

Community FAQ

1. **How long would the construction project be?** The assumption is 60 to 90 days depending on weather and any complications.
2. **Is there a choice in participating in this or will we be required to allow this?** This easement can either be granted by us or they will take it by eminent domain
3. **Will they need to move fences to obtain access and will they be restoring to original condition? We have an iron fence.** They will not access anyone's back yard the sewer line is in common area. Sewer easement is the 20 foot directly off the back property lines.
4. **We have shrubs, trees, and plants within the 10 feet. How will that be handled? I saw they would replace with sod the grass.** If you have bushes in the common area they will not be restored.
5. **If this sewer line isn't going to be for Riverchase resident's sewer waste who will it be servicing?** The sewer line is to serve customers of the Wylie NE SUD. Although they didn't say what area it was for I can only assume development they is north of Parker road. It will connect into a Wylie sewer main. Wylie will then receive income for their waste water.
6. **I keep seeing "sewer" Is this a sanitary sewer or storm sewer. Since its only 12", my guess is sanitary.** 12 inch gravity sanitary sewer will be installed by Wylie NE SUD
7. **I presume that since the City of Wylie is the owner, they will be responsible for cleanup of any spills or accidents, as well as regular maintenance. This should probably be verified.** 12 inch gravity sanitary sewer will be installed by Wylie NE SUD. It will then be given to the city of Wylie. At that point Wylie will own it.
8. **Where is this? I haven't seen the survey stakes. It says behind Stonecrest, but Stonecrest is 2/3 mile long and takes a 90 degree bend. Is it in the open space to the west?** Survey stakes are 10 feet off of every homeowners back fence unless something has removed them all. The area in question involves only the back common area. The construction easement, if they even take it is an additional 20 feet to the west. The construction easement is only temporary.
9. **How long will construction take AFTER it has begun?** The assumption is 60 to 90 days depending on weather and any complications.
10. **Approximately how many square feet are included?**

11. **What are the limitations to the easement? That is, what will we NOT be able to do to or with the property?** We will not be able to build structures on top of the easement. Other than that we can do as we would normally do back there
12. **Is it legal for RiverChase to accept compensation if we are a non-profit?** According to the documents we can negotiate for these types of services. Our nonprofit status isn't affected by accepting payment for this easement.
13. **Do we know whether the ROW is all on common area or if it includes any private land? I think we should try to avoid the latter.** They do not plan on taking any private property other than the HOA.