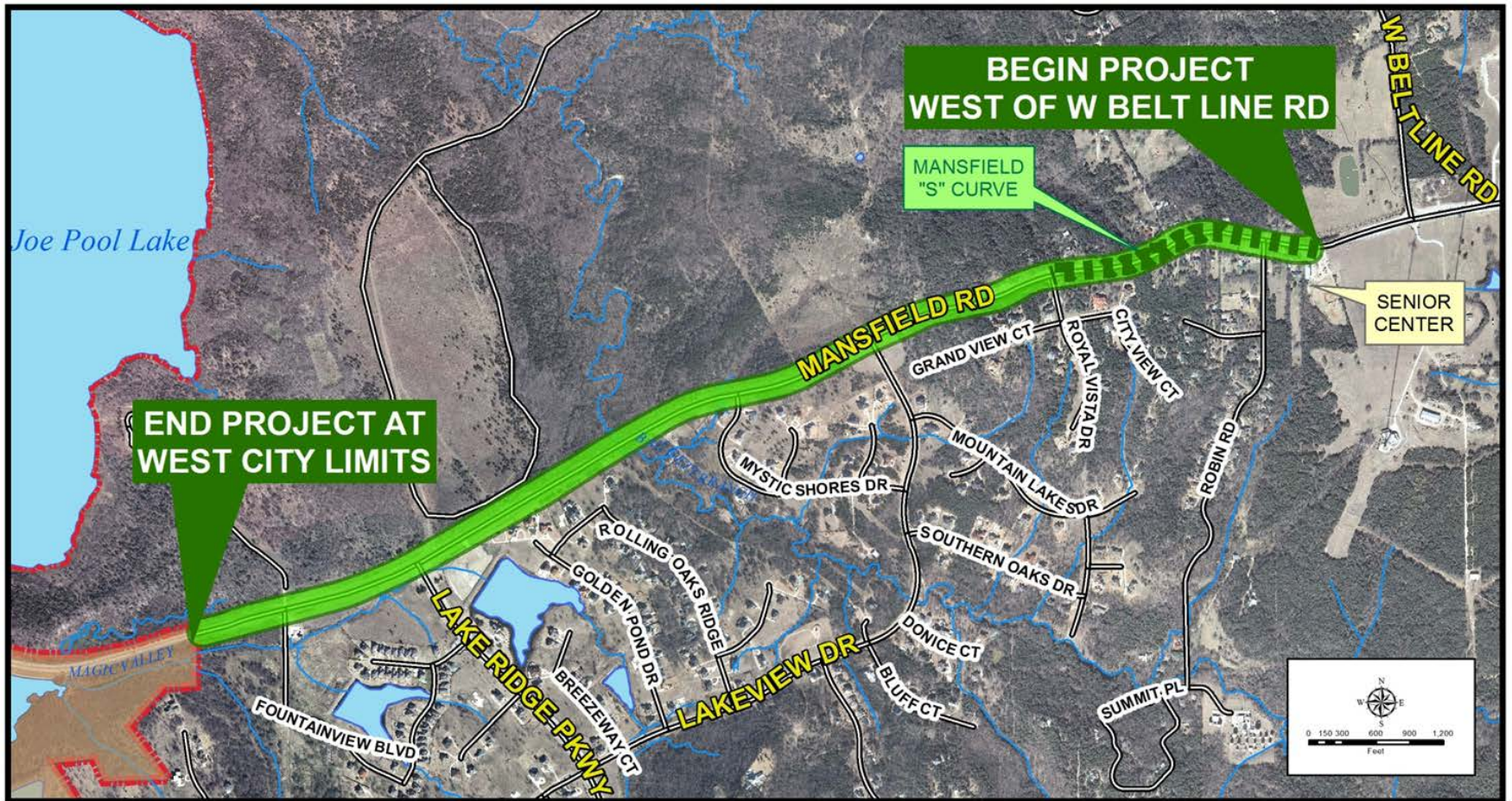


MANSFIELD ROAD PROJECT UPDATE



December 3, 2014



MANSFIELD ROAD PROJECT LIMITS

West Belt Line Road to West City Limits (2.2 miles)

