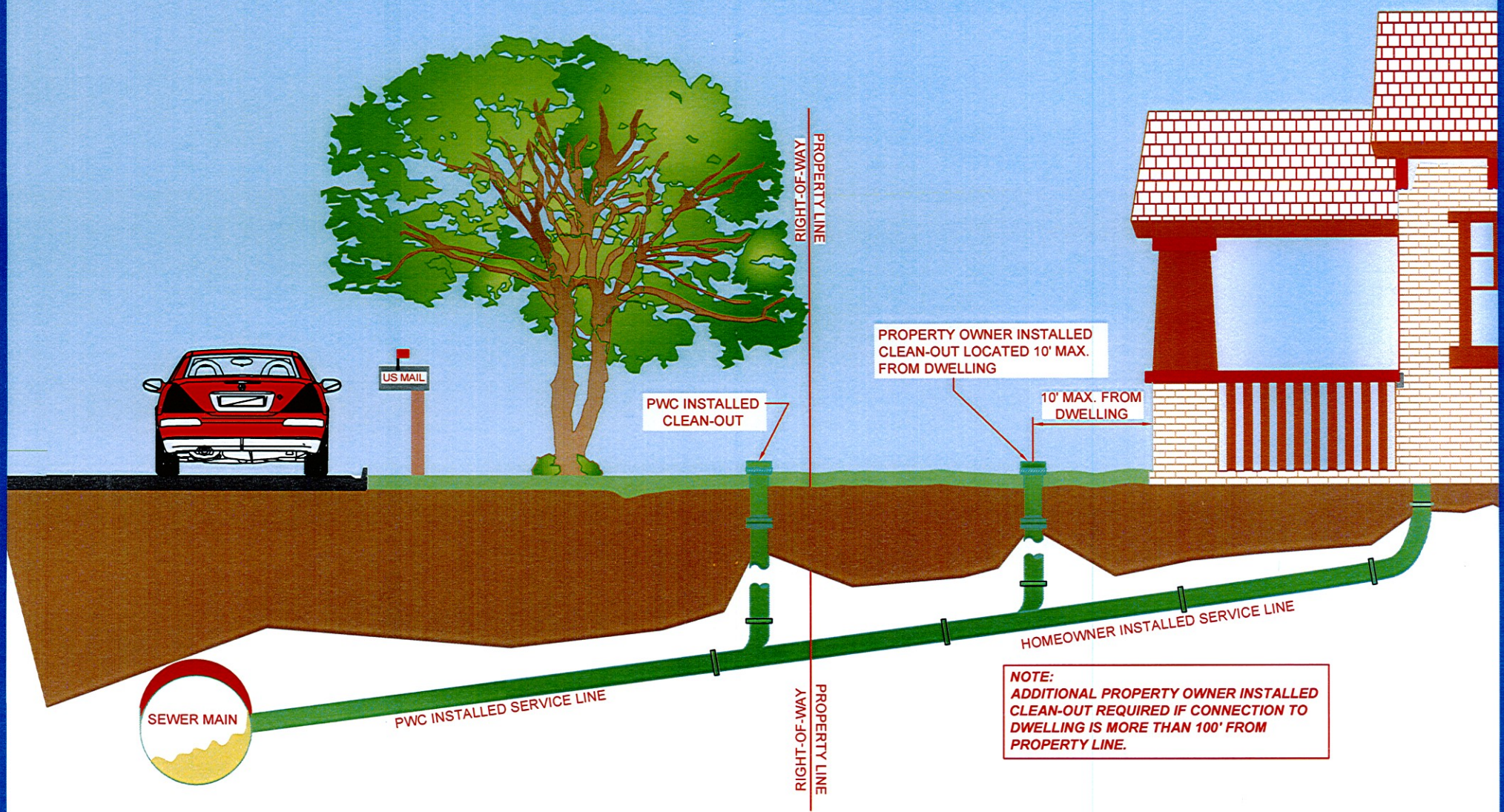
Follow utility installation progress at:  
<https://www.faypwc.com/project-updates/>

