

STREET RECONSTRUCTION PAST QUESTION AND ANSWERS

What does this project include? A street reconstruction is the complete rebuilding of an existing street. A typical project includes removing the bituminous surface, replacing the subgrade material with sand, and rebuilding the crushed rock and bituminous layers. Drain tile will be included to provide for subgrade drainage. The existing concrete curb and gutter will be evaluated and sections in poor condition will be replaced. Existing storm sewer, sanitary sewer, and watermain will be evaluated to determine if rehabilitation or replacement is necessary.

Why Reconstruction? Generally, the soils under the pavement are unsuitable. Plymouth has soils that are mostly clay. They trap water, causing the pavement to shift, resulting in cracks and pot holes. When a street is reconstructed, sand and drain tile are incorporated to properly convey subsurface water to the storm sewer system. Other projects such as overlays and seal coating would only be temporary fixes on these streets.

Will I be charged for any of the costs of the project? Benefited properties will be assessed 40% of the project cost. The amount of the assessment is determined by property type and frontage on the reconstructed street.

How can I pay for this assessment? Exact details of the payment options will be provided prior to the assessment hearing but the property owner has a number of options. Note: The standard interest rate for 2013 is 2.34% for assessments under \$5,000.

- Option 1-Full payment within 30 days of the assessment hearing with no interest
- Option 2-Full payment after 30 days of the assessment hearing but prior to November 15, 2013 with interest to the date of the payment
- Option 3-Full payment between November 15, 2013 and November 15, 2014. Interest on this option will be for the entire year regardless of when the balance is paid off.
- Option 4-Payment over the standard assessment term, which is 5 years. Payments would be included in your property taxes.
- Option 5-Partial prepayment within 30 days of the assessment hearing (minimum amount of \$100). The remaining balance would be paid under Option 4.

Will cracked or damaged curb be replaced with the project? Curb and gutter that is in poor condition will be replaced as determined by city staff. Curb that is to be replaced will be marked in the spring using pink paint.

What does the paint mean? Most of the paint in the area will be used for locating purposes. For example, blue paint in the boulevards is used to indicate where a water service to a home is located. One exception is pink paint, which generally indicates concrete curb and gutter removals.

Will I be able to get in and out of my driveway during the project? Access may be restricted at certain times during the day for this project. Most of the time the delay is short and the contractor is required to provide access at the end of each day. The exception is when curb and gutter is replaced and needs time to cure. During that time you may park on the street. If you have any special needs or are

concerned about access you can contact the Engineering Division (contact information is provided at the end of this document) or talk to the on site inspector.

Will my driveway or boulevard be impacted? If the curb and gutter in front of your property is replaced or if there is a utility repair your driveway or boulevard may be impacted. Driveway patching or lawn seeding would be included with the project.

How long will the project last? The street reconstruction project is expected to last 2-3 months.

There is standing water in the street, will this be corrected? Standing water in the street will likely be corrected.

How long will the new street last? It is estimated that the new street will last 20 years, if not longer.

Will there be maintenance on the streets once the overlay is completed? Yes, the city will come back in a couple of years to seal cracks in the roadway (cracks in asphalt are common on any project).

Who should I contact if I have questions now or during construction? You may contact the Engineering Division at (763) 509-5500 or engineering@plymouthmn.gov for any questions about the project.