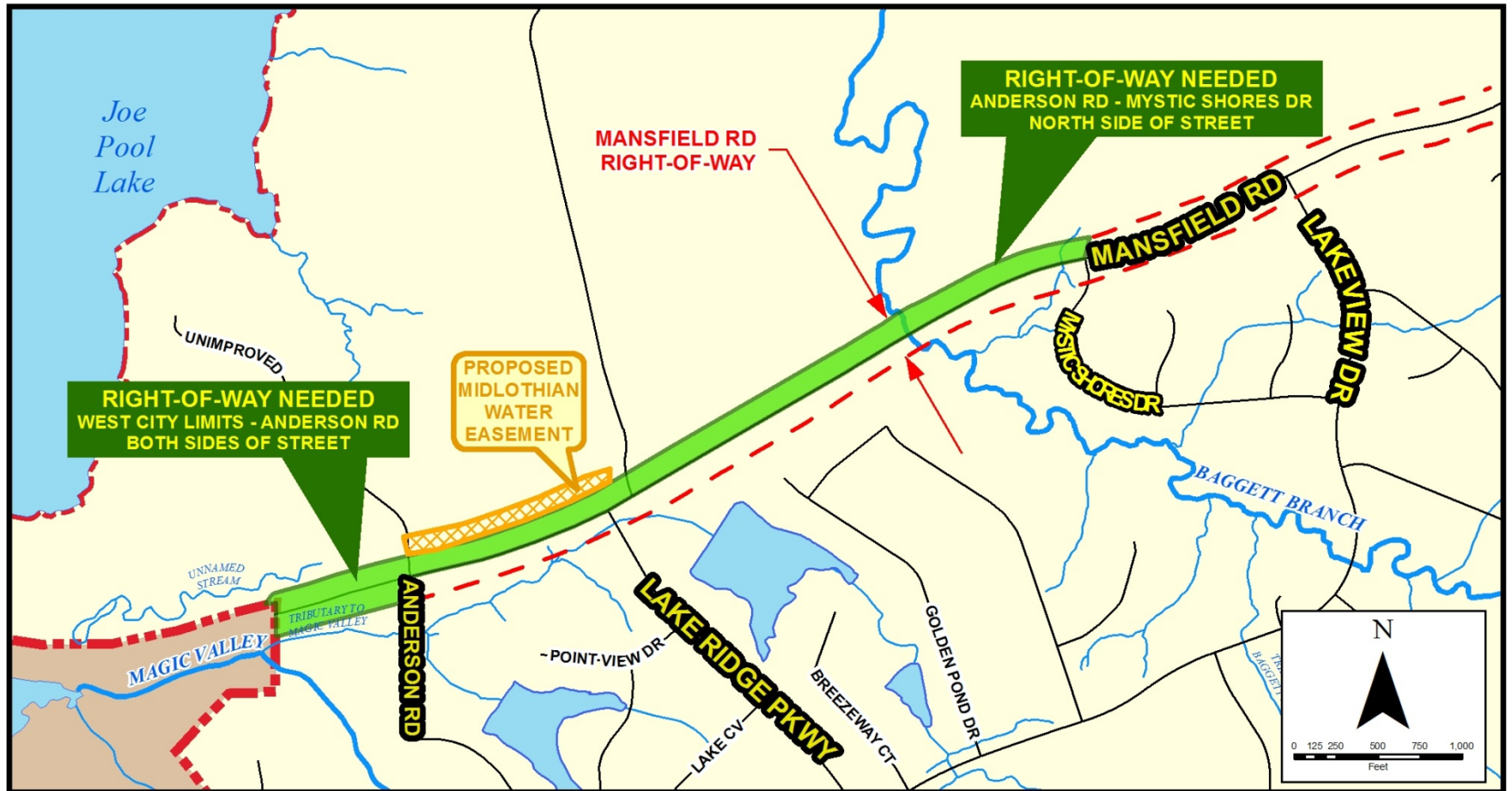
Update Overview

- Right-of Way (ROW) Status
 - US Army Corps of Engineers (USACE) Coordination
- Design and Engineering Plans
 - Landscaping
 - Lake Ridge Parkway Intersection
 - Monument/Entry Feature Design
 - Overlook Design
- Budget
- Schedule

ROW Status

- Most parcels have been acquired from the Property Owners
- Waiting on “Partial Release” for few parcels
- Working closely with USACE for their parcels

ROW Status



USACE Parcels – 371,094 sq. ft. (8.5 acres)

ROW Status

USACE Parcels

Parcels requested: 5

Mitigation estimated cost: \$150,000

- City to install firebreaks (*along portion of State Park*)
- City to perform some brush clearing for prairie restoration (*within State Park*)



Prairie (*before restoration*)



Firebreak



Prairie (*after restoration*)

