

Installing Sanitary Sewer System in Existing Neighborhoods

Project 23- Section 2: Rayconda
Project 24 - Section 2: Cliffdale Estates

Virtual Meeting

Presented by Fayetteville PWC

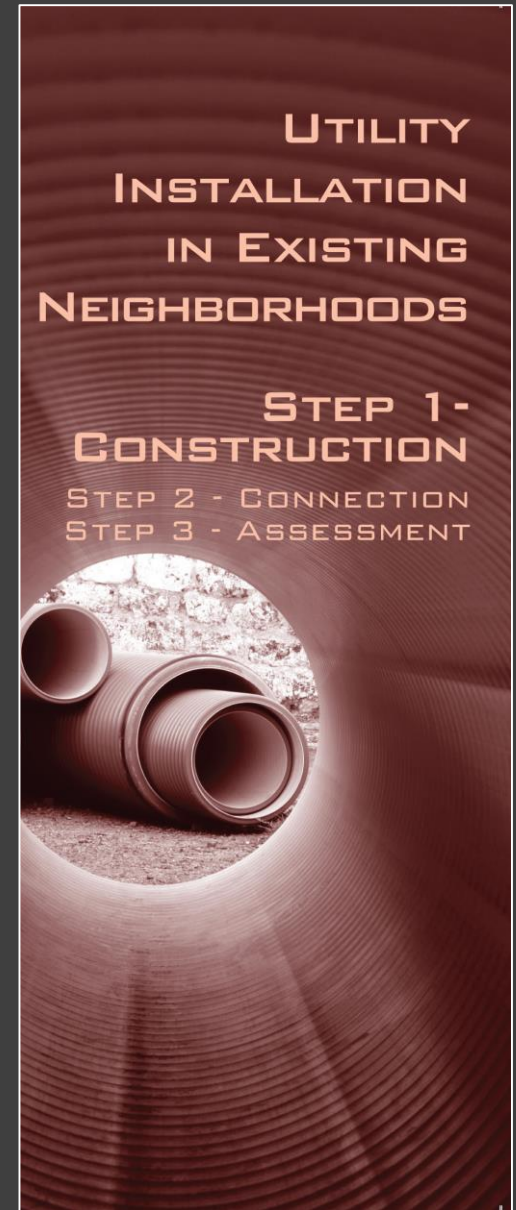
August 25, 2020

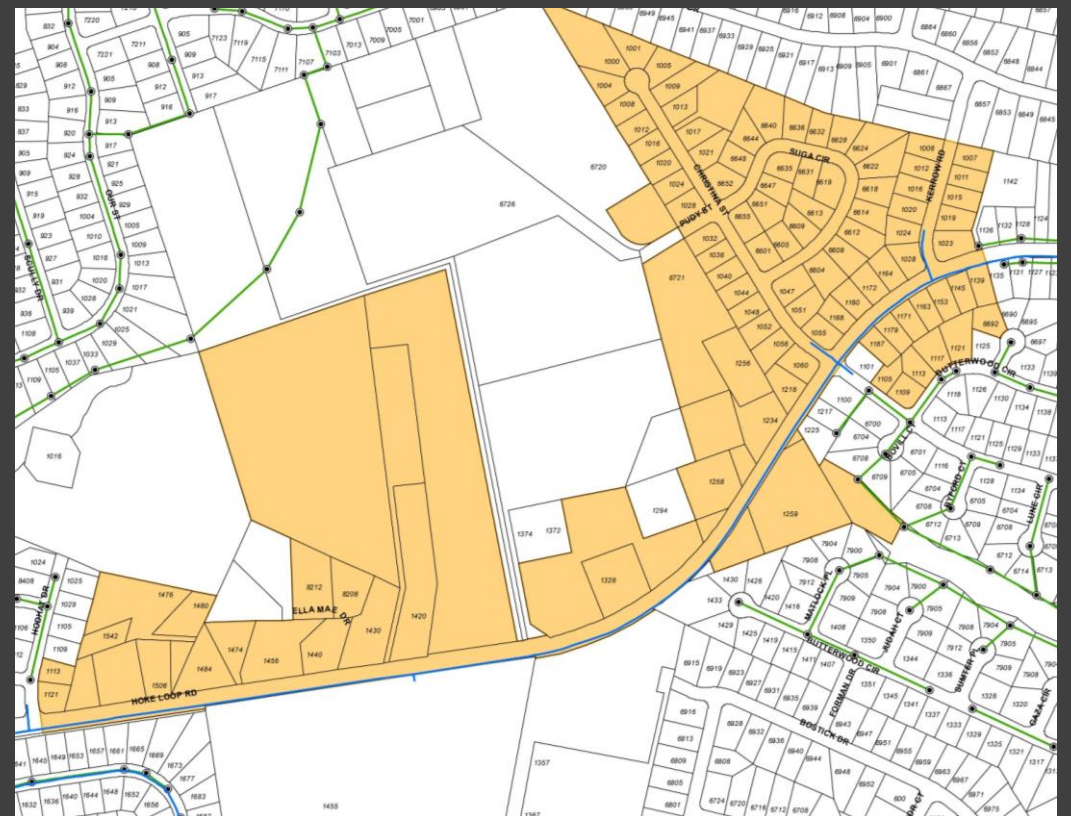
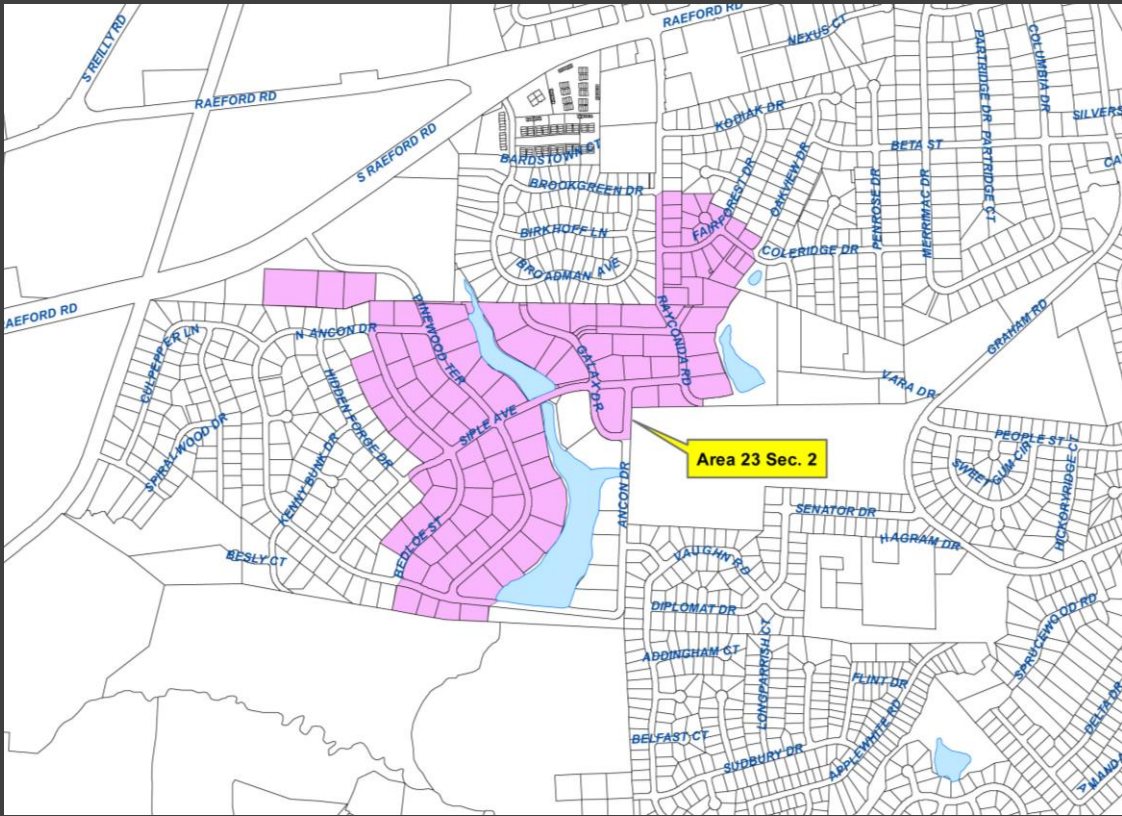
5:30 p.m.


