



# Candlelight Terrace Reconstruction Project

Neighborhood Information Meeting - November 29, 2018

City of Plymouth

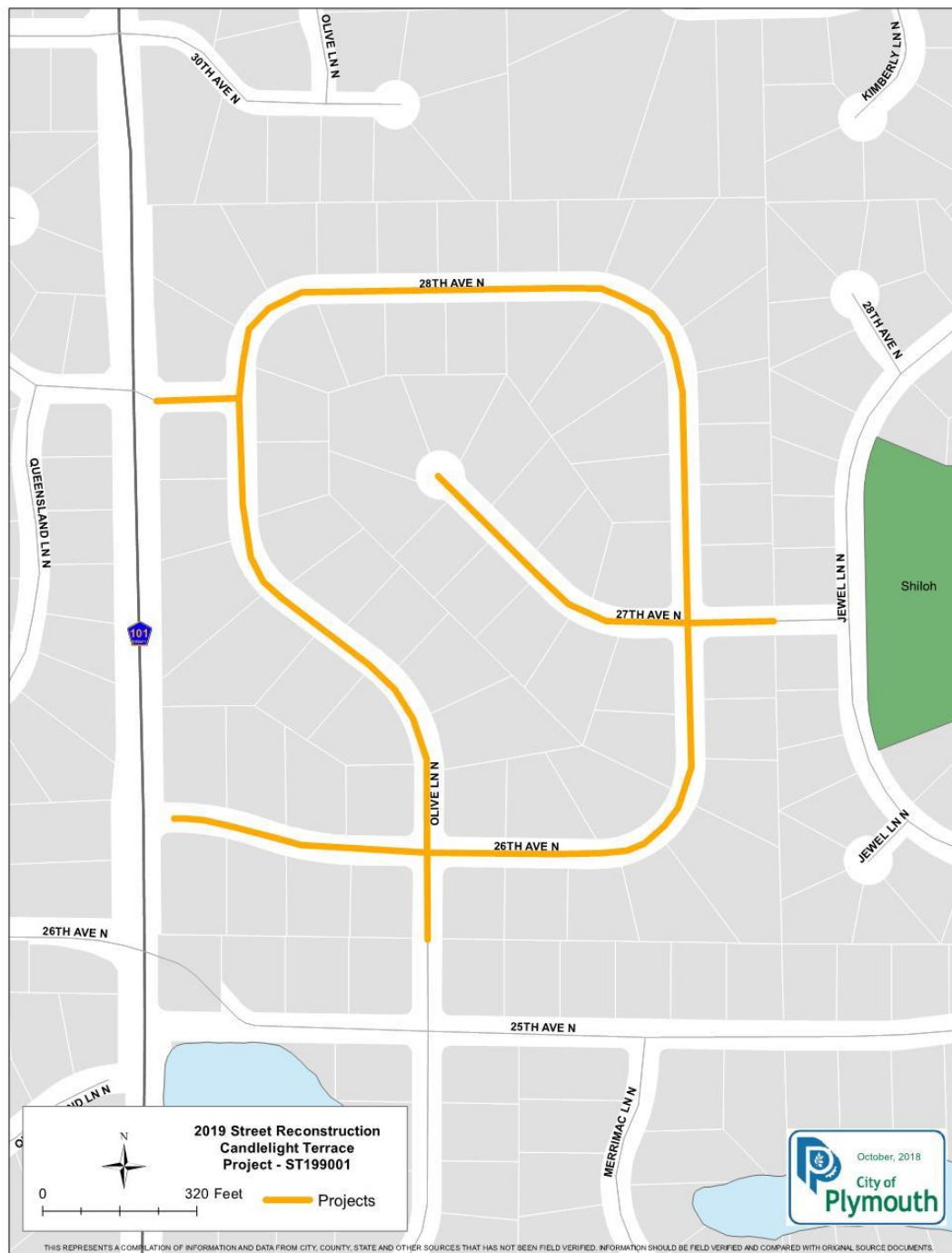


# Presenters

- Mike Payne, PE, Interim City Engineer
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- Pavel Nikolov, Engineer
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# Project Location Map

Highlighted streets are proposed to be reconstructed.



City of Plymouth



# 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

# Proposed Improvements

- Street
  - 28' wide
  - Engineered road section
  - Curb & gutter – barrier style
  - Drain tile at catch basins
  - Sidewalk on 28<sup>th</sup> Ave connecting gap between CR 101 & 27<sup>th</sup> Ave
- Utilities
  - Storm sewer system improvements
  - Replacement of water main
  - Infiltration & inflow barriers on sanitary sewer manholes

# Estimated Project Schedule

- November 29 – Informational Meeting
- January/February - 90% Plans
- March – Council Meeting 1
  - Feasibility report, approve plans & specifications, order advertisement for bids
- April – Council Meeting 2
  - Public improvement & assessment hearing, award contract
- Construction
  - May - Start
  - October - Completion

# Construction Process

- Milling/reclaiming of existing street
- Utility work
- Street excavation
- Installation of new roadway section
- Installation of curb and gutter
- Tolerance roadway
- Pave roadway
- Restoration



