

# FOREST NORTH DRAINAGE IMPROVEMENT PROJECT

## 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 Phase III of 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 (ROW) and/or easements of the drainage project during construction.

Please note: ROW is when the County owns the property, which usually means it was purchased, donated or dedicated to the County for purposes of a roadway or public footpaths that benefit the community.

An easement is a portion of the property owner's land that the County has the right to use for a specific purpose, such as drainage features and/or construction and maintenance that benefit the community.

Questions or comments may be directed by email or phone to the public involvement (PI) team at [roads@wilco.org](mailto:roads@wilco.org) or (512) 943-1195. For more information about this project, please visit [www.roadbond.org/forestnorth](http://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 work day unless otherwise notified, 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. Prior to the start of construction, the contractor will let residents know if vehicles will need to 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 at Ranch Road 620, Anderson Mill Road and Shady Oaks Drive, electronic signage will be used to inform residents of upcoming street closures. Final locations could be modified due to field conditions.
- There will be appropriate detours to allow access to all properties during the road closure.
- The project website ([www.roadbond.org/forestnorth](http://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.

# FOREST NORTH DRAINAGE IMPROVEMENT PROJECT

## Temporary water interruption

Some residents may experience a temporary interruption to the water supply during construction. These interruptions will occur during off-peak hours and should last no longer than six hours. 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.

## Landscaping

The ROW and easements must be clear for work by the start of construction.

- The ROW and easements will be marked with stakes prior to the start of construction in each zone so that homeowners are aware of which items need to be removed.
- Landscaping within the ROW and easements must be removed and may not be replaced.
- Irrigation systems must be removed from the ROW and may not be replaced. Homeowners are advised to remove and preserve the irrigation components in the ROW.

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 ROW line);
- Masonry/custom mailboxes (will be replaced with a standard mailbox).

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 asphalt – replaced with standard concrete/asphalt.
- Mailboxes – will be removed and replaced with a standard mailbox. Homeowners are responsible for removing and replacing custom mailboxes.

## Project Schedule

Weather permitting, construction of Phase III of the Forest North Drainage Improvement Project is anticipated to begin in late spring 2020.

## Timeline of Activity (Dates are subject to change)

- Request for Qualified Contractors – February 2020
- General Contractor Selected – May 2020
- Staking of the ROW – May 2020; work will progress by zone
- Construction Begins – June 2020; work will progress by zone
- Communication with Forest North Residents – Ongoing/throughout the duration of the project
- Anticipated Completion Date – February 2022