Annexation Construction Questions: 910-223-4730  
24-Hour PWC Emergency: 1-877-687-7921

# ANNEXATION PROJECT AREA 26







PROPERTY LINE  
RIGHT-OF-WAY

PWC INSTALLED  
CLEAN-OUT

PROPERTY OWNER INSTALLED  
CLEAN-OUT LOCATED 10' MAX.  
FROM DWELLING

10' MAX. FROM  
DWELLING

HOMEOWNER INSTALLED SERVICE LINE

SEWER MAIN

PWC INSTALLED SERVICE LINE

PROPERTY LINE  
RIGHT-OF-WAY

**NOTE:**  
ADDITIONAL PROPERTY OWNER INSTALLED  
CLEAN-OUT REQUIRED IF CONNECTION TO  
DWELLING IS MORE THAN 100' FROM  
PROPERTY LINE.





Will only disturb a portion of your property, up to the Right of way. Location of Lateral will be shown on the street/curb.



# Construction process

## 1. Mill and Remove Asphalt

- Typically in center of street and will be a width of 6-12 feet depending upon the depth of the sewer main.





# Construction Process

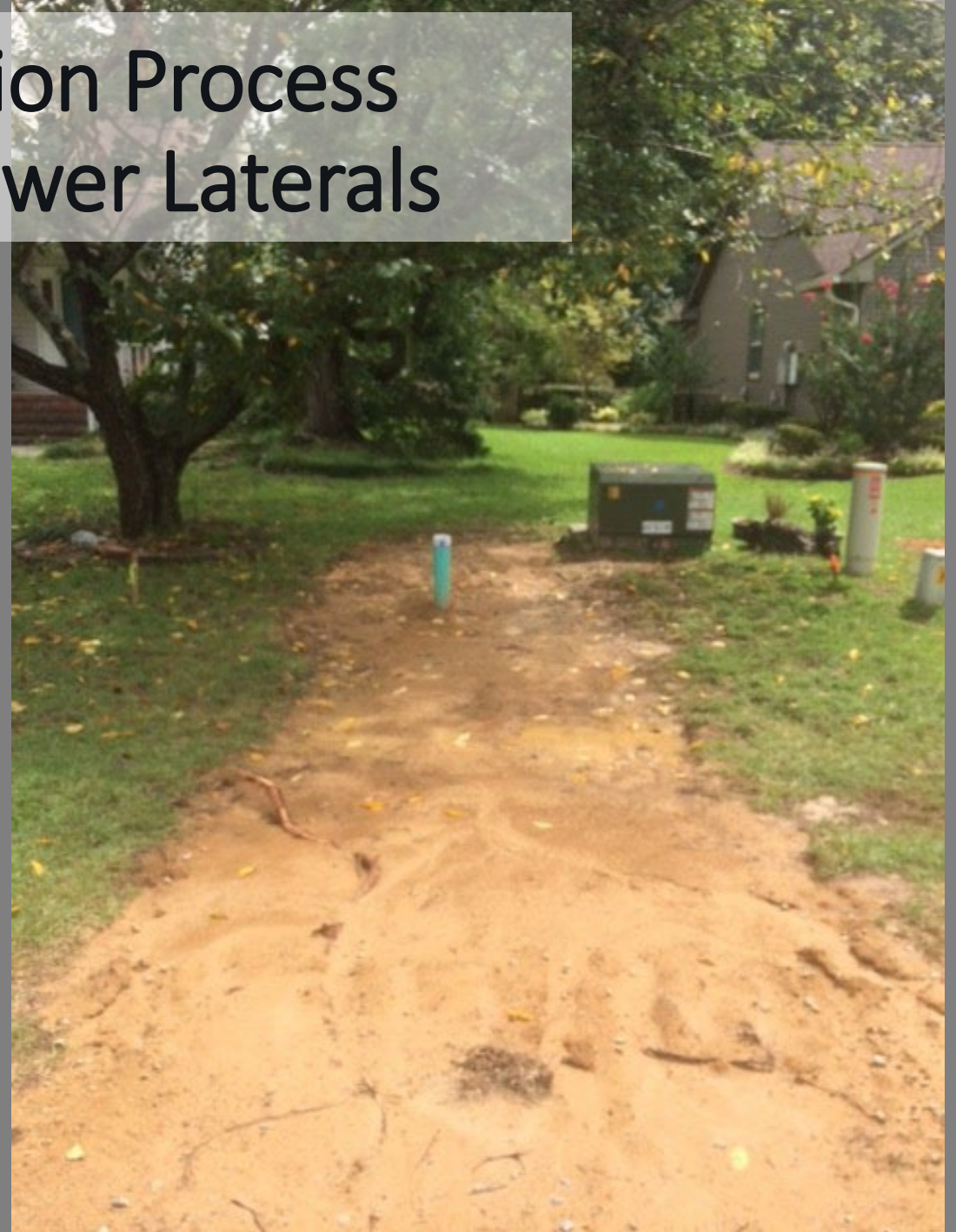
## 2. Installation of Sanitary Sewer Main