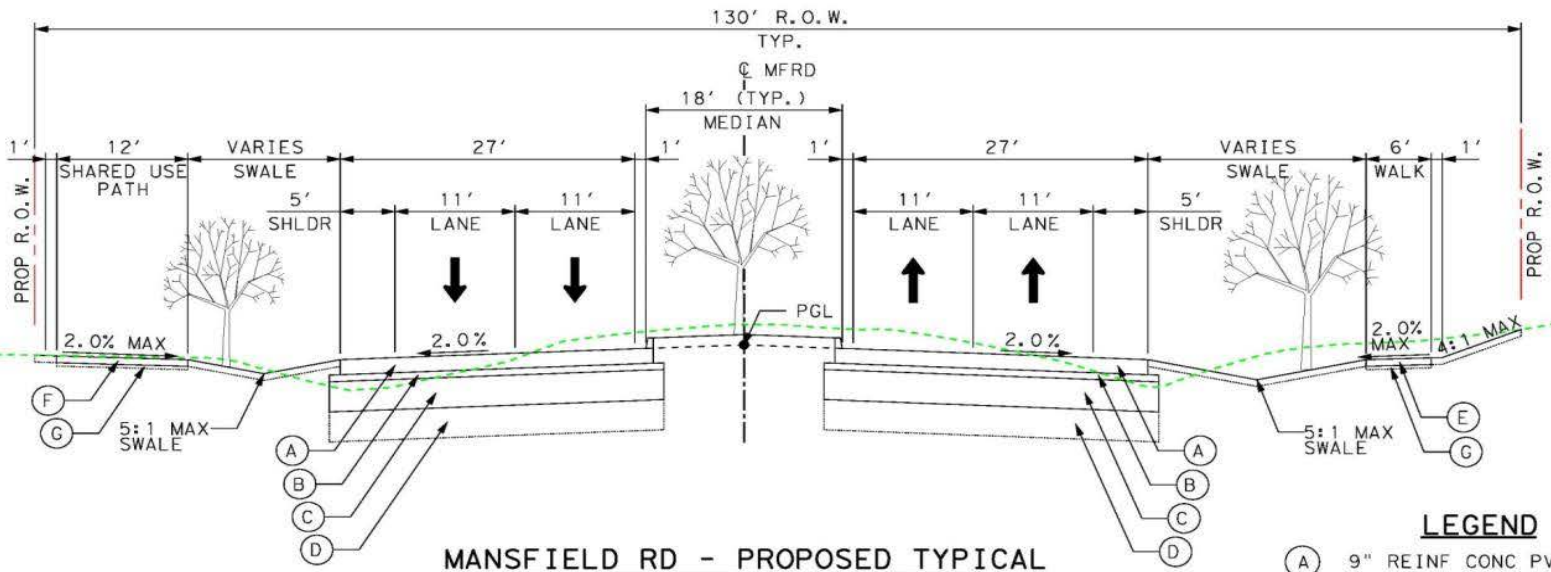
Design and Engineering Plans

- Paving & Drainage design is 90% complete
- Water & Wastewater design is 90% complete
- Coordination ongoing with:
 - USACE (US Army Corps of Engineers)
 - Cedar Hill State Park
 - Texas Parks & Wildlife
 - Dallas County
 - City of Midlothian
 - City of Grand Prairie
 - Trinity River Authority (TRA)
 - Franchise Utilities
 - Property Owners

Engineering Plans

Special considerations:

- Soil conditions
- Traffic calming
- Multi-modal
- Environmental sustainability (bio-swales)
- Preserve character of the area



LEGEND

- (A) 9" REINF CONC PVMT
- (B) 2" ASPHALT
- (C) 9" CEMENT TREATED BASE
- (D) 8" COMPACTED SUBGRADE
- (E) 4" CONC SIDEWALK
- (F) 5" CONC TRAIL
- (G) 2" SAND CUSHION
ALT: 2" CRUSHED STONE
AT SELECT LOCATIONS

* Pavement design provided by HVJ Associates, Inc. which is a geotechnical consultant firm (utilizing soil samples).

Landscaping Plan

- Context Sensitive Design – compliments the natural character of the area
 - Intersections (inter-zone)
 - Arterial Straight-aways (outer-zone)
 - Transitions
- Complies with the 2012 Parks, Rec, Trails and Open Space Master Plan
- Coordinated and consulted with USACE and the Audubon Society

Landscaping Plant materials

Native plants and trees to be incorporated into landscape design

- Drought resistant
- Low maintenance
 - **Half the cost of traditional landscaping**