# Milling of Existing Streets





# Utility Installation





# Street Excavation





# Grading





# Curb & Gutter Installation





# Driveway Patching





# Paving





# Restoration







After Reconstruction

# Construction Notes

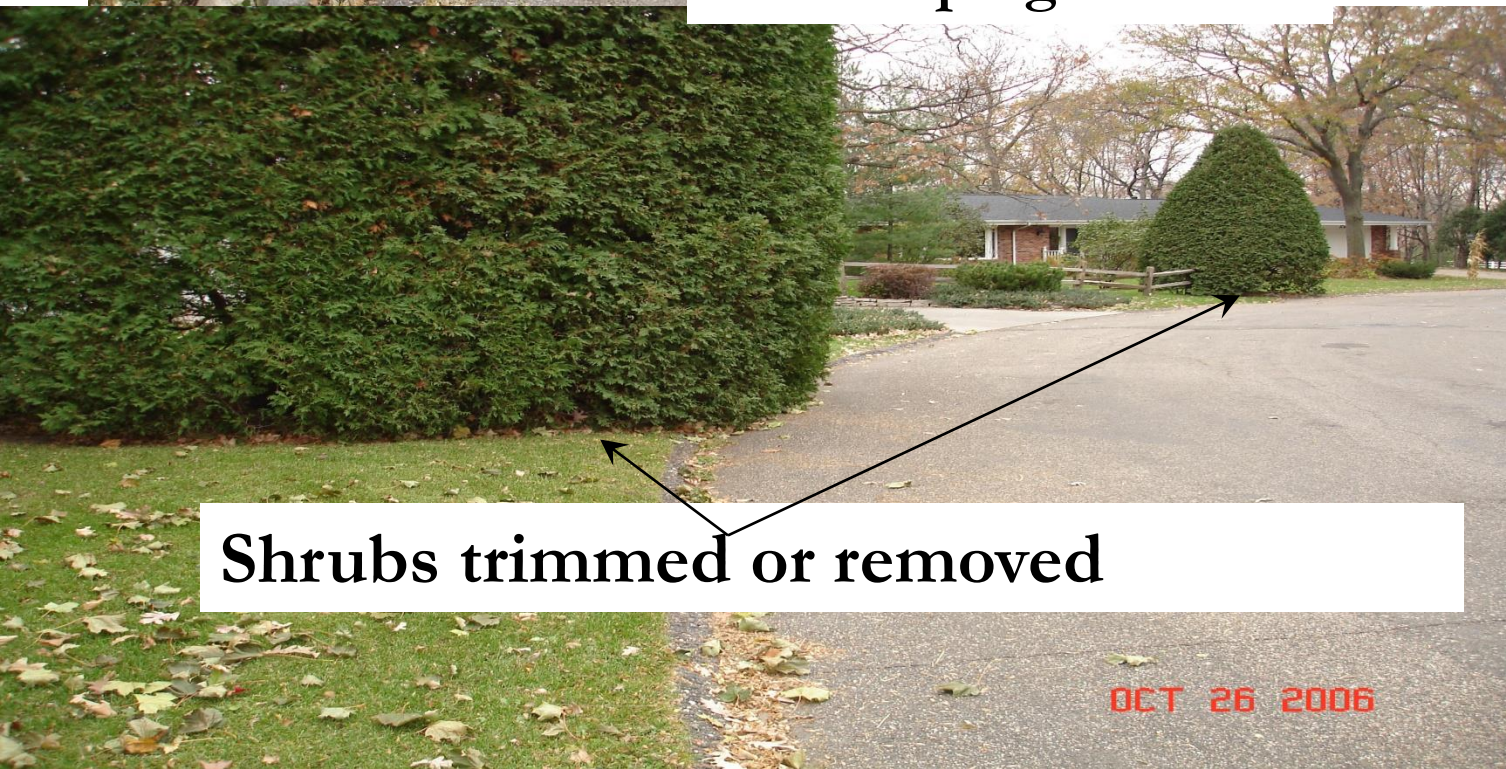
- Private utilities (cable, power, gas, phone, etc.)
  - May be relocated or hit resulting in outage
  - Outages can be reported directly to utility
- Landscaping in right of way or easements
  - Trees, bushes, flowers, landscaping blocks, etc.
  - May be removed due to installation of street or utilities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





**Shrubs removed**

**Landscaping removed**



**Shrubs trimmed or removed**

**City of Plymouth**





# Construction Notes

- 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

- 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

- 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 project costs
  - City pays remainder
- Costs not assessed and fully paid by City
  - Water main
  - Sanitary sewer

# Assessment Hearing

- Estimated to be scheduled in April
- 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 10/31/19
  - no interest
- Full payment between 11/1/19 and 11/15/20
  - Includes 1<sup>st</sup> 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/candlelight](http://www.plymouthmn.gov/candlelight)
- Contains project info, schedules, current progress, Q&A
- Option to sign up for email updates (eNotify)
  - Weekly and/or as needed

# Next Steps

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



# Right of Entry Example



# Questions or Comments?