

The image shows the cover of a spiral-bound notebook. The cover is a light tan or beige color with a subtle, repeating pattern of small, stylized floral or geometric motifs. The spiral binding is visible on the left side, consisting of a series of metal rings. The text is centered on the cover in a bold, brown, serif font.

**LYNWOOD LAKES
SUBDIVISION
WATER AND SEWER
PROJECT**

Questions

- ✓ What constitutes a project?
- ✓ 1. A “valid” petition:
 - ✓ a. Petition represented by 51% or more of the property owners within the area requesting service.
 - ✓ b. The signees must represent at least 51% of the properties within the area.
- ✓ 2. Recommended by Greensboro Water Resources based on the feasibility.

Questions Con't

3. Approved:

- a. Resolution must be adopted by the Board of County Commissioners after holding a public hearing at which time property owners are given the opportunity to speak for or against the project.
- b. City Council must also approve the project.

4. What happens if the project is approved:

- a. Greensboro Engineering will contract for the engineering design.
- b. County will inform property owners of each phase.

Questions Con't

- c. Once the engineering design is complete, property owners will be notified.
- 5. Are the lines constructed in the road right-of-way?
 - a. Water lines are run along the road right-of-way.
 - 1. If sufficient right-of-way is not available, then easements will need to be acquired.
 - b. It appears that sewer will run through properties as well as along the road right-of-way.
 - 1. Easements will be required.
 - c. Guilford County will contact property owners about required easements.

Questions Con't

- d. Easements are deeded to the City of Greensboro as the lines are constructed and placed in service, they become part of the City's system.
- 1. Permanent easements are for maintenance purposes
- 2. Temporary easements are required for construction purposes and will revert back to the property owner one year after construction is complete

Questions Con't

- ** 6. Existing wells that are located within 25 feet of a municipal sanitary sewer line or within 100 feet of a sewer manhole are required to be abandoned and the home connected to the public water line.
 - The engineer will identify wells that are subject to the 25 foot or 100 foot rule.

- 7. What are Greensboro's plans for annexation of Lynwood Lakes?
 - a. Per Greensboro Planning, this area is not one that is being studied for annexation within the next couple of years.

LYNWOOD LAKES

ASSESSED WATER AND SEWER

ASSESSMENTS

- | | |
|------------------|--------------------------|
| Water Frontage | \$10.00 per front foot |
| ✓ Water Lateral | Actual cost (est. \$900) |
| ✓ Sewer Frontage | \$10.00 per front foot |
| ✓ Sewer Lateral | Actual cost (est. \$900) |
- ✓ NOTE: Fees payable regardless of whether a connection is made to the water and/or sewer line.
 - ✓ NOTE: A lateral (stub-out) is the connection from the main line to the property line and is a part of the assessment.

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ASSESSED WATER AND SEWER

- ✓ Upon completion of the water and sewer construction, another public hearing will be held for the purpose of confirming the assessment roll. After confirmation, the County will begin billing for the assessments.
- ✓ Property owners are given the option of paying their assessments in full within 50 days of this public hearing, without interest or,
- ✓ Property owners may choose to pay their assessments over a five (5) year period at eight (8%) percent interest.

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ASSESSED WATER AND SEWER

Water and/or Sewer Connections:

- ✓ Application with the City of Greensboro
- ✓ Pay non-assessed fees (fees due in full, at time of application for a connection)
- ✓ County water acreage fee - current rate at time of application (\$500 per acre effective July 1 2007)
- ✓ County sewer acreage fee - current rate at time of application (\$500 per acre effective July 1, 2007)
- ✓ Greensboro meter fee - existing- \$165.00 (or current rate) – new home - \$185.00
- ✓ Greensboro capacity use fee – water - \$1,470.00; sewer \$1,485.00 (or current rate)

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ASSESSED WATER AND SEWER

ASSESSED AND NON-ASSESSED FEES PER LOT- NEW HOME:

Based on 1 acre and 100 feet of frontage - ESTIMATES

Frontage & lateral assessment \$3,800.00

Assessments due whether connection made or not.

✓ Non-assessed water/sewer acreage	1,000.00
✓ Water meter	185.00
✓ Water capacity use fee	1,470.00
✓ Sewer capacity use fee	<u>1,485.00</u>
✓	\$4,140.00

✓ NOTE: Homes built before July 1, 1989, contact City of Greensboro.

✓ NOTE: **These are ESTIMATES based on current rates.**

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ASSESSED WATER AND SEWER

PRELIMINARY COST ESTIMATE

Phase 1

Water Construction	\$1,647,850	
Sewer Construction	<u>1,270,348</u>	
		\$2,918,198

Phase 2

Water Construction	\$2,033,405	
Sewer Construction	<u>2,293,557</u>	
		\$4,326,962
		\$7,245,160