



2021 Street Reconstruction Project

Neighborhood Information Presentation- July 23, 2020

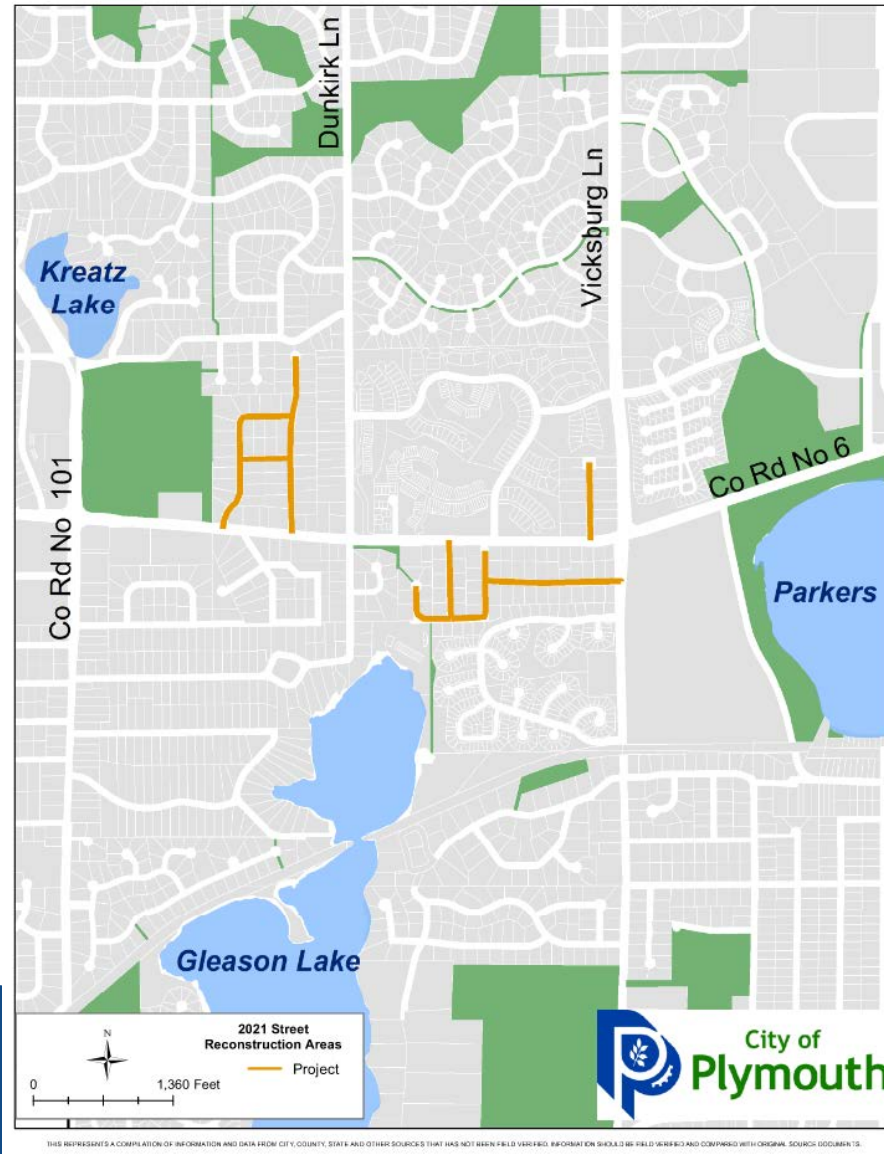
City of Plymouth 

Presenters

- Pavel Nikolov, EIT, Engineer
 - 763-509-5528
 - pnikolov@plymouthmn.gov

Project Location Map

Highlighted streets are proposed to be reconstructed.



Why Are We Here?

