

DEKALB WATERSHED MANAGEMENT'S (DWM)

WARRENHALL LANE SEWER LINE REPLACEMENT PROJECT

FREQUENTLY ASKED QUESTIONS

1. What is DWM's plan to compensate homeowners for the diminishment of the value of their properties due to the plan to clear out mature trees disturbed?

We will disturb only what is necessary. Most of this project goes down the main road of the community, and we will replace that roadway with a new road. This project will improve or increase the value of your properties in the area because you will have an upgraded property that's ready that can handle whatever future development arises. We will do our best to minimize the impact on you on the on the community.

2. How is compensation determined? Or is that done offline?

In areas where we have existing pipe and we're replacing it in the existing trench, and we already have an existing permanent easement, so compensation is not relevant because the deed gives us the right to maintain our sewer. For temporary easements, we don't necessarily use a formal process. Those are typically negotiated between DeKalb County and the property owner. If we come in and install a new pipe that is totally outside of the existing permanent easement, that is a separate process, which involves an engineering firm, appraisals and an offer.

3. Where are the funds for this project coming from?

This project is funded by DWM rate payers, the monies that you pay toward your water bill and your sewer bill go toward this project. We do have a federal loan we've acquired to assist us with paying for this project upfront, but that loan is repaid with the rate payer's money as rate payer's pay their water and sewer bills.

4. Have you identified specific telephone polls that will be moved?

One telephone poll will have to be relocated. It is currently located toward the swim and tennis club portion of the project.

5. How many trees will be removed or cut down? How many will be replaced?

Based on our tree removal plan, approximately 72 trees will need to be removed to facilitate this work. There are 31 trees outside the 20-foot permanent easement that would be eligible for reinstallation. If DWM agrees to re-installation of all trees outside the permanent easement, this would be the total quantity.

6. Can you give it a generic location of where these trees are?

Most trees are located on the downstream portion of Warrenhall Lane, running between Warren Hall Lane and Mill Creek Road. A small portion of trees located near the swimming and tennis club are permitted to be removed.

7. Are all trees being removed within the easement?

All the trees identified in the tree removal plan are within the easement. The only potential trees that will be removed outside of the easement are dead trees and trees that would cause a safety concern to the crews that are performing the work.

8. What is the plan to restore that area once we are complete with the project?

We have a final restoration and stabilization plan that is permitted and provided by our third-party engineering firm. The majority of this will consist of sorting and seeding the sod to bring vegetation back up within that area and prevent any overflows or erosion within that zone. The additional impact, or the additional restoration that we would provide, is for trees that are outside of the permanent easement. If DWM approves the removal, they will be replaced in light kind. However, for mature trees (50 to 100 years old), we will plant trees of similar kind.

9. Dekalb County has requested a right of entry to our properties, which gives a clear indication that property owners consent is required for the county to proceed in this project. If project owners refuse to provide consent, what is the county's contingency plan for proceeding forward?

If the County has a permanent easement, we legally have the right to maintain the asset. The ROE is a courtesy to the homeowner, so they know we need to complete work. If the County does not have a permanent easement, the County will purchase one. For this project, the County does have legal rights.

10. What damage or impact can we anticipate for the project?

There will be impacts of the landscaping, such as your grass, and to some driveways. In the roadway, concrete curbs may need to be removed to facilitate the construction. DWM requires the contractor to restore any properties crossed through to existing conditions or better. Landscaping would be provided for vegetation, bushes or shrubs that need to be replaced, and eventually, trees that were outside the permanent easement will be replaced with the county's permission.

11. Will there be blasting of rock at the end of Warrenhall Lane?

We don't believe blasting of rock will be necessary. We plan to use mechanical excavation, which is a specific type of specialized equipment or attachment that is hooked up to our excavator to allow us to break up the rock into small manageable chunks and excavate it out.

12. When will we notified of trees being cleared on our property?

We will provide a 2-4 week notice to the property owners who will be impacted.

13. What about the trees and the culdesac?

There are two trees, both in culdesacs. Per DeKalb County's tree ordinance, if the construction zone impacts those trees by up to 30 percent of their critical root zone, the contractor is required to remove those trees. Unfortunately, both trees will likely need to be removed due to this requirement; otherwise, the tree would potentially die later.

14. What are the easement sizes, 40-foot easement or 20-foot easement?

There is a 20-foot permanent easement that the county owns. There is a 40-foot construction easement that they procure for this work based on the size of the equipment (8 to 12 feet), the depth (8 to 16 feet) of the excavation and the pipe being installed. We have to the personnel within that trench to work around that pipe. Safety of personnel is also factored in.

