

**PROJECT 25 – Utility Installation
Informational Meeting
Lake Rim Estates**

**Tuesday, April 2, 2024
7:00pm – E.E. Miller Recreation Center**

Meeting Agenda

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

Utility Installation Plan

Project Management: PWC Water Resources Engineering Staff

Contractor: TA Loving

Design Engineer: Moorman, Kizer, & Reitzel

Construction start date: April 2024

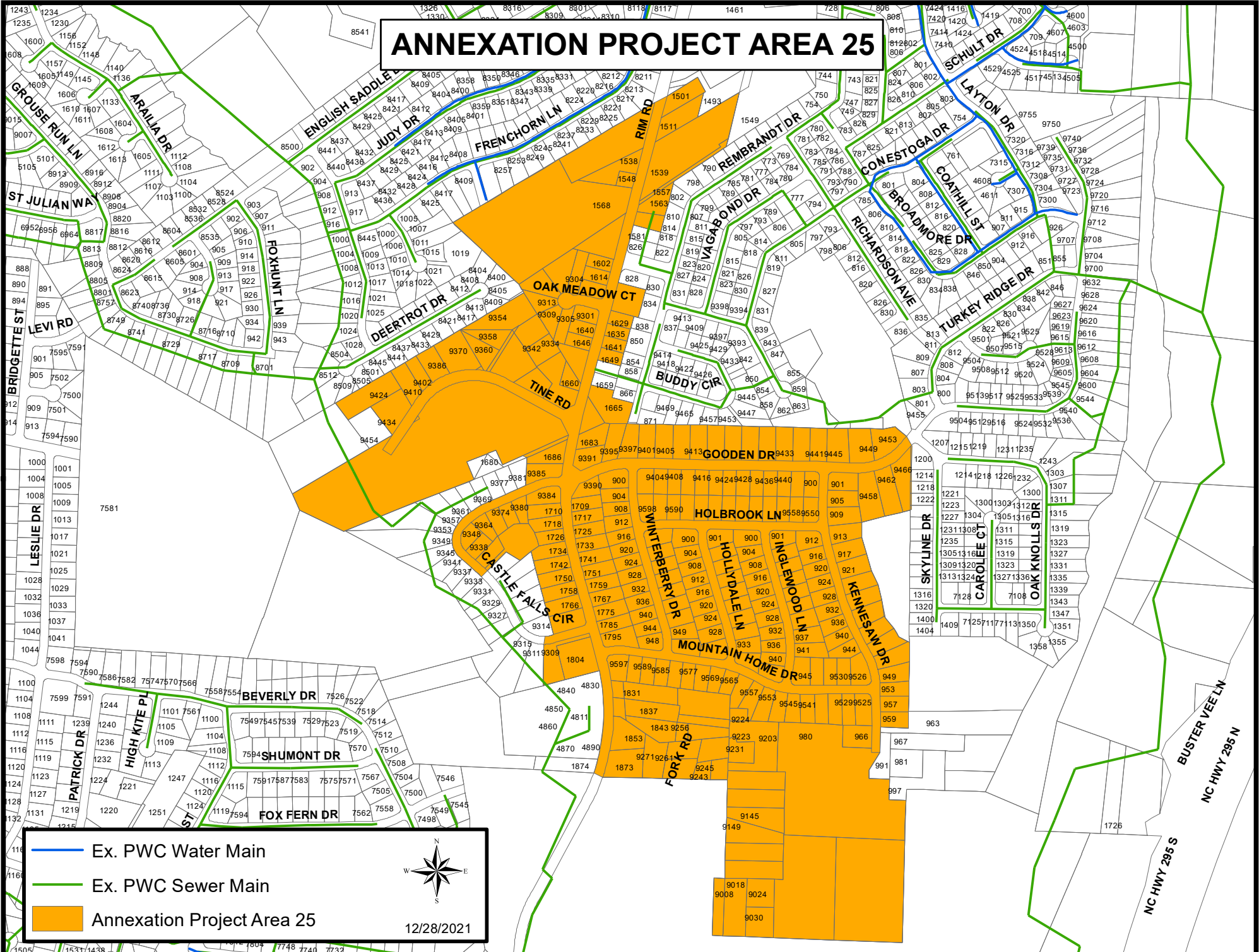
Expected completion date: September 2025

