

**ANNEXATION PHASE 5: PROJECT AREA 27
Cliffdale Forest Subdivision**

**Sewer Installation- Informational Meeting
Thursday, March 13th, 2025
7:00 p.m. – EE Miller Recreation Center**

Meeting Agenda

Overview of tonight's meeting	Lamont Hinson, PWC
Introduction of PWC staff and contractors	A.J. Riddle, PWC
Installation timeline/process	A.J. Riddle, PWC Lamont Hinson, PWC
Project Communications	Lamont Hinson, PWC
Connection & Assessment Information	Lamont Hinson, PWC
Questions & Answers	PWC Staff, Contractors

Utility Installation Plan

Project Management: PWC Water Resources Engineering Staff

Contractor: TA Loving

Design Engineer: W.K. Dickson & Company, Inc.

Construction start date: March 24, 2025

Expected completion date: March 31, 2026

Available for Connection: Summer 2026

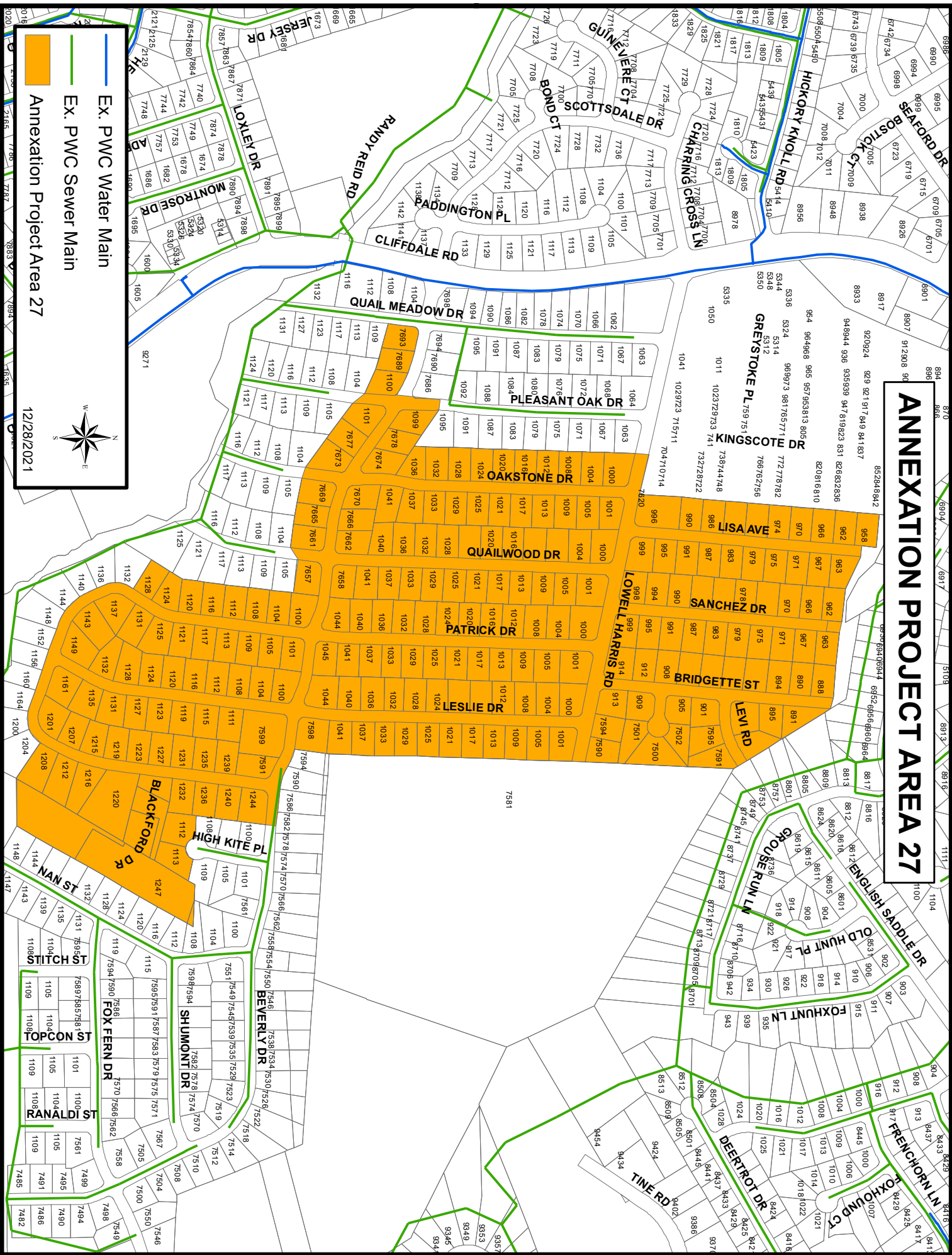


Follow utility installation progress by scanning the QR code to visit:

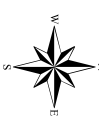
<https://www.FayPWC.com/Annexation-Project27/>

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

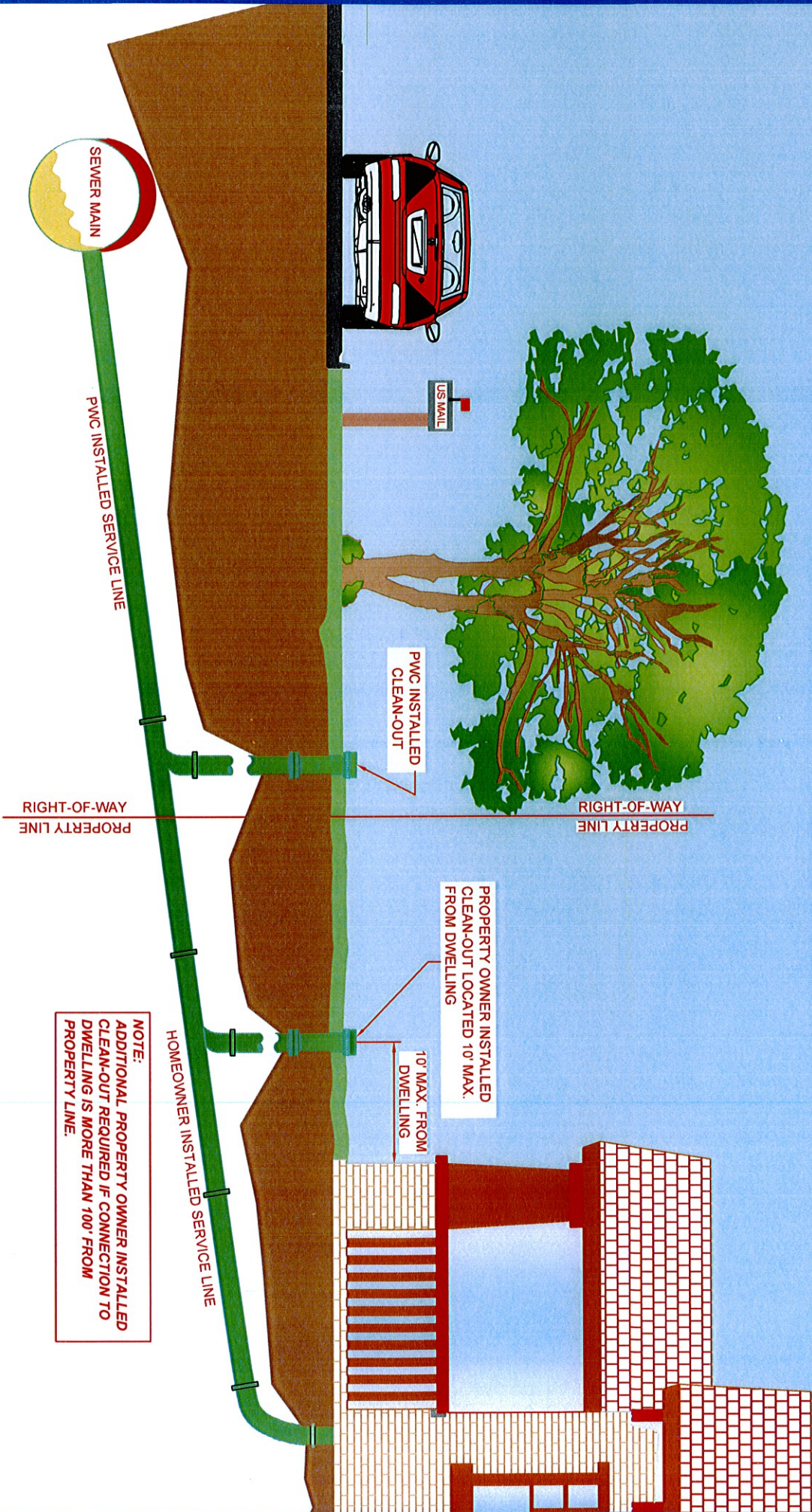
ANNEXATION PROJECT AREA 27



Ex. PWC Water Main
Ex. PWC Sewer Main
Annexation Project Area 27



12/28/2021





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.



