

APPENDIX A: SUMMARY OF SERVICES, COSTS, AND REVENUES (AX22-008)

Name of Area: Ramsey Street – across from Slocomb Road

Assumed Effective Date: August 8, 2022

BUILD-OUT ASSUMPTIONS

The parcels are currently vacant (wooded and cleared) except for a telecommunication tower located on the property. A preliminary site plan has been submitted to the City for a self-storage facility; however additional submittals, reviews, and approvals shall be required.

CITY SERVICES

If the area is annexed, the City would provide services, as explained below.

Fire Department- West Area

Fire Protection Services - The department reports that it would cover the area before and after annexation.

Debt Assumption - The area is serviced by Westarea Fire Department. Under State law, the City is required to request debt information from the affected Fire Department and may be required to assume some of that debt.

Fire Inspection Services -The City Fire Department would be responsible for providing service. The cost or revenue would be minimal.

Police Department-

Patrol Services - The department would be responsible for providing service. The cost would be minimal.

Public Services Department-

Engineering Division - During construction, an inspector would inspect the construction of storm water control measures to ensure compliance with City regulations.

Traffic Services and Street Maintenance – Driveway access and additional requirements such as turn lanes would be reviewed and approved by this department.

Solid Waste Division – As this will be a commercial development the owner would need to acquire private hauler services.

Transit Department- N/A

PWC SERVICES

If the property is annexed, PWC would be able provide services, as explained below.

PWC Water and Sewer Division-

Sewer: Sewer is available. The developer will be responsible for extending sewer mains into the site.

Note: There is an existing 8-inch PWC gravity sewer main on the site. There is also an existing 8-inch Kelly Hills gravity sewer main on site (owned and operated by Cumberland County). The developer would install the necessary sewer main extensions/laterals to serve the parcel under consideration.

Water: Water is available. The developer will be responsible for extending water mains into the site.

Note: There is an existing 8-inch PWC water main in the western Ramsey Street right-of-way along the frontage of the subject parcel. The developer would install the necessary water main extensions/laterals to serve the parcel under consideration.

Fire Hydrants: The developer will be responsible for installing fire hydrants on the new water mains per the Fire Marshall's requirements.

Note: There are no existing fire hydrants located on the 8-inch PWC water main along the frontage of the subject parcel. Fire hydrants will need to be provided for the development as required by the City Fire Marshal's office.

Costs to PWC: PWC would incur routine operation and maintenance costs.

Revenues to PWC: PWC would receive revenue from the new sewer and water accounts for new development in the area.

PWC Electrical Division-

Electrical: PWC has indicated that it will be the customer's choice to use PWC or Duke Energy

Street Lights: The developer will be responsible for the cost of installing street lights.

Costs to PWC: PWC would incur routine operation and maintenance costs.

Revenues to PWC: PWC would receive revenue from the new electrical accounts for new development in the area.