

POTENTIAL IMPACT TO PROPERTY

The purpose of this document is to provide detailed information regarding the potential impact to property owners and residents of the Forest North subdivision during the drainage improvement project. Specifically, it outlines what to expect regarding access to property, traffic interruptions and the removal of items and property located within the right-of-way and/or easements of the drainage project during construction.

Questions or comments may be directed by email or phone to the Williamson County Road Bond Program at roads@wilco.org or (512) 943-1195. For more information about this project, please visit www.roadbond.org/forestnorth.

During drainage improvement work, the objective is to complete the work with minimal impact to property and roads. The following are anticipated types of items/properties that may be impacted during construction:

Driveway access – The re-grading of channels and replacement of driveway culverts will require the reconstruction of some driveways. Driveways will be accessible by the end of each workday, and repairs will be made upon completion of the entirety of the work. Notice will be provided to homeowners and residents at least 48 hours prior to any driveway access interruptions.

Access restrictions – Some footpath access and on-street parking will be temporarily unavailable during construction. Parking on the street will not be possible during construction activities. Prior to each day of construction, vehicles parked on the street must be moved.

Traffic interruptions – Expect some traffic interruptions on roadways near or within work areas.

- Local street closures will be necessary during segments of construction, as drainage infrastructure exists adjacent to and across roadways.
- Stationed on Broadmeade Avenue, electronic signage will be used to inform residents of upcoming street closures.
- Onsite traffic-management devices will be used during construction activities to alert residents of street closures and route diversions.
- The project website, www.roadbond.org/forestnorth, will provide updates regarding street closures and work schedules.

Noise and dust – Noise and dust associated with construction are anticipated during project work hours.

Temporary water interruption – Some residents may experience a temporary interruption to the water supply during construction. The County and the City of Austin have attempted to prepare for and alleviate any potential disruption, but there may be water lines in conflict with drainage infrastructure.

FOREST NORTH DRAINAGE IMPROVEMENT PROJECT

Landscaping – The right-of-way and easements must be clear for work by the start of construction.

- Landscaping within the right-of-way and easements must be removed and may not be replaced.
- Irrigation systems must be removed from the right-of-way and may not be replaced.
- The right-of-way and easements will be marked with stakes prior to the start of construction.

Within the limits of construction, and as necessary, the following items will be repaired and replaced by the contractor in the following manner:

- Grass – will be restored with topsoil and soil-retention blankets; and reseeded.
- Fencing – replaced with standard or like fencing.
- Driveways, sidewalks and roadway pavement – replaced with standard concrete/pavement.
- Mailboxes – will be removed and replaced with a standard mailbox.

If left in areas designated for construction, the following items will NOT be repaired or replaced:

- Trees
- Shrubs, flower beds, landscaping, irrigation systems (will be capped at the right-of-way line)
- Masonry/Custom mailboxes (will be replaced with a standard mailbox)

Project Schedule – Weather permitting, the Forest North Drainage Improvement Project is anticipated to begin in late summer 2016. Future phases will be scheduled as funding becomes available.

Timeline of Activity

- Staking of the Right-of-Way – February/March 2016
- General Contractor Selected – June 2016
- Construction Begins – late summer 2016; work will progress by zone
- Communication with Forest North Residents – Ongoing/Throughout the duration of the project