Scan the QR code for utility installation progress:
<https://www.FayPWC.com/annexation-project25/>



Annexation Construction Questions: 910-223-4730
PWC Customer Service: 1-910-483-1382

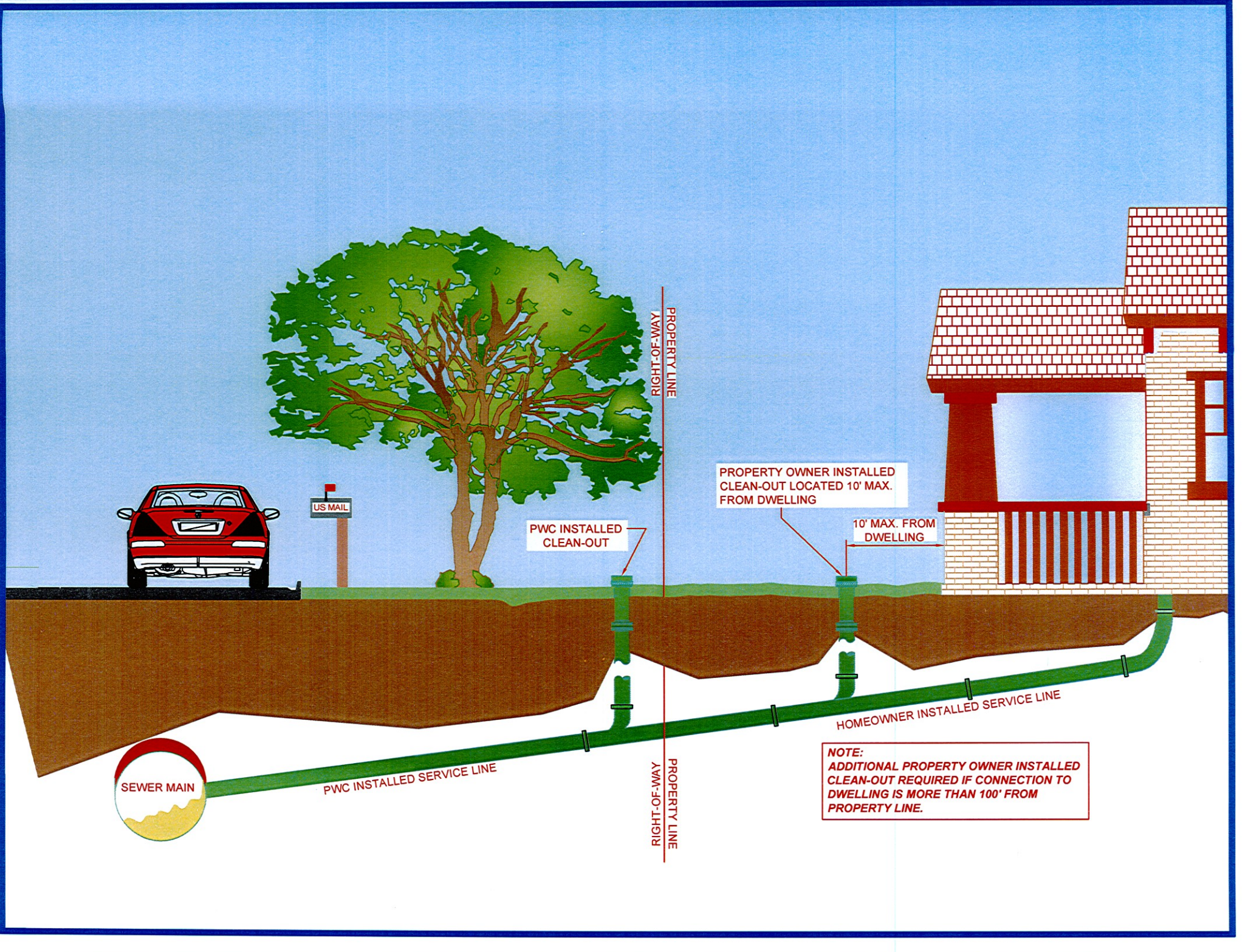
ANNEXATION PROJECT AREA 25



- Ex. PWC Water Main
- Ex. PWC Sewer Main
- Annexation Project Area 25



12/28/2021



PROPERTY LINE

PROPERTY LINE

US MAIL

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

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

Annexation Phase V – Project 25 – Lake Rim Estates

Project Details

- Design Start: March 2019
- Design Completion: October 2021
- Construction Start: April 2024
- Services: Sewer - 245 | Water - 22
- Engineer Design Firm: Moorman, Kizer, and Reitzel
- Contractor: TA Loving Company

Communications

- Project 25 Map
- Preliminary Assessment Resolution- Project 25 (December, 2019)
- Public Hearing Notice-Project 25 Preliminary Assessment (February, 2020)
- Construction Resolution- Project 25 (March, 2020)
- Area 25_Construction Meeting Invite (March, 2024)

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. First, you will see design engineers and surveyors canvassing the area to determine the layout of the sewer collection system. Once the design is complete, the project will be bid and the construction phase will begin.

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](#)