# Construction Process

## 3. Install Sewer Laterals





# Construction Process

4. Grading for Paving

5. Installation of Pavement Patch

- Overlay to follow within **18** months after construction completion





# Construction process

## 6. Restoration

- All easements and Lateral trenches will be restored with Sod.
- Some areas of the NCDOT Right of Way and Wetland locations will be seeded with approved seed mixtures.

## Connection Availability

- Letters mailed out to property owner when connection is available





# Use of Right of Way during installation







Streets are  
always passable

- Detours will be in place
- All excavation is backfilled at end of workday
- Communicate with City, NCDOT of closures for school bus, emergency personal, etc



## About Installation:

- Multiple Crews working at once
- Sewer is deeper than other utilities so disturbance of other utilities will occur.  
Contact your provider & PWC
- There will be mud when it rains and dust when it is hot and dry.



# How you can help:

- Let PWC know of special needs and we will work with you to maintain access
- Let PWC know if you have pets, locked gate, etc.
- Do not park along street
- Drive slowly for safety of you & works
- Keep Kids away from construction
- Preconstruction Video taken of properties, mailboxes, driveways, landscaping
- If damage occurs, contact PWC at 910-223-4730
- Talk to Project Coordinators or call PWC 223-4730, not the contractor
  - Weekdays: 7 am- 5 pm
  - After-hours emergencies: 910-483-1382
  - Contact your water provider for after hour water main breaks



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CUSTOMER SERVICE (910) 483-1382

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SEARCH...

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## Annexation Phase V – Project 26 – Cliffdale West, Woodmark

### Project Details

- Design Start: June 2020
- Design Completion: September 2021
- Construction Start: Fall, 2023
- Contractor: TA Loving
- Available for Connection:
- Services: 287
- Engineer Design Firm: Moorman, Kizer, & Reitzel

### Communications

- Project 26 Map
- Project 26 Prelim. Assessment Letter (05/2021)
- Project 26 Prelim. Assessment Resolution (05/2021)
- Project 26 Construction Meeting Invite (August, 2023)

### The Construction Process

There are several phases to the construction process. PWC ensures that the Contractor makes every effort to limit interruptions and the impact on residents during each phase of the construction process.

When construction begins, asphalt will be removed from the street and excavation crews will begin installing the sewer mains. This is typically done in one city block-sized area at a time.

A second excavation crew will then install the laterals from the sanitary sewer main to the right of way. It will be the homeowner's responsibility to connect from the clean out to the home once they are notified connections can begin.

Smaller excavations may be necessary throughout the construction process to test the lines and perform compaction testing to ensure the new asphalt does not fail.

Once all excavation and testing have been completed, the contractor will then patch the asphalt and restoration will take place.

