

~Riverchase HOA~

Sewer Line Easement Project Behind Stonecrest Trail by
DBI Consultants & Wylie Northeast SUD

Discussions and Correspondence between DBI and Riverchase HOA Board of Directors

1. The proposed easement is 20 foot wide are the survey stakes 10 foot off the back of everyone's property?
The survey stakes are located where the center of the proposed easement will be.
2. How are you entering and planning to enter this area of the property to do the work?
We plan to enter the property along the easement(s).
3. How long will this work take?
The construction crew will cross the HOA property within a few days.
4. What is the timeline you currently have?
The timeline for beginning construction is approx. 60 days.
5. Who is the contractor?
The bids have not yet been received so the contractor has not yet been chosen.
6. How were the compensation numbers derived for the \$0.40 per square foot?
The \$0.40 per square foot was based on what was offered to the property owners on the similar project located upstream across FM 1378 last year.
7. Did a land appraiser come out to determine?
An appraisal has not been performed.
8. Is the City of Wylie "on board" with this plan?
Yes, the City of Wylie is granting easements on the parcels adjacent to this tract. This sewer line will become the City's sewer line.
9. Will this line you are planning be expanded at any time?
There are no plans for expansion of this sewer line. It is designed for ultimate capacity.
10. How many clean outs are planned for this sewer service?
There are no clean-outs planned for your property.
11. Will there be any exhaust vents on our property?
There are no vents planned for this property.
12. How many manholes will be on our property?
Manholes are required at 500 LF intervals so there will probably be 4 total.
13. Will there have to be a lift station on our property?
There will not be a lift station on the property.
14. What is the remediation plan?
We have not yet formulated a remediation plan.
15. What is the swppp plan?
The contractor will provide the swppp plan.
16. What is the proposed size of the sewer line?
The sewer line will be 12" diameter.
17. Where does the sewer tie into the sewer line on the north and south end of the property?
This is an independent sewer line which does not connect to the sewer lines located within your development.
18. Will this proposed easement benefit the folks in the RiverChase HOA?
The benefit to the RiverChase HOA is the payment for the easement.
19. The first question was that of access to that area to do the work, how exactly were the construction vehicles going to get in that area? The reason that i bring this up is the streets within the subdivision are private streets and if you were proposing to bring construction equipment on or across those streets then we would have to discuss additional requirements for any damage caused by construction vehicles. Basically, we would have to make an agreed upon video record of the condition of the streets and any damage would be repaired at no expense to us upon completion of the project.
The construction equipment would access the project via the easement. The equipment would not be allowed on the streets within the subdivision.

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20. The next question we had was about the compensation for the project. We understand that it is \$0.40 cents per square foot for the easement, however does this also include the temporary construction easement as well? If it does not then we will need to discuss that as well.

The offer is for \$0.40 per square foot for the permanent easement only. I can pass on the request that it would apply to both the permanent and temporary construction easement if you would like for me to do so. Or alternatively, the temporary construction may not be necessary or might be able to be reduced in this area.

21. The remediation of the easement area will also have to be discussed and agreed upon up front. We are not willing to accept any form of hydromulch as remediation, it will have to be sod, and that sod will need to be staked down in areas that have a slope that would cause them to slide in a rain.

The easement area can be sodded instead of hydro mulched.