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 25- Lake Rim Estates

- [Area 25_Construction Meeting Invite \(March, 2024\)](#)
- [Construction Resolution- Project 25 \(March, 2020\)](#)
- [Public Hearing Notice-Project 25 Preliminary Assessment \(February, 2020\)](#)
- [Preliminary Assessment Resolution- Project 25 \(December, 2019\)](#)

Project 26 – Cliffdale West, Woodmark

- [Project 26 Construction Meeting Handout \(September, 2023\)](#)
- [Project 26 Construction Meeting Invite \(August, 2023\)](#)
- [Project 26 Prelim. Assessment Letter \(05/2021\)](#)
- [Project 26 Prelim. Assessment Resolution \(05/2021\)](#)

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

- [Connection Meeting invite- Project 32 East Section1 \(03/2024\)](#)
- [Project 32 East Section 1 Construction Begins \(06/2022\)](#)
- [Project 32 East Section 1 Meeting Invitation \(05/10/2022\)](#)
- [Project 32 East Section 1 Survey & Appraisal Notice \(04/2018\)](#)

Upcoming Projects

Project 27 – Cliffdale Forest

- [Project 27 Prelim. Assessment Letter \(05/2021\)](#)
- [Project 27 Prelim. Assessment Resolution \(05/2021\)](#)

Project 28 – Cliffdale West

- [Project 28 Preliminary Assessment Letter for the Public Hearing in October \(September, 2023\)](#)

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

- [Project 33 North Preliminary Assessment Letter for Public Hearing in October \(September, 2023\)](#)