*This information is subject to change.*

## Annexation Utility Installation

[Assessment Search](#)[Search by Street](#)[Phase V Installation Timeline](#)[Phase V Project Map](#)[Current Projects](#)[Completed Projects](#)[Future Projects](#)[City of Fayetteville Annexation Information](#)

### Media Center

[What to Expect \(PDF\)](#)[How to Connect \(PDF\)](#)[About Utility Assessments \(PDF\)](#)[What to Expect During Installation \(video\)](#)[List of Local Licensed Plumbers](#)

### Previous Annexations

[Phase IV-B](#)[Phase IV-A](#)[Phase III-B](#)



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## Annexation Phase V – Project Updates

On behalf of the City of Fayetteville, PWC manages the design and construction of sewer and water in areas annexed into the city limits. PWC also manages citizen information notifications and collection of assessments.

*This information is subject to change.*

### Current Projects

#### Project 23 (Section II) – Rayconda

- Assessment Informational Meeting Notice (05/2023)
- Prelim. Assessment Roll Notice (03/2023)
- Connection Meeting Invite (09/2022)
- Connection Letter (08/2022)

#### Project 24 (Section A) – Cliffdale Estates

- Section A Assessment Informational Meeting Notice (05/2023)
- Section A Prelim. Assessment Roll Notice (03/2023)
- Connection Meeting Presentation (recorded 03/9/2022)
- Virtual Connection Meeting Invite (03/2022)
- Connection Letter (02/2022)

#### Project 24 (Section B) – Village Hills

- Connection Meeting Invite (June/2023-PDF)
- Connection Notification Letter (June/2023- PDF)
- Construction Meeting Invite (03/16/2022)

#### Project 24 (Section C) – Kings Mill

- Connection Meeting Invite (June/2023-PDF)
- Connection Notification Letter (June/2023- PDF)
- Construction Meeting Invite (03/16/2022)

#### Project 26 – Cliffdale West, Woodmark

- Project 26 Prelim. Assessment Letter (05/2021)
- Project 26 Prelim. Assessment Resolution (05/2021)
- Project 26 Construction Meeting Invite (August, 2023)

#### Project 32 East Section 1- Wendover Place, Hickory Run, Pine Crest, Pine Ridge Acres

- Project 32 East Section 1 Survey & Appraisal Notice (04/2018)
- Project 32 East Section 1 Meeting Invitation (05/10/2022)
- Project 32 East Section 1 Construction Begins (06/2022)

### Upcoming Projects

#### Project 27 – Cliffdale Forest

#### Project 28 – Cliffdale West

- Preliminary Assessment Letter (June, 2023)

#### Project 32 East Section II- Stoney Point Road & Dundle Road

- Prelim. Assessment Resolution Letter (09/2022)
- Prelim. Assessment Resolution (08/2022)

#### Project 33 – North- Raeford Road Estates

- Preliminary Assessment Letter (June, 2023)

