

Is Stormwater Management aware of this project?

Public Works Stormwater has been contacted about this project. They currently don't have a project in the area, but we will reach out to them again when we have new site surveys and develop grades that will have improved drainage.

A site survey provided by MSA gave easements that differ from the easements laid out in your project. Does this mean that MSA provided false information, or that the easement is simply on the project and did not exist beforehand?

The permanent easement is to be 10' wide. The variable temporary construction easement of 10' ± will be vacated at the end of the project and the fences will be set back to the 10' wide permanent easement; however, not all of the fence lines have been at the 10' width apart for access.

I have underground sprinklers running the back property line, will they be replaced?

Yes.

On my left rear I have a trampoline and rocks 16x16, will the rocks be replaced?

We expect to reset it back to where it originally was.

My current fence has lattice and metal poles, will these be replaced?

The fences will be timber, as proposed in the Plans.

What type of fence will be installed during work?

During construction, the project area will include a chain link 6' fence.

Will my rear fence line be in the same place or brought in?

This will depend on the home. All fences will be set to the 10' wide permanent easement.

Is there anything we can do to help speed the process up?

No, the project is set in its course. The first step is the easement acquisition. Then the project will go into bid. After that, construction should take 6 months, as long as there are no unforeseen issues.

Will our property lines be redrawn due to this?

No.

How wide are the temporary construction easements?

This varies depending on the location. We are currently looking at approximately 10' extra of temporary construction easement to have a total of 20' of construction access. The permanent easements after project completion will remain 10' wide.

Will this project resolve the flooding problems in the backyards?

This project is not expected to resolve these issues. However, proper grades should allow stormwater to enter the appropriate storm inlets.

Who is responsible for relocating swingsets/monkey bars set in concrete?

This will be addressed on a case-by-case basis. If it is within the current easement, yes, they will need to be relocated.

Will our entire fence be replaced? Or only the part affected by the construction?

This will vary for each home.

How long will our backyards be open?

If the schedule runs smoothly with no unforeseen issues, construction should take 6 months. During construction, the project area will include a chain link 6' fence for safety and security.

The plans indicate that there are items to be removed that are outside of the temporary construction easement (TCE). Will the TCE be expanded to include these items?

No, the TCE is the limits of disturbance. Nothing outside of the existing easements and TCE will be required to be removed.

Can you please advise the process for entering negotiations for loss of use, the visual eyesore, noise, disruption of normal use and/ or access fees?

There is no compensation for the temporary noise or disruption.

No compensation? Then why have appraisal for land use?

Public Utilities will compensate for the temporary construction easement acquired to complete the project. That area into the backyard identified for TCE's is what the appraisal is for, not for land use.

Our shed holds a large number of items that we cannot store anywhere else on our property. What will we do with these items? Will the city pay for us to obtain a storage unit offsite for the duration of the project if our existing shed cannot be moved or saved?

We can move the shed outside of the easement area. If that is an impossible, then arrangements will need to be made on a case-by-case basis.

Will we be re-imbursed for bushes that will be removed from the permanent easement?

This will be addressed on a case-by-case basis. However, we will need the permanent easement to remain clear for the future access.

Just to clarify, the project will demo the whole easement all the way from Stoneybrook park to Whitehurst Landing?

Yes

What about the loss to property value from loss of large shade trees and privacy hedges?

If these items were within the easement, they should have never been placed there.

How can we know where the current easement line is?

We would be happy to send out with the survey folks to stake out the easement. Please contact the Public Utilities Project Manager to schedule this.

What is the estimated outage time per lateral?

The reconnect per lateral to the mainline should only take a couple of hours.

I was told a couple of months ago that we would all be getting new sheds, is this true?

No that is not true, we do not have the budget for this.

How will damage to grass be evaluated/restored? Will the city provide services to restore to pre-project state?

The grass will be restored to pre-existing condition.

Will port-a-poopers be necessary? How is wastewater impacted?

This will not be necessary, as service should still continue uninterrupted for the duration of construction. There will be a notice sent to individuals for a scheduled lateral reconnection, which would require no flushing from the resident for a couple hours.

Can individuals contact storm water management to request they get involved?

Yes.

Will this come up for a realtor when he is looking at our house for a client before construction starts?

Likely not, unless the buyer asks the real-estate agent about this project.

Will existing trees be replaced in kind?

We do not plan to replace trees within the easement.

Who will be responsible to mow the grass in the 10' easement between the fences?

TBD.

Will contractors be responsible for the cost of tree and stump removal?

That is included in the project cost.

If we want the exact same kind of fence we have, can we purchase it and have you put that fence up?

Yes, we would be glad to work with you.

Sounds like the townhouse yards are not going to be impacted but it looks like trees and shed will still be removed. Is that correct?

The easement goes 5' into those yards and the fences will be reinstated at the 5' line.

How about the Verizon manhole that will be fixed? I moved my fence because of it and I couldn't get anyone to come out and fix it.

You can contact us to take a look but for the project we cannot disrupt Verizon property. We are to work around it.

What will happen if you can't move the shed?

This will be addressed on a case-by-case basis.

We have a very large power unit in our backyard. What will happen with that?

We will work around it so not to disturb it.

Will the tree stumps be ground down, and can I keep the mulch?

That is a specific means and method by the contractor. You will need to talk to the contractor about that, but the stumps will need to go.

Are there going to be future meetings to provide updates?

Yes, we plan to have another information meeting before construction begins. We will also post updates on www.vbgov.com/pu-projects and Nextdoor. Please reach out to us if you have any questions or concerns.