Presentation/Recorded Meeting available:

[//www.faypwc.com/annexation-project23](http://www.faypwc.com/annexation-project23)

[//www.faypwc.com/annexation-project24](http://www.faypwc.com/annexation-project24)






FAYETTEVILLE
PUBLIC WORKS COMMISSION
P.O. BOX 1089, FAYETTEVILLE, N.C. 28302-1089

Tonight's meeting

Project 23-Sec 2: Rayconda Project 24-Sec 2: Cliffdale Estates

Information Meeting Notice

Sewer Installation

- Part of the City of Fayetteville's Phase V Annexation
- Install Safe, reliable system for removing wastewater from neighborhoods built with septic tanks. Older septic tanks fail and because of density of neighborhoods, aren't able to be replaced.
- Sanitary sewer service takes wastewater from your home to a PWC treatment plant. Water is cleaned and returned to the environment
- On behalf of the City of Fayetteville, PWC manages the design and construction of sewer installation projects and provides citizen information and notifications.

Tonight's Meeting

- Purpose of project
- Introduce PWC staff and TA Loving staff
- Explain installation project, impact to your neighborhood
- Project Communications
- Overview of Connection & Assessment process

Ask Questions Using Zoom Chat feature

Sanitary Sewer System

- Safe, reliable system for removing wastewater from neighborhoods built with septic tanks.
- Older septic tanks fail and because of density of neighborhoods, aren't able to be replaced.
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Misty Manning
PWC Water Resources Engineering

- **Design Engineers**
 - Rayconda – Moorman, Kizer, Reitzel
 - Cliffdale Estates – WK Dickson
- **Construction Contractor**
 - TA Loving



Construction

Project Coordinators

- Rayconda – Darrell McManus
- Cliffdale Estates – Sam Canady

Engineer Techs

- Rayconda – Mina Foy
- Cliffdale Estates – Garrett Smith

Water Resources Office

- Liz Vasser (910) 223-4730

PWC Right of Way

- Jim Autry
- George Hamilton
- Kyle Brisson
- Reggie Abbott
- Professional Property Services (Right of Way contractor)



PWC Staff

Project Overview

Rayconda – Area 23, Section II

- Installing Sanitary Sewer and Water Main
 - Will install water to serve portions of Rayconda that don't have current access to water
- No storm water improvements
- Construction: October 2020 to December 2021

Cliffdale Estates – Area 24 Section A

- Installing Sanitary Sewer Main Only
- No storm water improvements
- Construction: September 2020 to June 2021



PROPERTY LINE

PROPERTY LINE

PWC INSTALLED CLEAN-OUT

SEWER MAIN

PWC INSTALLED SERVICE LINE

HOMEOWNER INSTALLED SERVICE LINE

RIGHT-OF-WAY

RIGHT-OF-WAY



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.



