



## CONSTRUCTION UPDATE

### University Hills Area 11 Construction Is Underway *Phase 1 Includes 56 For-Sale Homes and a New Entry Road*



*Construction on a new intersection into University Hills Area 11 along Anteater Drive will begin **Wednesday, December 14, 2016 and run through Monday, January 9, 2017.** The new street will connect on the west side of Anteater Drive between California Avenue and Bonita Canyon Drive. All construction traffic will use the new street, which will also serve as an additional entrance to Area 11.*

*Construction access will initially be via Coltrane Court until the access road at Anteater Drive is completed in early 2017.*

*Although traffic flow should not be interrupted, please be prepared for intermittent lane closures and detours.*

#### Phase 1 Milestones:

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—Grading is estimated to be completed in February 2017.

—Infrastructure work (pipeline, curb & gutter, streets) will follow grading and is expected to be completed by March 2017. Sewer, water and storm drain lines will be installed in December and completed in January.

—The first slab for the new homes on Coltrane is set to be installed by March 2017.

*If you have any questions or concerns, please contact **Victor Van Zandt at (949) 824-4827.** Thank you for your patience at this time.*

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Map area of detail shows locations of the new street, water storage and filtering equipment, archeological dig features of Phase 1.

## What to Expect During Construction

ICHA's construction management team will monitor construction activities in an effort to minimize the impact to the community. Residents can expect the following impacts during construction:

- Approved work hours for this project are Monday through Friday, 7 am to 7 pm (or sunset, whichever is earlier) and Saturday 9 am to 5 pm. Work is not allowed on Sunday or federal holidays.
- Increased truck and equipment traffic
- Noise, dust and vibrations
- Access to residences and parks in adjacent areas will remain available at all times. Please advise children to stay away from construction areas and equipment to ensure the safety of all residents.

# About the Area 11 Site

## Water Works



As part of Area 11 Phase 1 construction, two large underground water storage systems will minimize the “first flush” during any rain event by detaining it. The detained first flushwater is routed to the water clarifier. This strategy reduces the erosive nature of water as it enters native drainage ways and water bodies, assisting in the reduction of siltation and erosion.

A required water clarifier will clean storm water before it enters the system. The clarifier consists of a large concrete vault to be located in the southwest corner of Area 11 near Bonita Canyon Drive. The vault has dozens of cylindrical filters that clean the water from particulates, hydrocarbons, and other debris that flows into the storm drain system. Debris is vacuumed from filters every six to 12 months as needed. The filters are replaced every five to ten years.

## Ancient Lunch Spot

Archeologists and paleontologists working in the Phase 1 area have found many ancient artifacts, including a 5,000 year old lunch garbage pile.

For more facts and history, see [Resources for Residents at \[icha.uci.edu\]\(http://icha.uci.edu\)](http://Resources%20for%20Residents%20at%20icha.uci.edu)



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