- Streets
 - Shows signs of distress
 - Rural road section – no curb and gutter
- Pavement Management Program
 - Started in 1987 with goal of maintaining roadway system & reducing maintenance
 - Capital Improvement Program
- Water Main



14th Ave & Zanzibar Lane



Garland Lane



Weston Lane



Fountain Lane

Existing Conditions

Proposed Improvements

- Street
 - 28' wide
 - Engineered road section
 - Curb & gutter – barrier style
 - Drain tile at catch basins
- Utilities
 - Storm sewer system improvements
 - Replacement of water main
 - Infiltration & inflow barriers on sanitary sewer manholes
- Trails
 - Trail improvements near Black Oaks Ln & Fountain Ln

Estimated Project Schedule

- Informational Presentation July 23, 2020
- 90% Draft Plans Completed October/November 2020
- Council Meeting No. 1 December 2020
 - Present Feasibility Report & Plans
- Council Meeting No. 2 February 2021
 - Public Improvement & Assessment Hearing
- Construction Spring 2021 – Spring 2022
 - Begin Construction: April/May 2021
 - Substantial Completion: October 2021
 - Final Completion: Spring 2022

Construction Process

- Remove pavement (milling or reclaiming of existing street)
- Complete utility replacement & repairs
- Reconstruct Roadway (street excavation & grading)
- Installation of concrete curb and gutter & patch driveways
- Pave first lifts of roadway pavement
- Restore behind the curb
- Pave final lift of roadway pavement (following year)

Milling of Existing Streets



Utility Installation



Reconstruct Roadway (excavate, build, & grade)



Curb & Gutter Installation



Driveway Patching



Paving



Restoration





After Reconstruction

Construction Notes

- Private utilities (cable, power, gas, phone, etc.)
 - May be relocated or impacted during construction, resulting in outage.
 - Outages can be reported directly to utility.
 - Private utility companies may begin work before City's contractor.
- Landscaping in right of way or easements
 - Trees, bushes, flowers, landscaping blocks, etc.
 - May be removed due to installation of street or utilities
 - Unable to replace items
 - Please remove items prior to construction if you would like them saved



Construction Notes (cont.)

- Restoration
 - All disturbed locations will be sodded or seeded once construction is complete
- Irrigation Systems
 - Damaged systems will be repaired
- Driveways
 - Impacted driveways will be repaired
 - Asphalt – saw cut & patch
 - Concrete – removed at joint
 - Brick paver – pavers will be salvaged & reinstalled
 - Material will be replaced in kind

Construction Notes (cont.)

- Access during construction
 - One drivable lane for emergency services at all times
 - Can change if advance warning is provided
 - There may be delays due to construction activity
 - Direct access to driveway at end of night
 - Can change if advance warning is provided
 - Curb & gutter installation, driveway installation, etc.
- Notify us of special needs or events
 - ADA & medical
 - Grad parties
 - Etc.

Construction Notes (cont.)

- Typical Schedule
 - M-F: 7 am to sunset
 - Saturday: 8 am to 6 pm
 - Sunday: no work allowed
- ***There will be inconveniences and delays***

Assessment Policy

- Assesses adjacent, benefiting properties
 - 40% of street and storm sewer improvements
 - City pays remaining 60%
- Costs not assessed and fully paid by City
 - Water main
 - Sanitary sewer

Assessment Hearing

- Will likely occur at a February City Council meeting
- Notice of assessment and public hearing will be mailed two weeks prior to hearing
- Notice will include exact amount of proposed assessment

Assessment Payment Options

- Pay in full or partial payment by 10/31/21
 - no interest
- Full payment between 11/1/21 and 11/15/22
 - Includes 1st year of interest
- Paid over the assessment term
 - Included with property taxes
 - Default option if not paid with other options

Project Website

- www.plymouthmn.gov/2021recon
- Contains project info, schedules, current progress, Q&A
- Option to sign up for email updates (eNotify)
 - On an as needed basis until construction starts
 - On a weekly and/or as needed basis once construction starts

Next Steps

- Meeting feedback
- 90% plans
 - Letter
 - Identify property impacts
 - Incorporate feedback
- Right of entries

Right of Entry Example



Questions or Comments?

Contact Pavel Nikolov with any questions or comments:

Phone: 763-509-5528

Email: pnikolov@plymouthmn.gov