



CITY OF FORT WAYNE

THOMAS C. HENRY, MAYOR

May 24, 2023

Dear Property Owner:

The City of Fort Wayne is pleased to inform you that improvements will be made in your neighborhood.

This project is for Woodland Lake Concrete Street Repairs Ph. I, this includes the removing and replacing of concrete pavement on the east half of the addition. The streets included in the first phase are: Holliston Trail; Woodland Lake Pass; Watergrove Trail; Watergrove Court; Woodland Crossing; Hera Court; Ruskin Court; Bentley Woods Drive; Silver Lake Court (north); Silver Lake Court (south); Latimer Court; Sevan Lake Court;

Hipskind Concrete has been awarded this project and work is expected to begin in July 2023 and be completed by August 2, 2024.

Every effort will be made to maintain the best possible traffic flow during the construction period. Please let us know if you have suggestions about how we can improve projects like this one or any other City services. You may reach the Division of Public Works at 311 or 427-8311.

Sincerely,

A handwritten signature in black ink that reads "Thomas C. Henry".

Thomas C. Henry
Mayor

Neighborhood Concrete Street Repairs Information

Project Name: Woodland Lake Concrete Street Repairs Ph. I – 0678C

Project Description: This project includes reconstructing concrete streets on the east half of the addition with placement of underdrain and some sidewalk replacement.

Project Cost: \$2,594,344.21

Project Manager: Greg McDirmit, Project Manager 260-427-2764

Project Contractor: Hipskind Construction, Casey Hipskind 260-747-1340

Project estimated start date: July 2023

Required final completion date: August 2, 2024

Construction zone expectations:

- It will be dusty, dirty, muddy, and noisy.
- You can expect traffic delays due to construction vehicles. Even though we will maintain one lane of traffic, there may be times when trucks are loading and unloading. If you have an appointment, please allow yourself extra time, just in case the contractor is working in your area. If you come up behind a concrete truck, they will not move when unloading concrete.
- Keep children away from construction areas.
- Our typical pavement construction will consist of removing one lane of existing 6-inch concrete pavement and replacing it with 7" of concrete pavement over 2" of compacted stone or 4" of compacted stone, if subsurface drainage is needed.
- We will have a field inspector on site to test concrete and measure quantities. Typical tests include: air, slump, concrete beams, and concrete cylinders. Inspector will leave cylinders and beams at job site overnight and pick them up the following day. Please do not disturb the test samples because it may cause the sample to fail and leave the road closed for a longer period of time.
- After the concrete has cured, the process repeats for the other half of the street.
- Barricading will occur from start of the removal process thru final curing time of concrete. It typically takes 7 to 14 days for concrete to achieve its strength, so **driving on pavement too early may cause pavement to fail. Please do not remove barricades.**
- When possible, please use alternate streets that are not under construction.

City website and things the website will have for the project:

<https://www.cityoffortwayne.org/invest.html>

- Updates to construction Progress
- Following weeks anticipated next street segment construction

Disabled residents:

- If you are a disabled resident let the project manager know ASAP.

Concrete Care:

- **WARNING:** It takes 30 days for concrete to cure to 90% of its strength and continues to cure slowly for many more years. It is important not to use traditional snow/ice melt products on your new concrete for a minimum of two (2) winters; longer if possible. New concrete should **not have salt** or any other chemicals (chlorides) that might be considered corrosive applied to it. **Sand** and other non-corrosive snow melt products CAN be applied. Check with local retailers for approved products that can be applied to new concrete. A curing compound will be applied by the contractor but sealers may be applied by the property owner to improve the concrete's life expectancy.

Guidelines for the Success of your New Grass:

- Keep the newly seeded area moist (not wet). Water 15 to 20 minutes each day, when needed, for best germination.
- Do not use a pre-emergent fertilizer, as this may hinder the new grass development.
- There may be weeds coming up with the new grass. This is to be expected. After several cuttings the new grass should start taking over.
- After 4-6 weeks, you may fertilize your new grass as you would normally do the rest of your lawn.
- Start mowing when the seedlings are high enough to cut. Mow when surface is fairly dry to prevent rutting and pulling out seedlings with muddy wheels. Mow frequently to reduce weed competition.
- Mulch should be left in place and allowed to decompose. Premature removal of mulch may affect ability of new grass to mature.

With your help and cooperation, the disturbed area will be back to normal in no time. Please feel free to contact 427-1172 you have any questions or comments.

99.007 UNAUTHORIZED REMOVAL OF BARRIERS AND BARRICADES.

- Hereafter whenever the Board of Public Works of the city shall place or cause to be placed any barrier or barricade in or upon any public street, alley, or sidewalk in the city because of any repairs or improvements to such street, alley, or sidewalk, or because of any excavation made therein for public improvement, it shall be unlawful for any person to remove or destroy such barrier or barricade, or to drive any vehicle upon the street, alley or sidewalk, or walk or run upon the same.
- ('74 Code, 25-18) (Ord. 2330, passed - -) Penalty, see 99.999

99.999 PENALTY

- Whoever violates any of the provisions of this chapter, for which no specific penalty is otherwise provided, shall, upon conviction thereof, pay a fine of not more than \$2,500. Each day any violation of this code or of any ordinance shall continue shall constitute a separate offense. In all cases where the same offense may be made punishable, or may be created by different clauses or sections of the ordinances of the city, the City Attorney may elect under which to proceed, but not more than one recovery shall be had against the same person for the same offense.