Trees



TEXAS ASH



CEDAR ELM



DESERT WILLOW



MEXICAN PLUM



BUR OAK



RED BUD



POSSUM HAW



SUMAC



SHUMARD OAK



EASTERN RED CEDAR



YAUPON HOLLY



EVE'S NECKLACE

Grass



PRAIRIE CLOVER



LITTLE BLUE STEM



PURPLE THREE AWN



PINK MUHLY GRASS



MEXICAN FEATHER GRASS

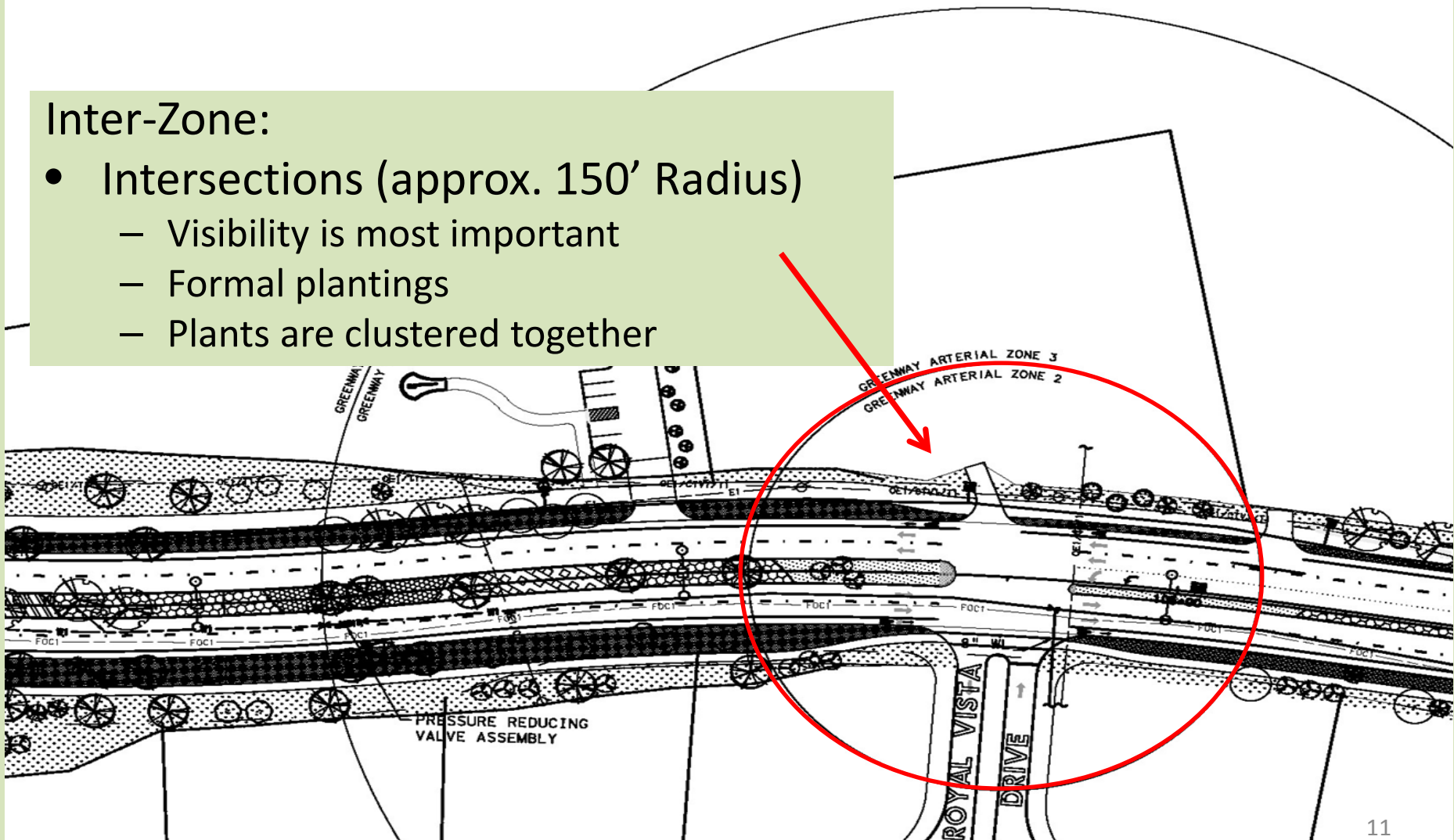


BUFFALO GRASS 10

Landscaping (Typical)

Inter-Zone:

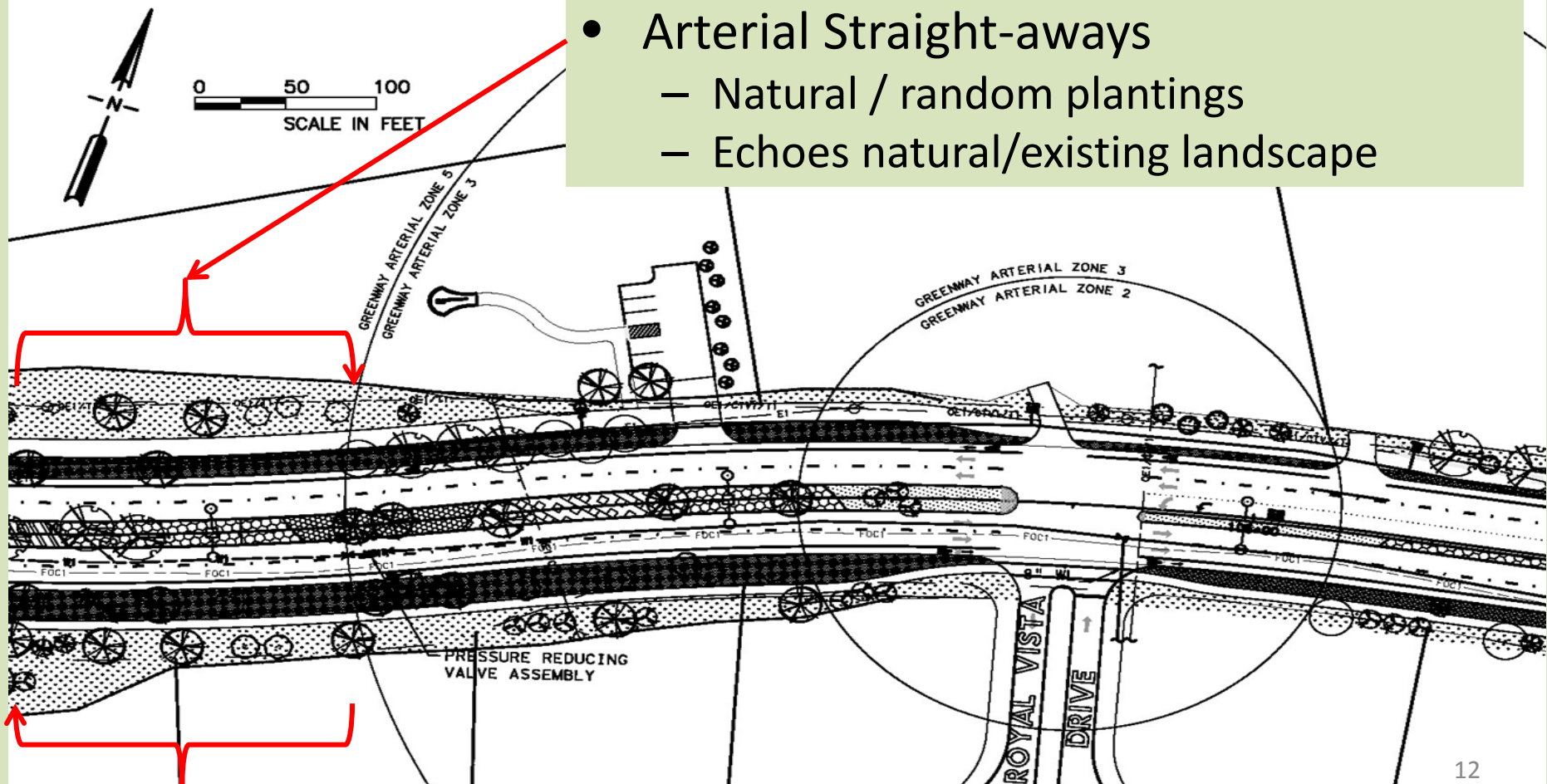
- Intersections (approx. 150' Radius)
 - Visibility is most important
 - Formal plantings
 - Plants are clustered together



Landscaping (Typical)

Outer-Zone:

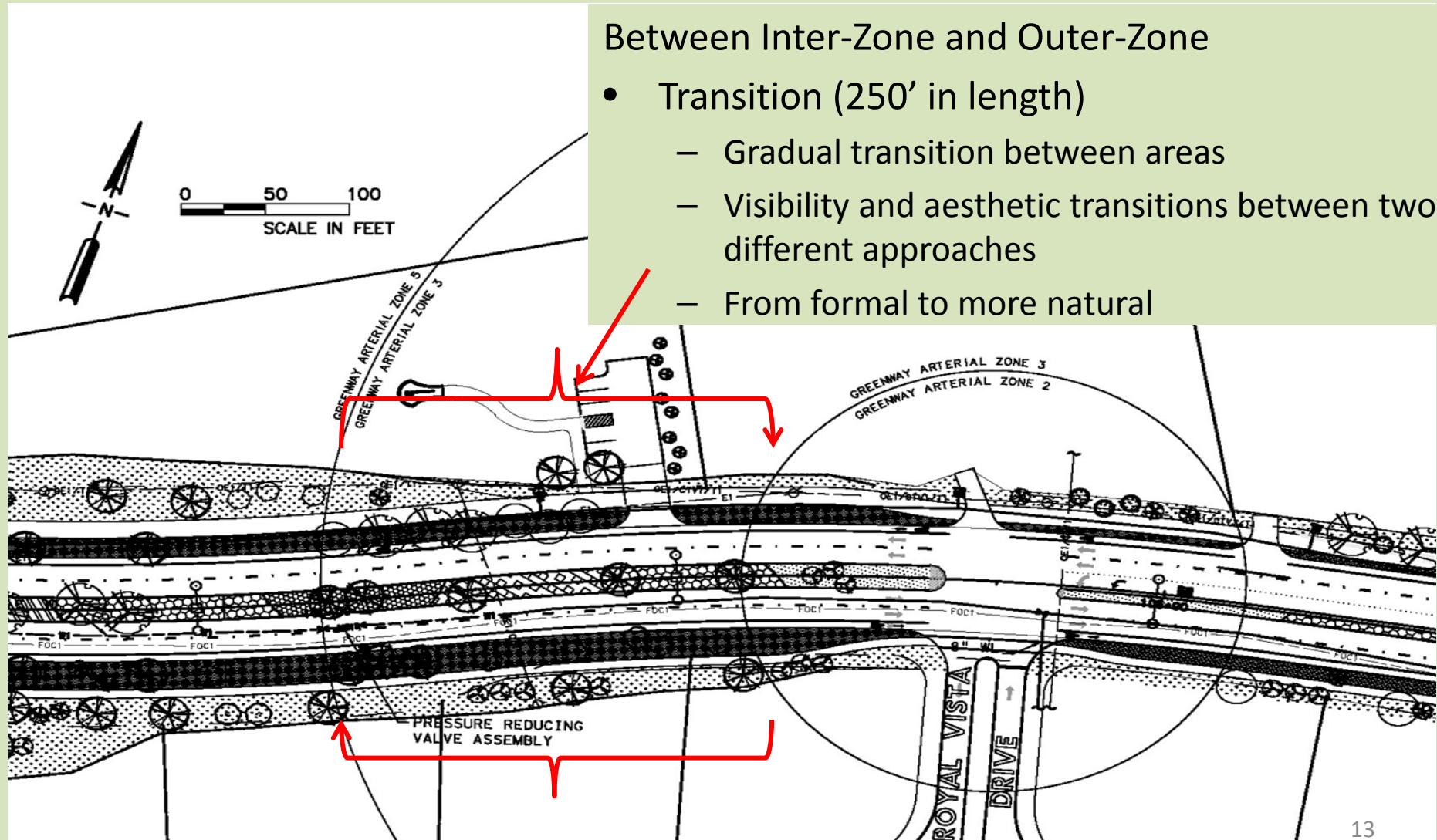
- Arterial Straight-aways
 - Natural / random plantings
 - Echoes natural/existing landscape