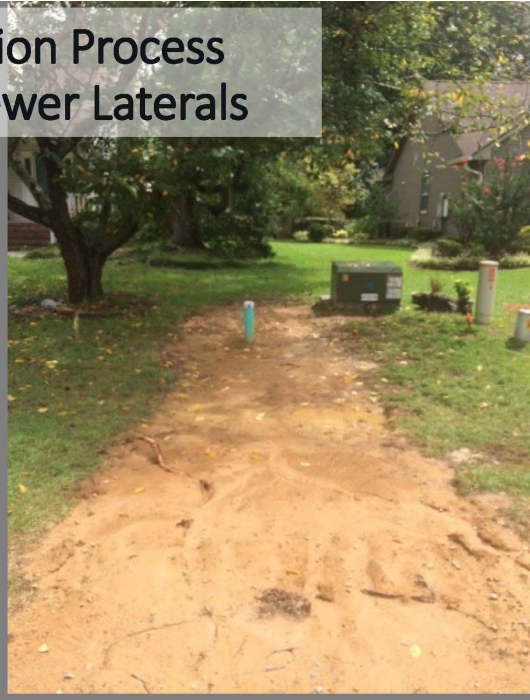
Scan the QR code to watch an educational video about the construction process for annexation projects.

Construction Process

2. Installation of Sanitary Sewer Main



Construction Process 3. Install Sewer Laterals



Scan the QR code to watch an educational video about the construction process for annexation projects.



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



Scan the QR code to watch an educational video about the construction process for annexation projects.

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



Scan the QR code to watch an educational video about the construction process for annexation projects.

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



Scan the QR code to watch an educational video about the construction process for annexation projects.

Annexation Phase V – Project 27 – Cliffdale Forest

Project Details

- Project 27 Map
- Design Start: April 2020
- Design Completion: June 2022
- Construction Start: March 2025
- Construction Completion: March 2026
- Available for Connection: Summer 2026
- Services: 234
- Engineer Design Firm: WK Dickson

Communications

- Project 27 Construction Meeting Invitation (03/2025)
- Project 27 Prelim. Assessment Letter (05/2021)
- Project 27 Prelim. Assessment Resolution (05/2021)



Cliffdale Forest Sewer Installation Informational Meeting

Thursday, March 13, 2025

E.E. Miller Recreation Center – 1347 Rim Road, Fayetteville, NC 28314

7:00 p.m. – 8:00 p.m.

Residents in the Cliffdale Forest neighborhood are invited to attend an informational meeting about upcoming sewer installation scheduled to begin in your neighborhood within the next few weeks. Staff of the Fayetteville Public Works Commission and project contractor representatives will present details of the project that will impact properties highlighted on the enclosed map. As the project begins, additional information will be mailed to residents and information will also be available on the PWC website.

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.

In Design

Design for this project area is underway and engineers may be visiting with property owners as part of the design process. Once the design process has been completed, property owners will be notified by mail of the Preliminary Assessment Public Hearing held by the Fayetteville City Council that will begin the next phase of the project. The installation start date is still to be determined.

This information is subject to change.

Annexation Utility Installation

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[Phase V Installation Timeline](#)

[Phase V Project Map](#)

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Previous Annexations

[Phase IV-B](#)

[Phase IV-A](#)

[Phase III-B](#)

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- Meeting Handout (04/2024)
- Area 25- Construction Begins Letter (04/2024)
- Area 25, Construction Meeting Invite (03/2024)
- Construction Resolution- Project 25 (03/2020)
- Public Hearing Notice-Project 25 Preliminary Assessment (02/2020)
- Preliminary Assessment Resolution- Project 25 (12/2019)

Project 26 – Cliffdale West, Woodmark

- Project 26 Construction Meeting Handout (09/2023)
- Project 26 Construction Meeting Invite (08/2023)
- Project 26 Prelim. Assessment Letter (05/2021)
- Project 26 Prelim. Assessment Resolution (05/2021)

Project 27 – Cliffdale Forest

- Project 27 Construction Meeting Invitation (02/2025)
- Project 27 Prelim. Assessment Letter (05/2021)
- Project 27 Prelim. Assessment Resolution (05/2021)