Questions about parking, mail delivery, garbage/recycle pickup and tree removal

Parking: When construction is nearing your property, you will be asked to move your vehicle out of your driveway. Parking will be limited while construction is on-going. Driveways may not be accessible for several weeks during construction. Please help neighbors out by letting them park in each other's driveways, or find parking on adjacent streets that are not under construction. Please let the project manager know if you have disabilities and need assistance. You will be notified the day before construction to remove your vehicles. Watch out for letters stuck in your front door notifying you of this.

Mail Delivery: During construction your mail service may be interrupted. If your mail delivery person cannot safely get to your mailbox, your mail may not be delivered. If your mail service is interrupted, you may have to pick up your mail at the post office during construction. Please contact your post office for instructions on how to receive your mail during this period.

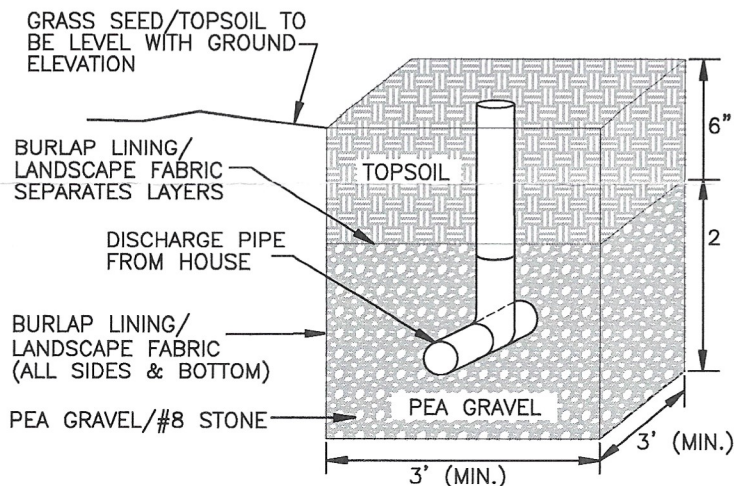
Garbage/Recycle pickup: If construction is on your side of the street, garbage/recycle carts will need to be placed across the street for collection. It is recommended that residents place a piece of tape with their address on the lid to help identify their carts. We recommend setting carts out the night before collection. Trucks will try to service the construction area by 6 am, before construction starts. In the event a resident has a disability and cannot move their cart outside the construction area, please contact the Solid Waste Dept. at 427-1345 for assistance.