Landscaping (Typical)

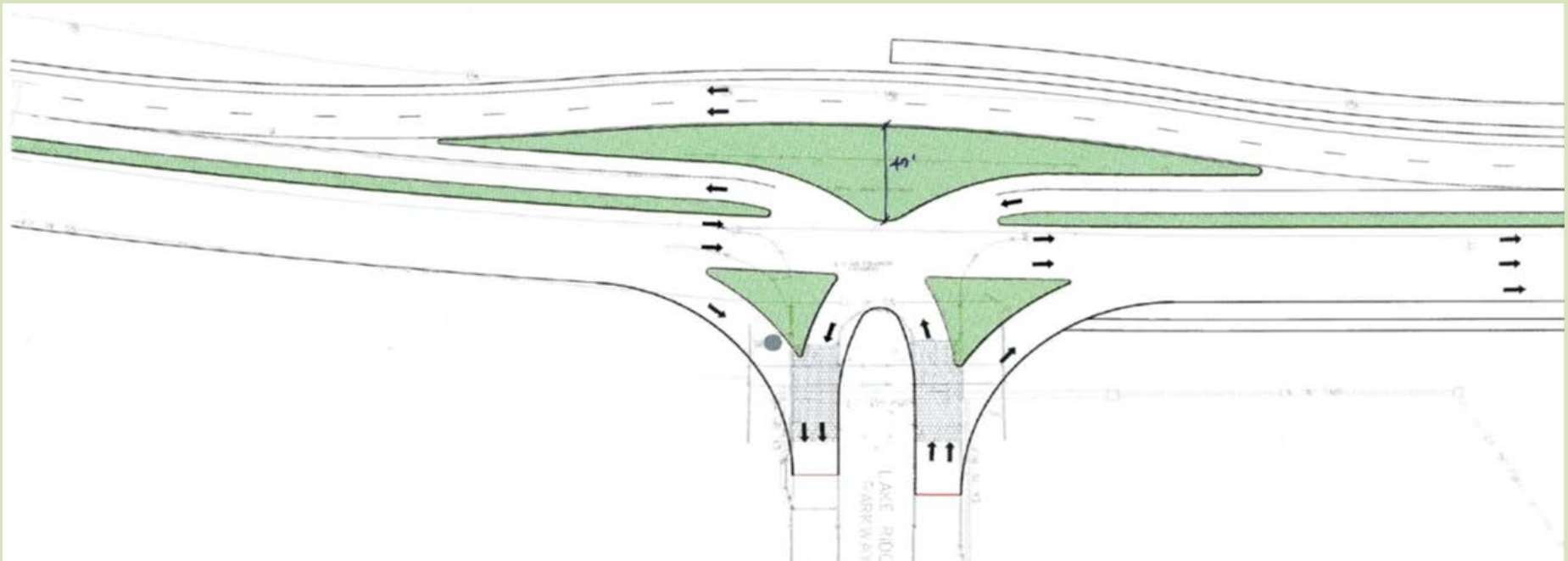
Between Inter-Zone and Outer-Zone

- Transition (250' in length)
 - Gradual transition between areas
 - Visibility and aesthetic transitions between two different approaches
 - From formal to more natural