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

- Project 32 East Section 1 Assessment Meeting Handout (02/2025)
- Project 32 East Section 1 Assessment Meeting Invite (01/2025)
- Project 32 East Section 1 Assessment Brochure (01/2025)
- Project 32 East Section 1 Assessment Letter (12/2024)
- Project 32 East Section 1 Connection Meeting invite (03/2024)
- Project 32 East Section 1 Connection Meeting Packet (04/2024)
- 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 28 – Cliffdale West

- Project 28 Preliminary Assessment Letter for the Public Hearing in October (09/2023)

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 (09/2023)

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

List of Local Licensed Plumbers

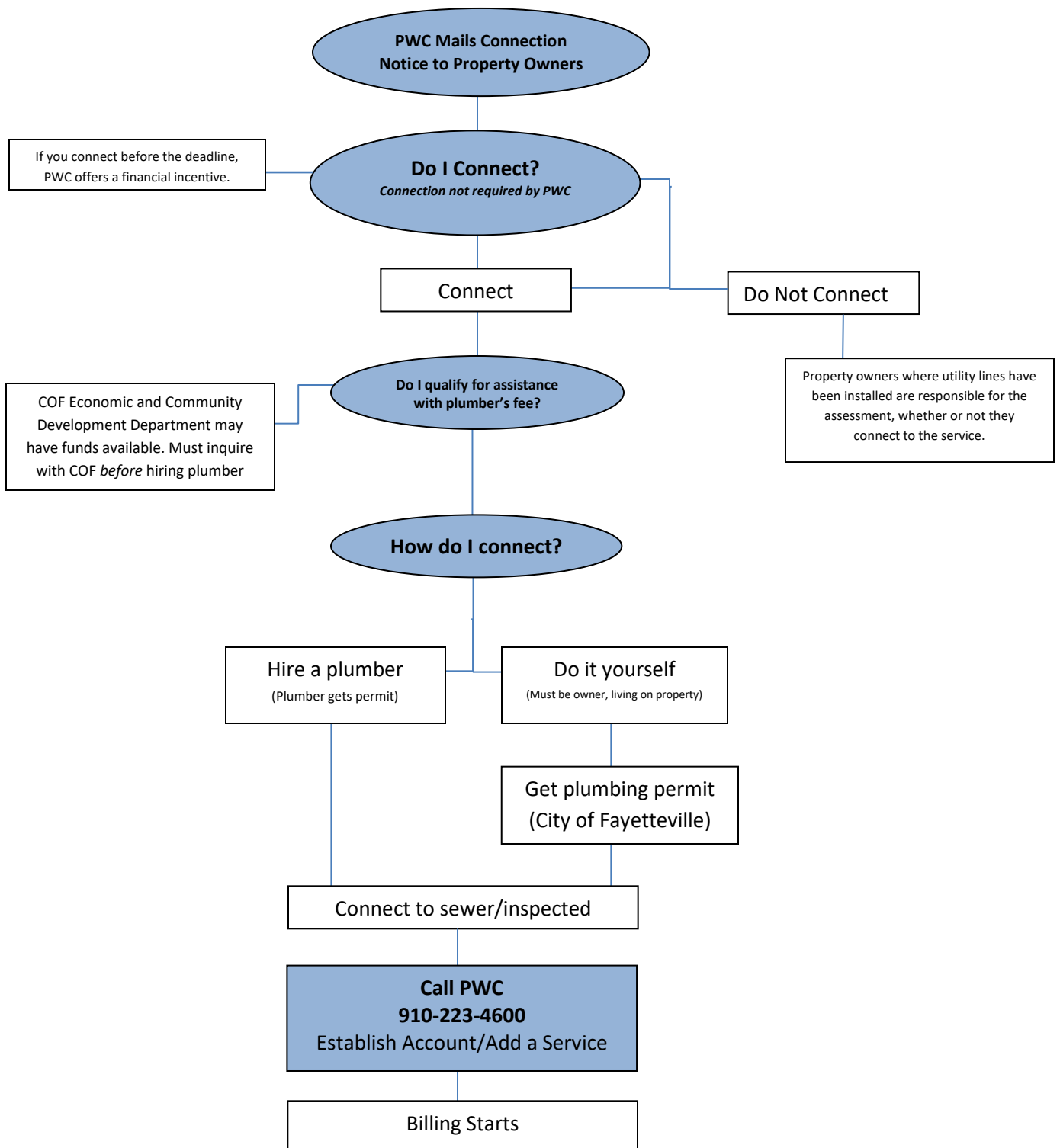
Previous Annexations

Phase IV-B

Phase IV-A

Phase III-B

