



Frequently Asked Questions – Stone Creek and Westlake Subdivision Rehabilitation Program

Q: What work is being done as part of the project?

A: The project will involve the complete reconstruction of your subdivision roads including a new stone base, concrete road surface with concrete curb and gutter, edge drain, some storm sewer repair or improvements, and grass restoration. The project also includes the conversion of the gravel portions of Tuck Road north of Lanigan Elementary School and Moran Street east of Springbrook Drive to hard surface pavement.

The project area currently includes both concrete pavement and asphalt pavement roadways. The contract was bid out to include a concrete option and an asphalt option for comparison. It was determined that concrete has a lower cost and longer life expectancy than asphalt. For uniformity and cost-efficiency, all roads in both phases of the project will be paved with concrete pavement.

Q: When will my street be paved?

A: Due to the size of this project, construction will be split into two separate phases (see attached map). Phase 1 includes all of the roads in the project area that are north of Fink Avenue. Phase 2 includes Fink Avenue and all of the roads south of Fink Avenue. Please note that the scope of each phase is subject to change and some work planned for Phase 1 may be moved to Phase 2 and vice versa. For regular updates on the progress of the project and upcoming work, please subscribe to the project Listserv as described below and feel free to contact the Engineering Division throughout construction.

Q: How long will construction take?

A: Phase 1 of the project is expected to begin in April 2020 with completion in October 2020. Phase 2 of the project is expected to begin in April 2021 with completion in October 2021. Please note that there may be some final restoration and minor items that will carry over to the following year for each phase.

Q: How is this project funded?

A: Funding for the road construction is provided by the City's Local Road Millage.

Q: Will I be able to access my driveway during construction?

A: Access will be maintained to all properties within the project area during construction with the following exceptions: when crews are working directly in front of a driveway and when concrete is curing (setting and hardening). Waiting times should last no longer than 15 minutes if construction crews are working in the roadway; however, closures up to 7-10 days after pouring will be necessary to allow for the concrete to cure.

Each phase of the project is tentatively divided into five smaller sub-phases to minimize the inconvenience to the immediate homeowners as well as those driving through the neighborhood; however, these are subject to change. The contractor will isolate all paving work into these sub-phases and will not move on to the next sub-phase until paving is complete. Paving will commence section by section with approximately 800 feet of roadway being closed at a time. If concrete is being poured or is curing in front of your driveway, you will not have access and may need to park in the roadway on either side of the closure; otherwise, you will be able to access your driveway from at least one end of your street. The Engineering Division will provide advance notice for each closure with specific instructions on where to park temporarily.

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Q: How will mail delivery, trash pickup, and recycling pickup be affected?

A: Mail service will be maintained. If your mailbox is located near the roadway, a temporary mailbox will be provided for your address during construction. Porch mailboxes will not be affected. Your existing mailbox will be removed and temporarily placed on your lawn near your property line until it is reinstalled near the finished roadway. If your mailbox or mailbox post do not meet current postal standards, a replacement standard metal mailbox or wood post will be provided and installed as necessary to meet current requirements.

Trash and recycling pickup will continue on your normally scheduled pickup day and may occur as early as 7:00 AM, so please have your garbage out for pickup prior to that time.

Q: Where does the City property end and my private property begin?

A: The City property ends and your private property begins at the right-of-way line. The right-of-way line is typically located 30 feet from the centerline of the road on local roadways.

Q: Will my driveway be replaced as part of the project?

A: Driveway approaches will only be replaced as necessary to match the new adjacent roadway or curb elevation. In general, concrete approaches will be replaced up to the first joint in the driveway and asphalt driveways will be replaced up to four feet from the edge of the roadway.

Select driveway approaches will be replaced up to the right-of-way line only as necessary for roadway drainage improvements or to obtain an acceptable driveway slope.

Q: Which trees will be removed and why?

A: In general, the City will not disrupt trees that are not affecting the roadway or adjacent sidewalk. If the tree provides a danger to drivers or could compromise the lifespan of the new roadway, steps may be taken to remove it. A Certified Arborist will evaluate the existing trees and planned construction to determine if removal of the tree is necessary or if root pruning is a viable alternative. Each tree in question will be evaluated individually. Please contact the Engineering Division if you would like to discuss the street trees in front of your home.

Q: If the street tree in front of my home is removed, will it be replaced?

A: The City has a Tree Program for planting of trees in City right-of-way and City property. If you are interested in a replacement tree, please contact Charmaine Kettler-Schmult at 248-871-2543 to be placed on a list and review options for potential future plantings. Please note that these replacements will be considered for installation during the next planting season after construction is complete.

Q: Will my landscaping be affected by the construction work?

A: The City does not replace special landscaping, brick, timbers or plantings located within the City's right-of-way. The contractor will make every effort to avoid damage to specialty landscaping; however, fixed objects in the right-of-way such as large rocks, brick landscaping or brick mailboxes are not permitted and will be removed for the safety of drivers.

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Q: When and how will my grass be restored?

A: This project is not expected to significantly affect adjacent lawns and landscaping. Where lawn areas have been impacted by the contractor's operations, the disturbed areas will be replaced with topsoil, seed, and mulch or hydroseed. Sod will not be used. Restoration may not begin until after Labor Day, depending on the weather. These areas will need to be cared for like the rest of your lawn. Regular grass watering during restoration will help ensure success and we appreciate your efforts in assisting in this regard.

Q: Will my sprinkler lines / invisible dog fencing / sump pump discharge lines be affected?

A: The contractor will make every effort to avoid damage to private buried lines in the right-of-way; however, we would appreciate your assistance in locating any sprinkler systems, buried invisible dog fencing lines or sump pump discharge pipes located near the roadway and ask that you flag them so that adequate protection can be made. If you need assistance in this regard, please contact the Engineering Division.

Q: Will the contractor be working at night?

A: In general, the contractor is permitted to work Monday - Saturday from 7:00am - 7:00pm. There will likely be periods of time where the contractor will need to be allowed to work after hours for the purposes of saw-cutting joints into the new concrete as it cures. This must be done within a certain window of time based on the concrete's hardness and prior to curing. Saw cuts are an important part of the construction and are used to create control joints in concrete to help control where cracking occurs due to shrinkage during the full curing process. It also is necessary to maintain the long-term quality of new pavement. We recognize that this can be loud and disruptive, and request your patience and understanding.

Q: How will the contractor keep dust to a minimum?

A: A City Inspector on site will be monitoring the amount of dust present during construction. If it is determined that measures are needed, the contractor will be required to place water or calcium chloride on the roadway.

Q: How can I stay informed during construction?

A: A project-specific email list will be created for each project for those interested in receiving periodic email updates from the City as the project moves forward. Instructions for subscribing to the email list can be found on the City website at <https://www.fhgov.com/Government/News-Information/eNews-List-Serv.aspx>

Q: Who can I contact if I have questions during the project?

A: A City Inspector will be present during the entirety of the project and will be available on site and by phone to answer any questions you may have. Property owners and residents within the project limits will receive a letter prior to the start of construction with additional project contact information.

If you have any additional questions or concerns, please contact the Engineering Division at 248-871-2560.

City of Farmington Hills Department of Public Services Stone Creek and Westlake Subdivision Rehabilitation Program