Intersection Design

Unique intersection option selected by City Council
(February 25, 2014)



Monument/Entry Feature Design

(at Lake Ridge & Mansfield Road intersection)

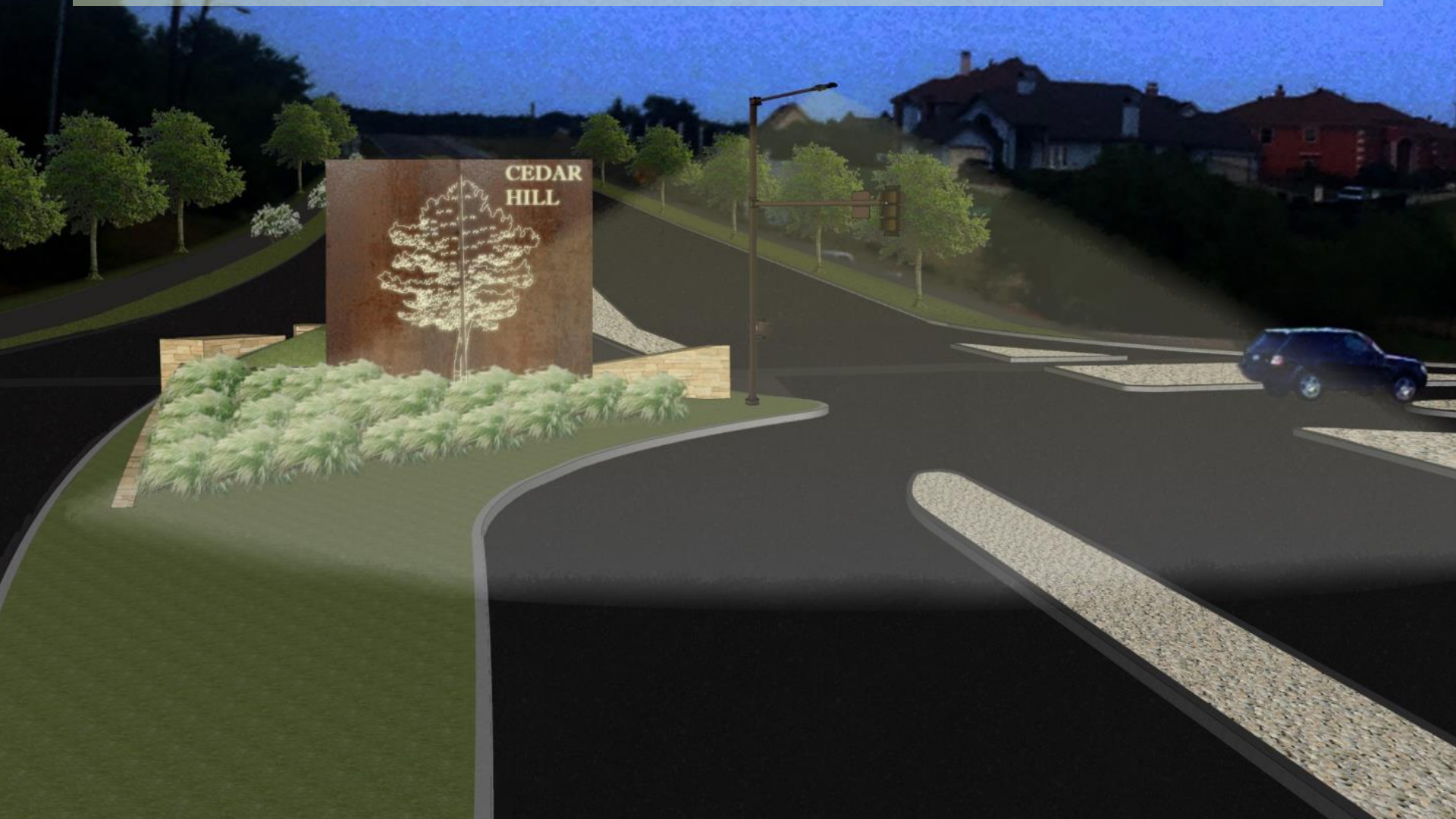


- Corten Steel Sign with Laser-cut Cedar Hill logo
- Sign internally illuminated with LED lighting (can be color changing if desired)
- Sign +/- 15 ft height and up to 6"-8" thick and 15' wide
- Low Walls, 3 ft to 4 ft in height

Monument/Entry Feature Design

(at Lake Ridge & Mansfield Road intersection)