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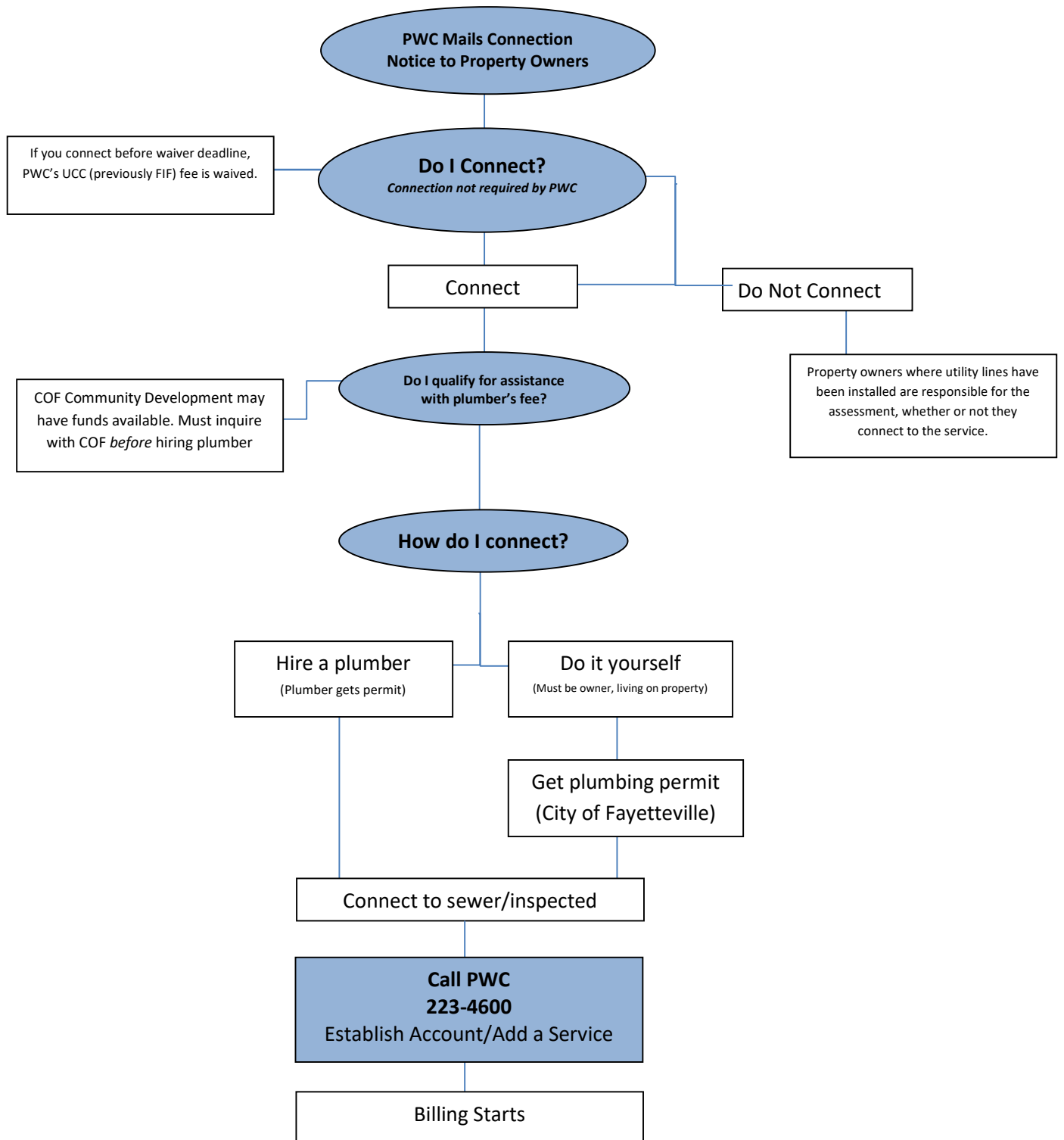
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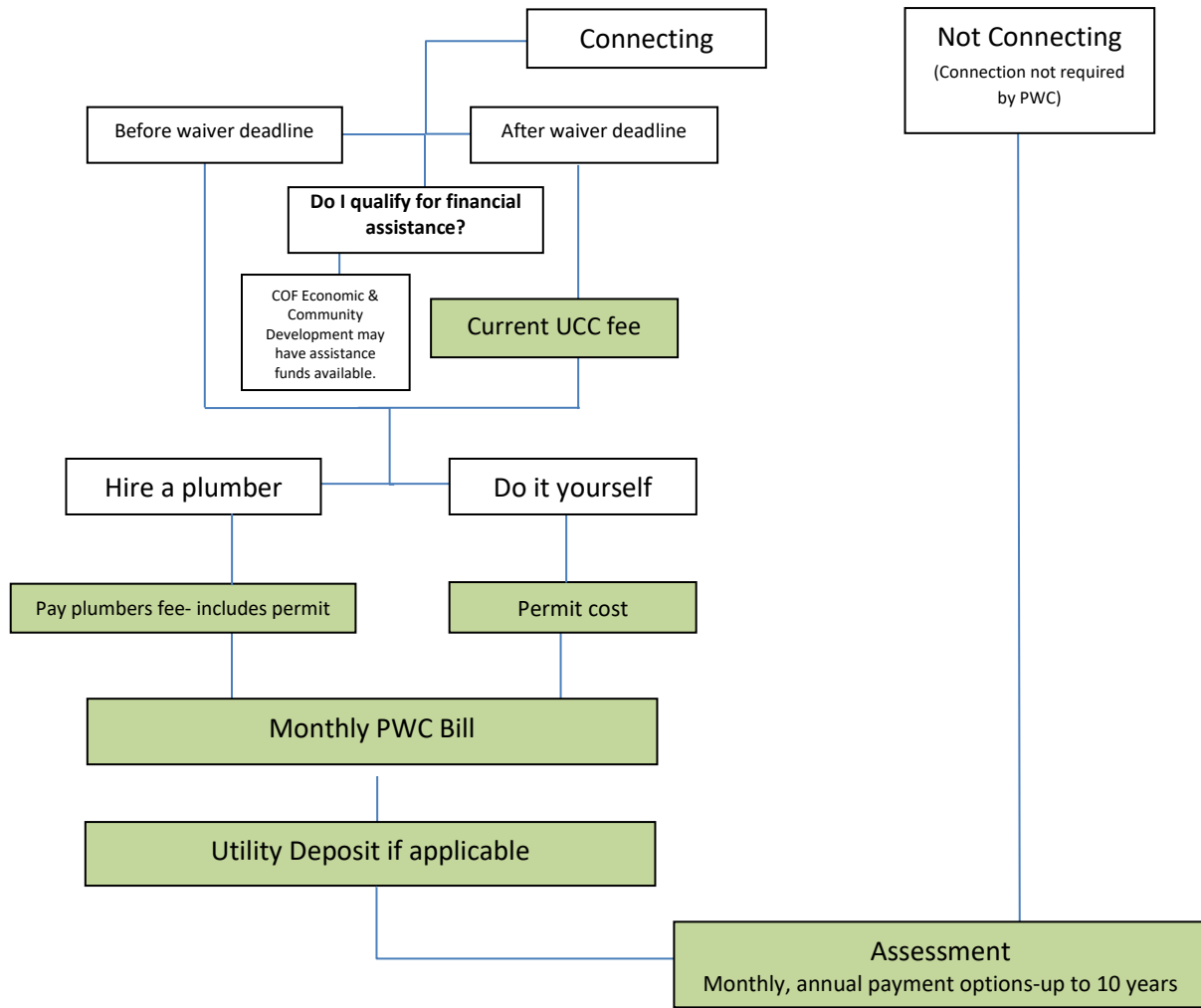
Previous Annexations

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/Water Service Connection & Assessment



	Not Connecting	Connecting before waiver deadline	Connecting after waiver deadline
Assessment Cost to install mains and service laterals and shared by the property owners, and PWC.	\$5,000	\$5,000	\$5,000
Utility Connection Charge (UCC)* 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	Sewer- \$1,853* Water- \$763*
Plumbers Fee Paid directly to plumber; amount determined by job/plumber	\$0	Plumber's quote	Plumber's quote
Monthly Sewer Bill* Begins once connected; billed based on water usage if customer has PWC water; billed as flat fee if another water provider	\$0	PWC Water Customer \$6.18 per 1,000 gallons* Aqua water customer Flat fee – Inside City limits \$49.22*	PWC Water Customer \$6.18 per 1,000 gallons* Aqua water customer Flat fee – Inside City limits \$49.22*
Utility Deposit- if applicable	\$0	Sewer- \$79* Water- \$57*	Sewer- \$79* Water- \$57*

*Current amount. Will pay current amount as of connection date.



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