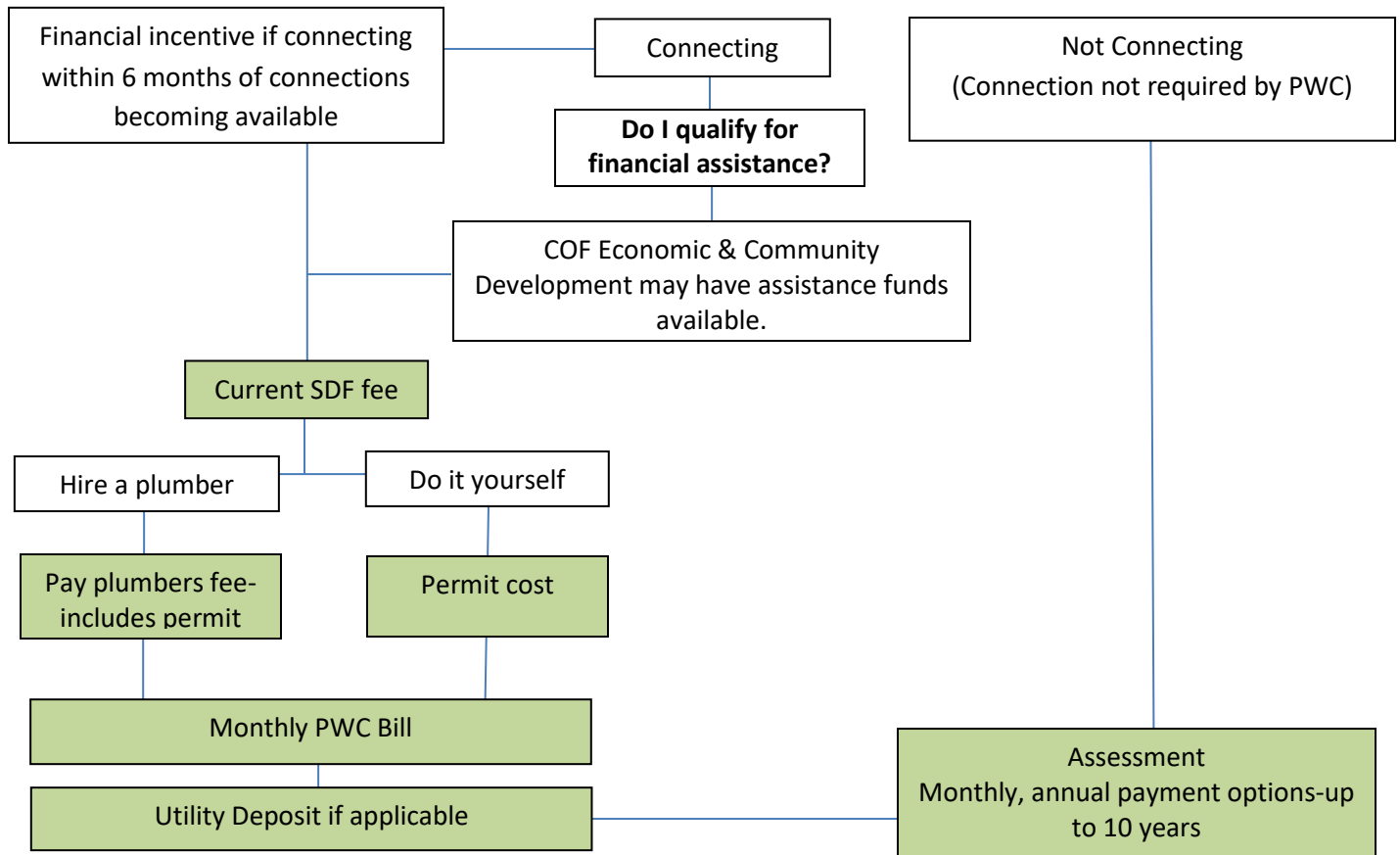
Steps to Connecting to Newly Installed Sewer Service



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
Assessment Cost to install mains and service laterals and shared by the property owners, and PWC.	\$5,000	\$5,000
System Development Fee* A fee for all new users of PWC's sewer/water systems, which helps offset the impact of expansion on our treatment plants. A financial incentive is available for annexed properties if connection is made six months of connections being made available.	\$0	Sewer: \$1853*
Plumbers Fee Paid directly to plumber; amount determined by job/plumber	\$0	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	Aqua water customer Flat fee - \$49.22
Utility Deposit- if applicable	\$0	Sewer: \$98*
*Current amount. Will pay current amount as of connection date.		