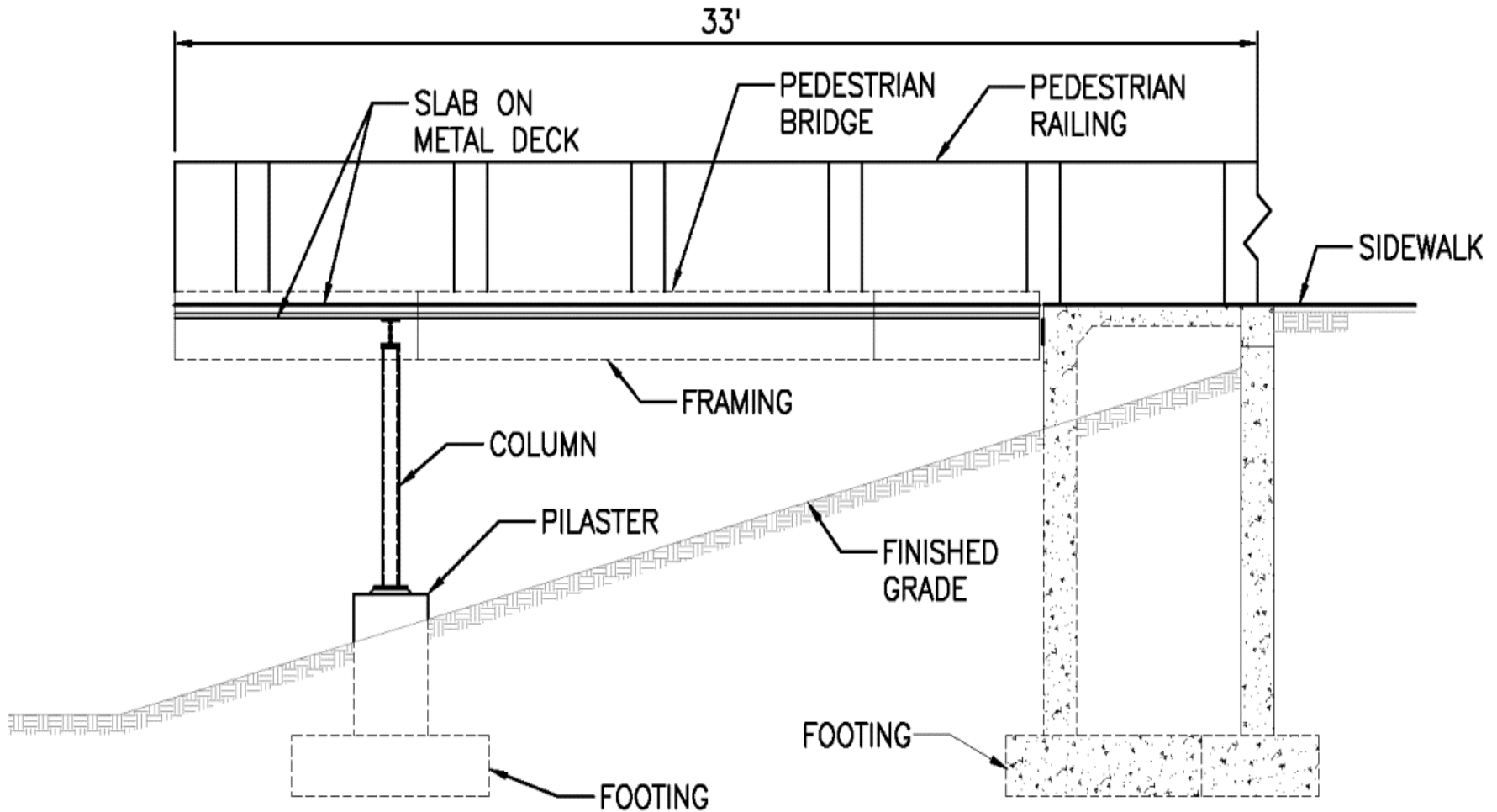
At Night



Overlook



Overlook



Preliminary Construction Cost Estimates

Roadway Construction

Description		Total Amount
Design/PM/ROW/Const. Mgmt./Etc.		\$ 3.5M
Paving & Drainage		
	Roadway (includes drainage and erosion control)	\$13.1M
	Signs/Signals (lighting, traffic control, striping, signage)	\$0.5M
	General Landscaping/Monumentation	\$2.0M
Sub-total		\$19.1M
Optional:		
	Overlook	\$0.8M
Sub-total		\$0.8M
(w/ Overlook option) TOTAL		\$19.9M *

Waterline Construction

Description	Total Amount
Cost Estimate	\$2.4
*Waterline will be funded as a separate project out of the W/WW CIP	

Total Est cost w/Overlook: \$19.9M

**Original estimate was \$20.9M*

Next Steps

Design Complete	Dec. 2014
ROW Acquisition Process Completion <ul style="list-style-type: none">• From property owners	Dec. 2014
*Corps of Engineers Clearance / Approval	Mar. 2015
Utility work & Construction	Summer 2015
Project Completion	Fall 2017

*Thank You for Your Time
Questions??*