15. Will water be cut off during this work, and how often do we expect it?

We are not expecting any impacts to your water service. The most that we would potentially do is turn off a small portion of time temporarily, allowing us to excavate install pipe and put personnel in that trench without any safety concerns. We do not anticipate any long-term impacts to your water service.

16. How can we expect to be notified of construction work?

We will notify property owners 48-72 hours in advance of any work on or near their properties.

17. What is your plan for erosion controlled after the trees are removed?

We have an engineered erosion control and sediment plan that's provided by a third-party engineering firm. Generally, this consists of silt fencing and other erosion control methods to contain the silt and settlement within the work area and prevent sediment from leaving the project site or getting into the creeks.

18. From whom was the 40-foot easement procured?

XXXX

19. Will the culdesac trees be replaced?

We will preserve as much as we can, and we will replace as much of the impacted areas as we can. We want to be good neighbors and preserve the integrity of the beauty of the neighborhood.

20. How will we know about the plan for our individual homes?

The project team will be coordinating a site visit with residents in April where we will review the impacts to your property and answer any questions you may have.

21. Will the creek ever be blocked, or will it always flow?

There will be times or a brief period when we will have to put the stream under diversion, utilizing sandbags and pumps to essentially divert the flows around us. This is done to protect the stream and prevent any sediment or debris from washing downstream to another portion of the of the water system. So, yes, it will be blocked at times; however, it will be managed and diverted in an efficient way, so the the stream will not be impacted detrimentally.

22. How will you ease my concerns about this project?

That is normal, but we assure you that we have put together a team and plan to minimize the impact. Please use the contact information in the project to notify us of any concerns. The team has been instructed to minimize the damage to your community and to leave your community as whole as possible, replacing any damaged items.

23. Are you aware the streams and the pool have overflowed in the past? How will you restore the creek?

We are aware of the existing conditions and have done extensive research regarding the fluctuation of the stream due to rain events. We have an engineered erosion control and sediment plan in place to prevent overflow as much as possible. This includes the planting of vegetation and a final restoration plan to prevent any future flooding. Creek beds will be put back to existing conditions, and the elevation of them would not change, which would affect the flooding conditions, future flooding conditions of the area.

24. What does the replacement only go to the end of Warrenhall Lane and not beyond?

These pipes are not as old as the ones running down Warrenhall. A model was performed for the whole area. Some pipes were found to be sufficient and have sufficient capacity, so they do not need to be replaced at this time.

25. Who supervises the project on site, and can we speak to them?

The project will be supervised by Mr. Ari Kennedy, the County's onsite Construction Manager. He, along with his designee, will be on site to supervise daily. Yes, crews will be on site daily, so there will be someone with whom you can speak. Additionally, please use the contacts provided at the end of the presentation.

26. How many people can we anticipate being on-site daily?

Crews will fluctuate depending on which subcontractor is present, but the maximum would be three to four crews at one time, and this would occur during the mobilization portion of the project. This is necessary because we will be clearing, installing erosion and sediment control and beginning pipe installation work.

27. Why is the Benchmark firm involved?

Benchmark is an engineering firm that we have hired to ensure the pipe is going in as it should in the correct location, correct elevation and slope. They ensure that best practices are being managed to allow this pipe to last us another 60-70 years.

28. When will heavy equipment be present on Warrenhall? Will they use the entrance of Mill Creek initially?

We plan to mobilize this project in May. Based on that mobilization date, you can expect to see heavy equipment in one to two months of the mobilization date.

29. Since this project will disturb the wetlands along the creek, is EPA approval needed for the project, and if so, has the EPA provided approval?

We do have a stream buffer for this project, and we have the EPA's approval.

30. We were told this project was being mandated by Federal government. Is this true?

Yes, this is true. This is one of the areas that has been identified to have contributed to a great deal of the sewer spills, and we have communicated to the Federal Government that we will make improvements to this sewer system. To adhere to the consent decree and schedule, this project is a DWM priority.

31. When was the current drainage pipe installed? Is the current pipe the original pipe?

The current pipe was installed in the 1960s for most of this project. There was rehabilitation work done to the pipe, which was a temporary fix. We are replacing the pipe and providing a new sewer system, which will improve the capacity and allow for future development in your community and your surrounding area.

32. Where can we find the EPA variance as a homeowner with property along the creek?

It was permitted and notices were sent in 2019. It was approved in 2020.

33. When and how will we receive notification of the next onsite visit to discuss specifics for each property?

You will receive notice via email if we captured your email during the community meeting. We will also provide a letter regarding the visit.