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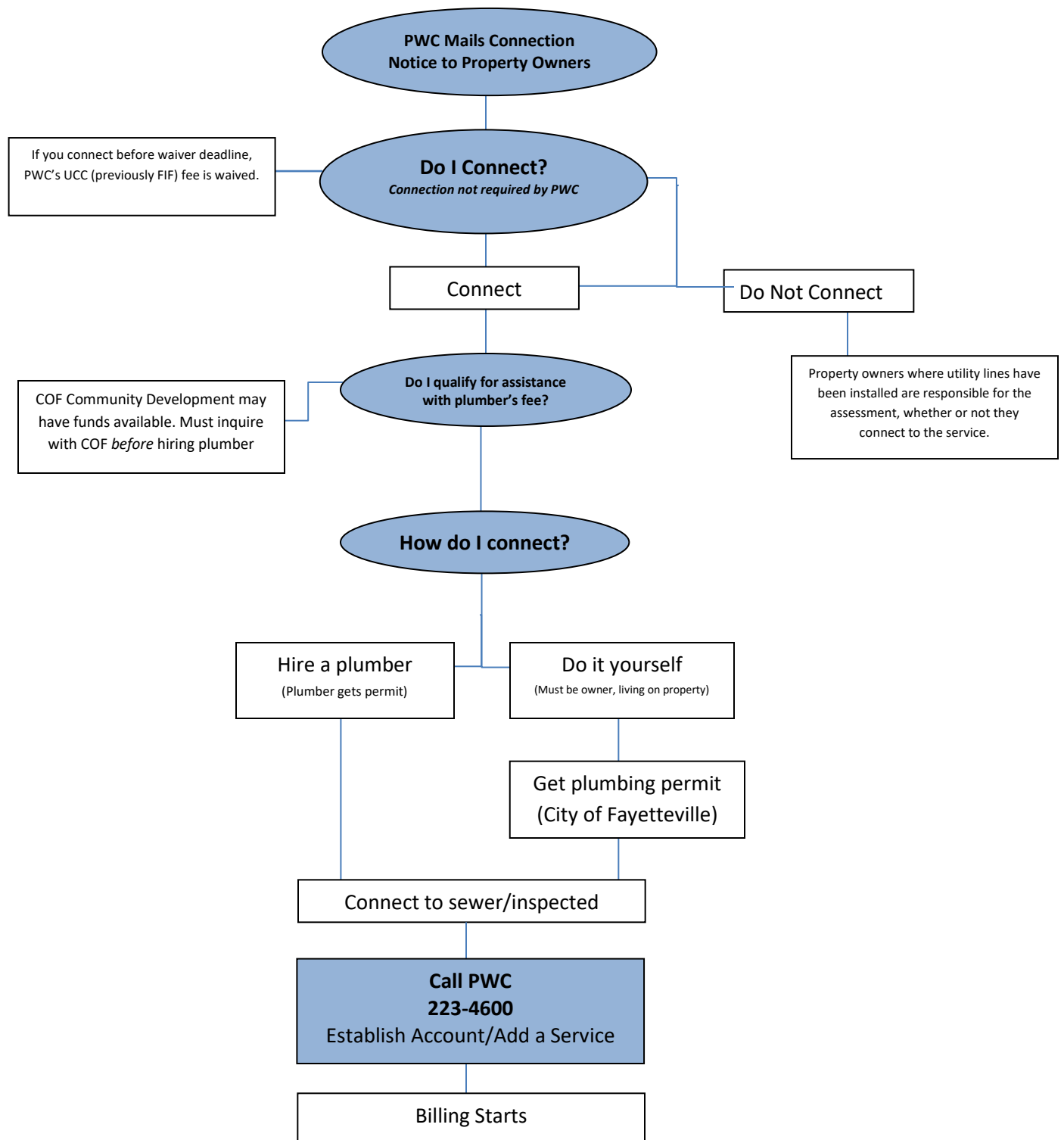
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### Previous Annexations

[Phase IV-B](#)[Phase IV-A](#)[Phase III-B](#)