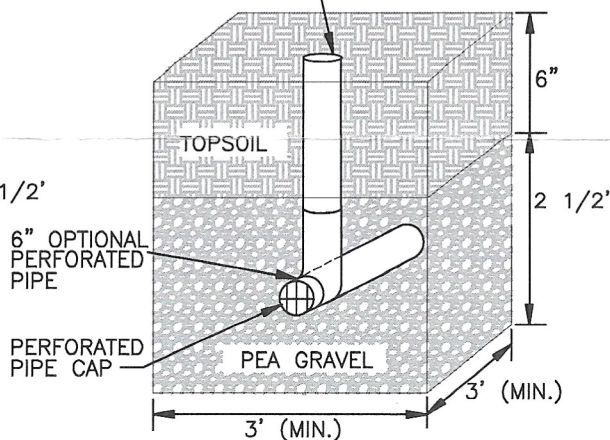
PROPERTY DISCHARGE PIT

VIEW FROM HOUSE

VIEW FROM STREET



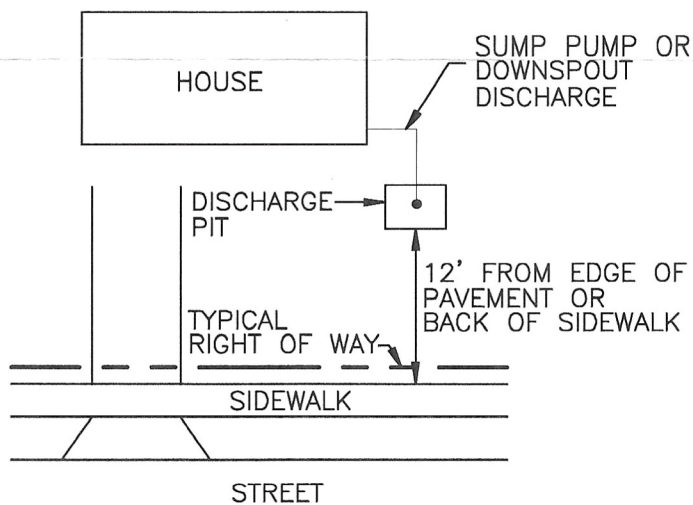
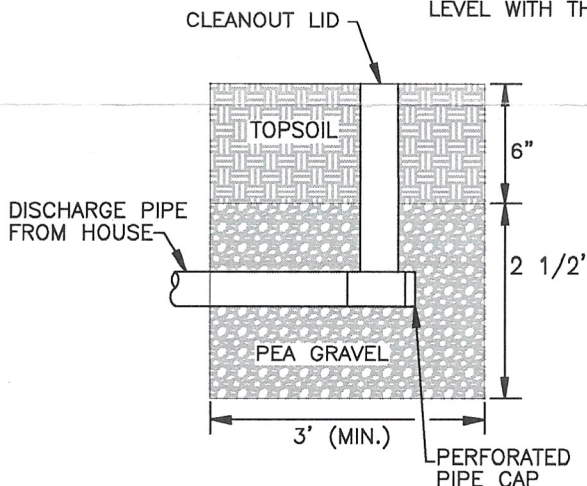
CLEANOUT LID IS CENTERED IN PIT W/POP-UP DRAIN TILE COVER



3'x3'x3' (MIN.) DRY WELL TO BE LINED WITH BURLAP LINING/ LANDSCAPE FABRIC INCLUDING A 3'x3' BURLAP TOP FLAP.

FILL HOLE 2 1/2' DEEP WITH PEA GRAVEL DISCHARGE PIPE INTO PEA GRAVEL LAYER AND COVER PEA GRAVEL WITH BURLAP FLAP.

FILL REMAINING 6" OF DRY WELL WITH TOPSOIL. LEVEL WITH THE EXISTING GROUND ELEVATION.



VIEW FROM SIDE

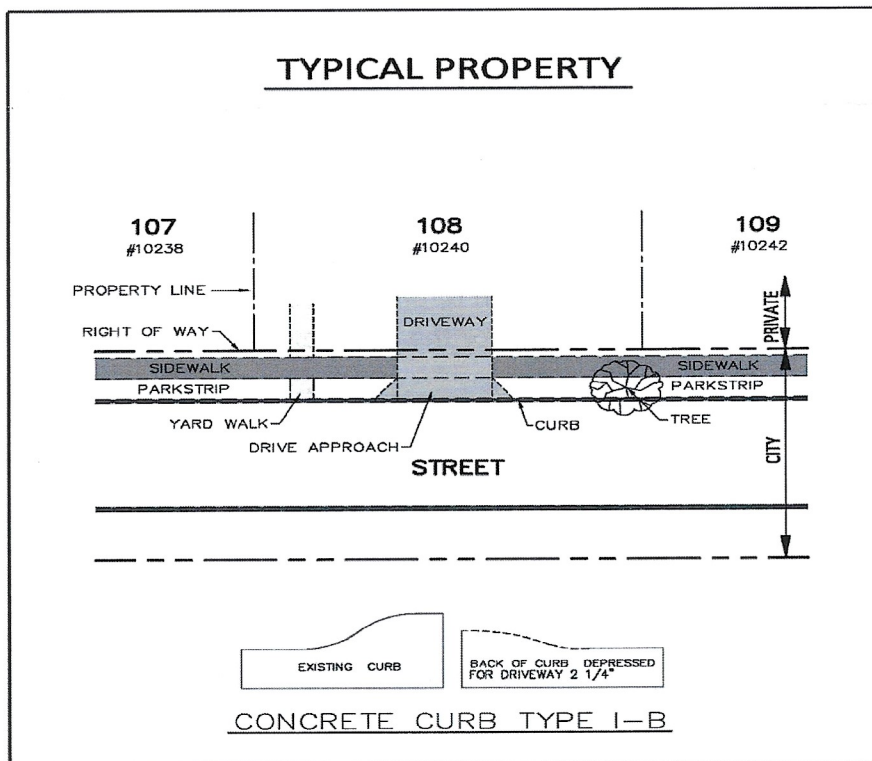
TYPICAL PLAN VIEW

Tree Removal: City policy states: "If it is necessary to sever tree roots 3" diameter and larger to complete a construction project, the affected tree will be removed". There are several trees in the neighborhood that may be impacted and will be looked at in a case by case approach.

Street Lights: During construction street lights may be affected and turned off.

What is Right of Way?

Right of Way is defined as a road or street, travel lanes, shoulders, roadsides, auxiliary lanes, medians, park strips, sidewalks, curbs, gutters or alleys. See diagram below.



The City of Fort Wayne does not allow sump pump or downspout drainage onto the Public Right of Way. Discharges must be made 12' behind the sidewalk or public Right of Way. Violators are subject to a fine. Irrigation lines/ electric fences that are within the right of way may be damaged. These items will not be remedied by the City or Contractor and shall be repaired at the homeowner's expense.

Typical delays that may slow construction time are:

- Inclement weather
- Drive aprons that will be reconstructed due to grade issues
- Poor soils
- Utility conflicts