

## **APPENDIX A: SUMMARY OF SERVICES, COSTS, AND REVENUES (AX22-004)**

**Name of Area:** NC Fayetteville Dunn LLC  
**Location:** Located on the southeast side of Dunn Road and N  
Plymouth Street  
**Assumed Effective Date:** June 27, 2022

### **BUILD-OUT ASSUMPTIONS**

The parcels are currently vacant (wooded and cleared). A preliminary site plan has been submitted to the City; 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-**

**Fire Protection Services** - The department reports that it would cover the area via Fire Station 1 - Person Street.

**Debt Assumption** - The area is serviced by Eastover Fire Department. Under State law, the City is required to request debt information from the Eastover 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. A TIA may be required.

**Solid Waste Division** – If the development is a commercial or industrial use then a private collection hauler would be required.

#### **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. Possibly could use Eastover Sanitary District. The developer will be responsible for extending sewer mains into the site.

There is an existing PWC 8-inch gravity sewer main located along the northwestern right-of-way of Dunn Road along the frontage of a portion of parcel 0447-96-1856. This 8-inch gravity sewer

main discharges to an existing sewage lift station located approximately 400-LF southwest of the intersection of Dunn Road and North Plymouth Street. The developer would need to install the necessary sewer main extensions/laterals to serve the parcels under consideration.

Note: The proposed uses were listed as warehouse/distribution type facilities. Downstream sewer capacities will need to be analyzed once the estimated wastewater discharge for the development is provided. The sewer capacity analysis will need to be completed for Rockfish Creek WWTF, all downstream gravity sewer mains, and all downstream PWC lift stations including LS#31 (MJ Soffe), LS #63 (Locks Creek), and LS#13 (East Fayetteville) and Rockfish Creek WWTF.

Parcel 0447-96-1856 is shown as being located in Eastover Sanitary District's service area. The basic information sheet indicates that the owner prefers PWC water and sewer for this development, but additional coordination with Eastover Sanitary District may be needed.

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

There is an existing PWC 16-inch water main located along portions of the frontage of parcel 0447-96-1856 in the Plymouth Street right-of-way and the Dunn Road right-of-way. The developer would need to install the necessary water main extensions/laterals to serve the parcels under consideration. Please note there is also an existing 30-inch water main located along a portion of the southern boundary of parcel 0447-95-8702. This existing 30-inch water main is a transmission main and may not be available for connection.

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

There are existing fire hydrants located along portions of the frontage of parcel 0447-96-1856 in the Dunn Road right-of-way. Additional fire hydrants will need to be provided throughout the development proposed on the parcels under consideration 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 electrical service is currently provided in the area.

Note: If the electrical load exceeded 10 MW PWC would need to build a new substation in close proximity. Fortunately we have transmission running by the site. Unfortunately with Covid driving up lead times and prices, that substation could take 1.5 years to build and cost over \$10M.

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

Note: PWC has street lights along Dunn Road where it appears to be in the city but not along Plymouth Street where it appears not to be in the city.

**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.