



## **Dorrance Lane Improvement Project – PHASE 2 Informational Meeting October 24, 2024**

### **PROJECT OVERVIEW:**

The Dorrance Lane reconstruction project is scheduled to begin on November 1, 2024, and estimated to be completed summer, 2025. This project is along Dorrance Lane between Oxford Glen Lane and the old dog park location. The project's scope is similar to the recent improvements on Dorrance Lane between Kirkwood Road and Oxford Glen Ln.

The road will be fully reconstructed and replaced with concrete pavement to match the same roadway width of 37-feet. Sidewalks on both sides of the street will be replaced and widened from 4 feet to 5 feet with curb ramps replaced at the intersection to be ADA-compliant. Driveways will be replaced with concrete at the limits shown on the plans. Additionally, the intersections will feature stamped concrete in a herringbone pattern, similar to the Oxford Glen intersection completed during Phase 1, adding an aesthetic touch to the area.

In terms of drainage, the project includes replacing the storm sewer and inlets at the Bloomington Lane intersection. With a steeper gutter grade, two additional set of inlets are proposed between Oxford Glen Lane and Bloomington Lane to provide improved drainage.

The water line located along the south side of Dorrance Lane is proposed to be replaced with new 8-inch PVC, including the water line at Bloomington Lane intersection. Existing fire hydrants will be replaced with new ones and there will be an additional fire hydrant to provide fire flow protection. The water line will be by trenchless installation to minimize impacts to trees with separate new service lines provided. Each meter box will include a water meter and accommodate a future irrigation meter. The Contractor will limit service disruptions as best as possible and advanced door hanger notices will be sent.

The project also includes 1,400 linear feet of sanitary sewer rehabilitation using pipe-bursting technology, which minimizes disruption to the surrounding area while providing long-term improvements to the sewer system.

The work will primarily take place between 7 AM and 7 PM, Monday through Friday, though occasional weekend work may be required due to weather delays. We appreciate your patience as we complete these essential upgrades, which will greatly improve the safety, function, and appearance of Dorrance Lane.

## FREQUENTLY ASKED QUESTIONS:

- **What is the Right of Entry (ROE) form I received in the mail?**
  - The ROE form is to allow the Contractor access onto the resident's property to replace the driveway beyond the right-of-way as shown in the exhibit with the ROE form that came in the mail. Driveway limits are proposed to extend past the right-of-way to allow for proposed ADA sidewalk and not exceed 12% slope on the driveway. Please provide the City a signed ROE form so the Contractor can replace the driveway beyond the right-of-way.
  
- **Will the City replace my driveway all the way to the garage?**
  - The City will only replace the driveway up to the limits shown on the project plans. If you want to replace beyond those limits, you will need to arrange and pay the contractor directly.
  
- **How long will I be unable to use my driveway?**
  - You will have limited access to your driveway for about a month. It takes approximately 2-3 weeks to complete the road paving in front of your house, followed by another week to replace your driveway.
  
- **What if I need access to my driveway?**
  - We can accommodate special needs by using fast-setting concrete, which allows access in three days. Alternatively, we can pour the driveway half at a time.
  
- **Will mail services be affected during the project?**
  - We will coordinate with USPS to not disrupt mail delivery to residents while the project is under construction.
  
- **What about the bus routes?**
  - We will work closely with FBISD on traffic control phasing so that they can communicate with the bus personnel for routes.
  
- **Where is the extra 1-foot width added from a 4-foot sidewalk to 5-foot sidewalk?**
  - The extra foot in width will be added toward the curb to minimize impacts to residential yards.
  
- **Will access to homes and emergency services be affected?**
  - No. We will always maintain access for residents and emergency vehicles. While one side of the street is under construction, the other half will remain open for passage.
  
- **Will residents be notified about water service disruptions?**
  - Yes, there may be short disruptions to water service when the Contractor makes the connection to the new line. The water shutoff will be scheduled for a few hours

during the day. Residents will be notified in advance through door hangers a minimum of 48 hours prior to work.

- **Will this project affect the drainage in the neighborhood?**
  - No, the project will not alter the drainage pattern. In fact, we're improving the slope of the road to reduce water ponding and adding more inlets to improve drainage capacity.
- **Will my landscaping or irrigation be affected?**
  - We will try our best to not disturb your landscaping. If it is affected, we will help to relocate or replace in kind. If your irrigation system is in the way of the new infrastructure, we will replace the section affected within the ROW.
- **Where will construction materials be stored?**
  - We are coordinating with the contractor to determine a location for storing materials during the project.
- **What is the project's timeline?**
  - The project is expected to last for about 8 months, with completion anticipated summer, 2025. This timeline is weather-dependent, and we will keep residents informed of any changes.
- **Will there be work during Holidays?**
  - No, contractor will not be performing work on holidays that the City is closed.
- **How will trash and recycling be handled during construction?**
  - The City will coordinate with the trash company, Texas Pride to provide trash and recycling services to continue during construction.
- **How will trees be protected during construction?**
  - We are committed to protecting all trees in the project area. Our urban forester has developed a tree protection plan, and no trees are planned for removal.
- **What are the working hours for construction?**
  - Work will typically occur from 7 am to 7 pm, Monday through Friday. The contractor may work on Saturdays if there are delays due to weather or other factors.
- **Who is the contractor contact person?**
  - Juan Cano, with Tandem Services, is the construction project manager on this project. Please text him your first and last name along with your home address at 281-636-1364 before calling and he will call you back. He can also be reached on his email address: [jcano@tandemservices.com](mailto:jcano@tandemservices.com).