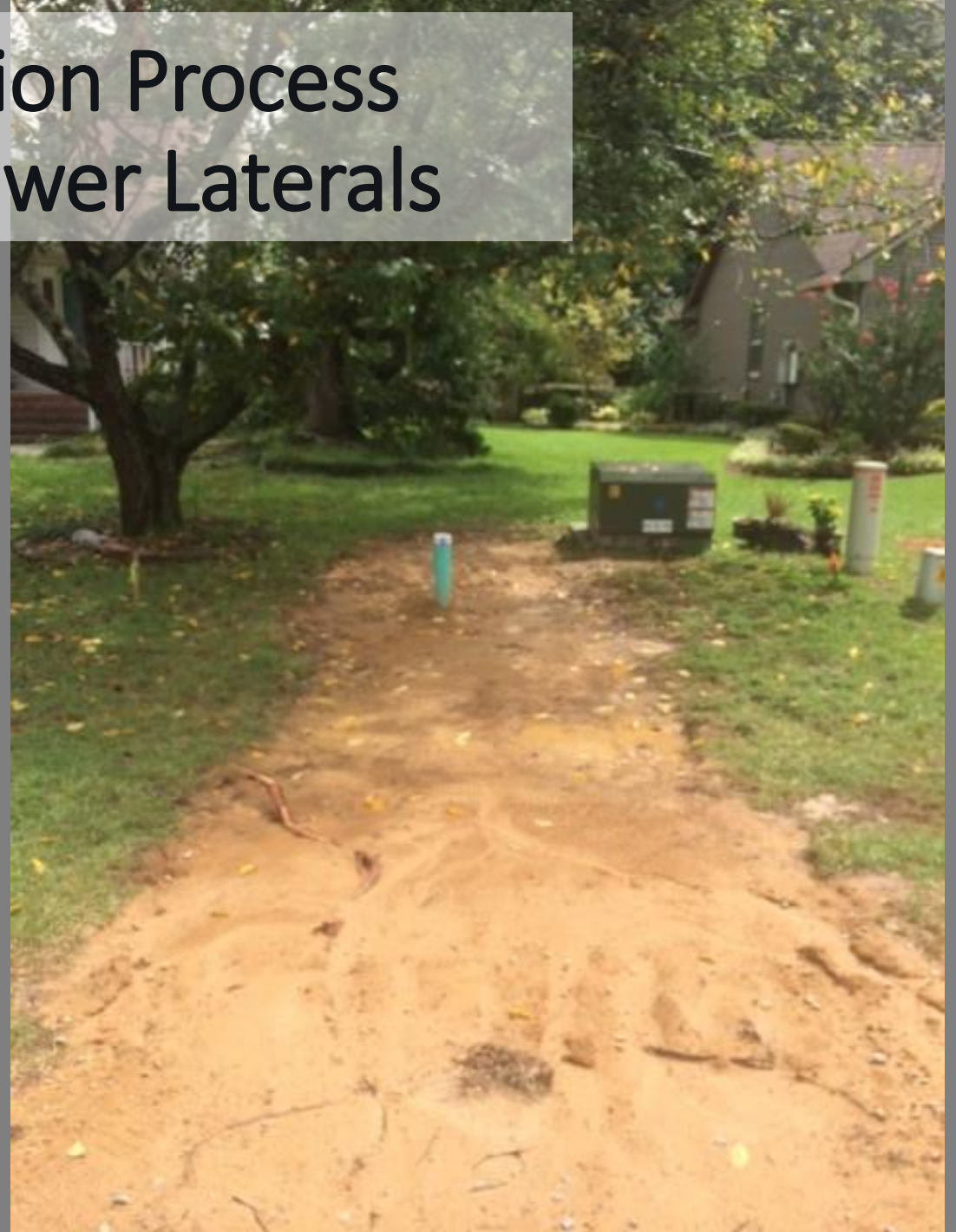
Construction Process

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



Where & When?

- **Staging Areas**
 - **Rayconda:** Intersection of Graham Rd/Strickland Bridge Rd
 - **Cliffdate Estates:** Near Lake Rim Elementary
- **Work Hours:** 7 am- 5 pm Monday through Friday
- **Where work is anticipated to begin:**
 - **Rayconda:** Schedule not known at this time.
 - **Cliffdale Estates:** Hoke Loop Road toward Kerrow Road. Also tie into existing sewer on Butterwood Circle and perform bores on Hodhat Rd & Hoke Loop Rd

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: 8 am- 5 pm
 - After-hours emergencies: 910-483-1382
 - Contact Aqua for after hour water main breaks

Project Communications

- Property owners/residents will be sent mailing that will include details discussed at tonight's meeting.
- Can arrange small group meetings (please call 910-223-4009)
- Nextdoor App
- Fall 2021- after construction is complete; will hold meetings to provide details of the connection process and assessment.
- Remind about keeping address up to date

www.faypwc.com (Residential menu>annexation

Connection/Assessment

- **Will occur after construction is complete**
- **2 separate costs for property owners**
- **Connection**
 - Connection not required by PWC
 - Savings if you connect within 6-months
 - Hire a plumber or connect yourself (if you live in home)
- **Assessment**
 - Responsible for assessment even if you don't connect
 - Assessment confirmed by City Council (becomes due) several months after connection is available to system/Notified of Public Hearing
 - Once confirmed, have 10 years to pay

Property Owner Costs

	Not Connecting	Connect <u>before</u> waiver deadline	Connect <u>after</u> waiver deadline
Assessment (Typical residential property) Cost to install mains and service laterals and shared by the property owners, and PWC.	\$5,000	\$5,000	\$5,000
Facility Investment Fee (FIF)* 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 FIF waived if connection is made within 6 months of service becoming available	\$0	\$0	\$1107*
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 \$5.28 per 1,000 gallon* Aqua water customer Flat fee- \$37.12	PWC Water customer \$5.28 per 1,000 gallon* Aqua water customer Flat fee- \$37.12
Utility Deposit- if applicable	\$0	\$64*	\$64*

*As of July 1, 2020. Will pay current amount as of connection date.

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