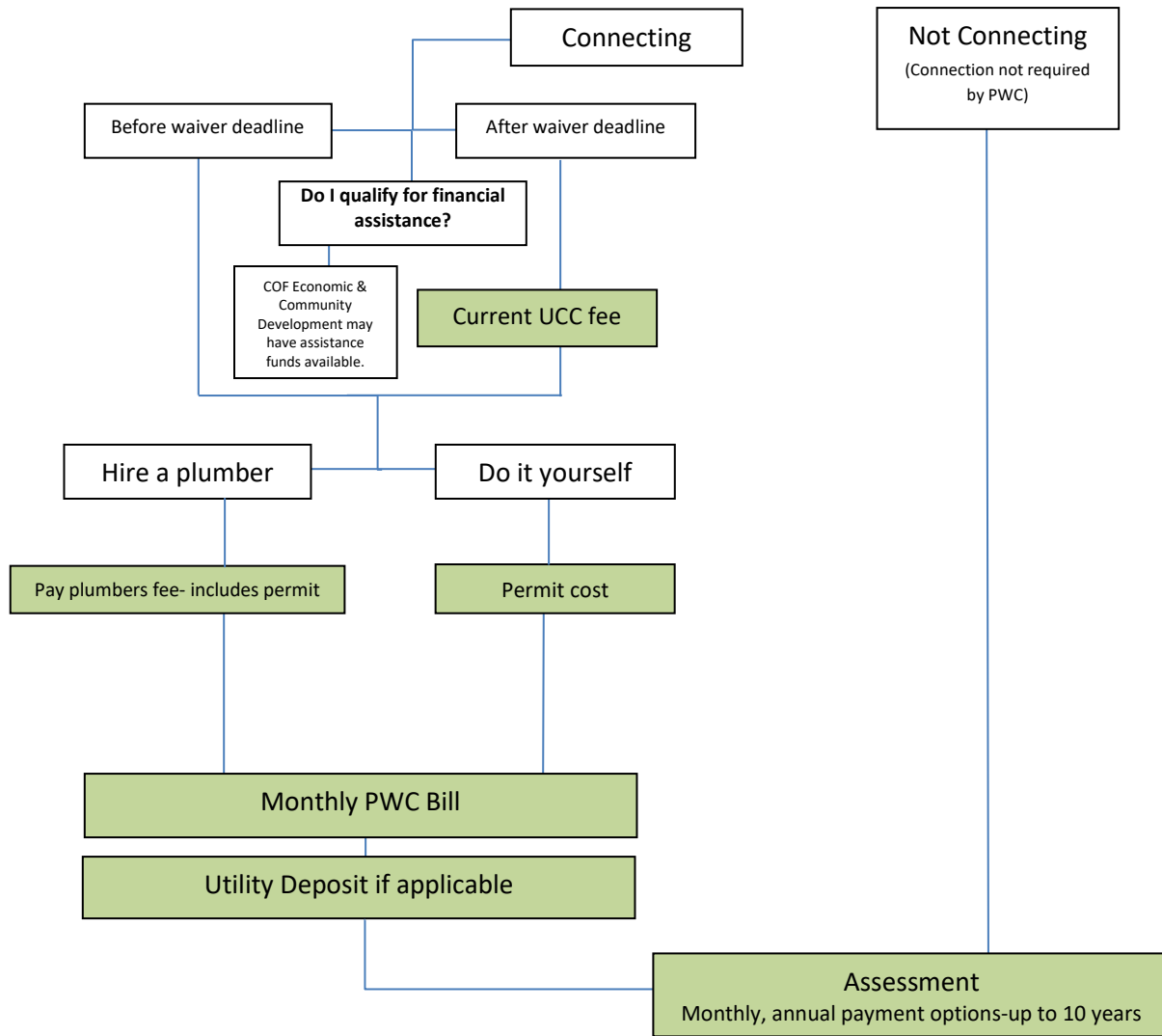
# Steps to Connecting to Newly Installed Sewer Service



Note: Costs associated with connection to/use of sewer service are separate from the cost of the assessment which is the property owner's portion of the cost of the sewer improvements in your neighborhood.



# Costs Associated with Sewer Service Connection & Assessment



	Not Connecting	Connecting before waiver deadline	Connecting after waiver deadline
<b>Assessment</b> Cost to install mains and service laterals and shared by the property owners, and PWC.	\$5,000	\$5,000	\$5,000
<b>Utility Connection Charge (previous called FIF)*</b> A fee for all new users of PWC's sewer/water systems, which helps offset the impact of expansion on our treatment plants. Annexed properties have UCC waived if connection is made before waiver deadline	\$0	\$0	\$1,853*
<b>Plumbers Fee</b> Paid directly to plumber; amount determined by job/plumber	\$0	Plumber's quote	Plumber's quote
<b>Monthly Sewer Bill*</b> Begins once connected; billed based on water usage if customer has PWC water; billed as flat fee if another water provider	\$0	Aqua water customer Flat fee - \$45.25	Aqua water customer Flat fee - \$45.25
<b>Utility Deposit- if applicable</b>	\$0	\$79*	\$79*
*Current amount. Will pay current amount as of connection date.			