



City of Maple Grove

12800 Arbor Lakes Parkway, Maple Grove, MN 55369-7064 763-494-6000

Subject: City of Maple Grove - Project No. 2021-01
Appaloosa Woods Street Rehabilitation Project

Date: May 18, 2021

FOR YOUR INFORMATION

The purpose of this letter is to inform you of the upcoming construction activities that will occur in your neighborhood (see attached map for project extents). The City of Maple Grove awarded this contract to Northwest Asphalt, Inc. on May 17, 2021. They are responsible for all work on the project, including that of subcontractors.

The project will consist of:

- Removal and replacement of concrete curb and gutter
- Installation of a 2-foot wide concrete apron on driveway
- Storm sewer system improvements and repairs
- Sidewalk repairs
- Drain tile and sump line improvements
- Removal and replacement of bituminous street surface
- Restoration of driveway and boulevard areas

PHASES

- 2 Phases (shown on attached map)
- Each phase takes about 6-8 weeks
- Phase I to start shortly after contract is award on May 17, 2021
- Phase II is scheduled to start late July (weather dependent)
- Construction hours are 7:00 a.m. – 8:00 p.m.

ACCESS AND PARKING DURING CONSTRUCTION:

- Daily access to driveways between 7:00 a.m. and 8:00 p.m. may be limited
- Driveway will not be accessible for 5-7 days during the concrete curing time. On street parking will be available when your driveway is not accessible
- Police Department has been notified regarding on street overnight parking (parking permit will ***not*** be required)
- **At least 24 hours before your driveway will be inaccessible, the contractor will place notices on/around your front door, including when and where to park**
- Please check daily for any notifications
- Unless you are directed to do so while your driveway is inaccessible, please do not park on the street between 7 a.m. and 8 p.m. during construction of the project

MAILBOXES

- **U.S. Postal Regulations require** temporary mailboxes be installed.
- The attached map indicates the location of temporary mailboxes
- Permanent mailboxes will be placed out of service and covered or removed until project completion
- Residents are asked to store permanent mailboxes alongside their garage.
- If mailbox needs repair, homeowner will be requested to repair/replace the post or mailbox. Discard any old mailbox parts that are no longer needed

“Serving Today, Shaping Tomorrow”

AN EQUAL OPPORTUNITY EMPLOYER

GARBAGE AND RECYCLING COLLECTION

- Collection days will not be affected by the project
- Please bring all bins out to the street by 7 a.m. on collection days
- Please label your collection bin lids with name and address
- Contractor will assist haulers with collection in cases where direct access to bins is difficult

DRIVEWAY RESTORATION

- SEE DRIVEWAY HANDOUT (Previously mailed and attached)

SOD RESTORATION

- Sod that is disturbed during construction will be replaced
- The contractor will maintain the sod for 30 days; however, we encourage the homeowners to water the sod to better ensure successful growth

SPRINKLER SYSTEMS AND UNDERGROUND PET CONTAINMENT SYSTEMS

- ****Please notify Joseph Bzdok by email (jbzdok@maplegrovern.gov) if you have an underground system***
- Include in the email: address and a good point of contact for questions
- Any sprinkler heads within 2 feet of the curb are likely to be impacted
- For affected systems, contract allows for either a) protection in place or b) remove or damage, then replace or repair. It is the contractor's option
- Regardless of method, contract requires re-establishment of functional systems prior to project completion

WATER USE DURING CONSTRUCTION

- **Please refrain from lawn watering** or other water use that gets the road area wet until the street has been paved
- Excessive watering result could result in runoff, which may delay/complicate the project

SPECIAL CONCERNS

- Notify Joseph Bzdok as soon as possible if you have any special needs or concerns
- **Joseph Bzdok, Project Coordinator, City of Maple Grove: 763-494-6362, jbzdok@maplegrovern.gov**
(If not answered, please leave a detailed message and I will get back to you.)

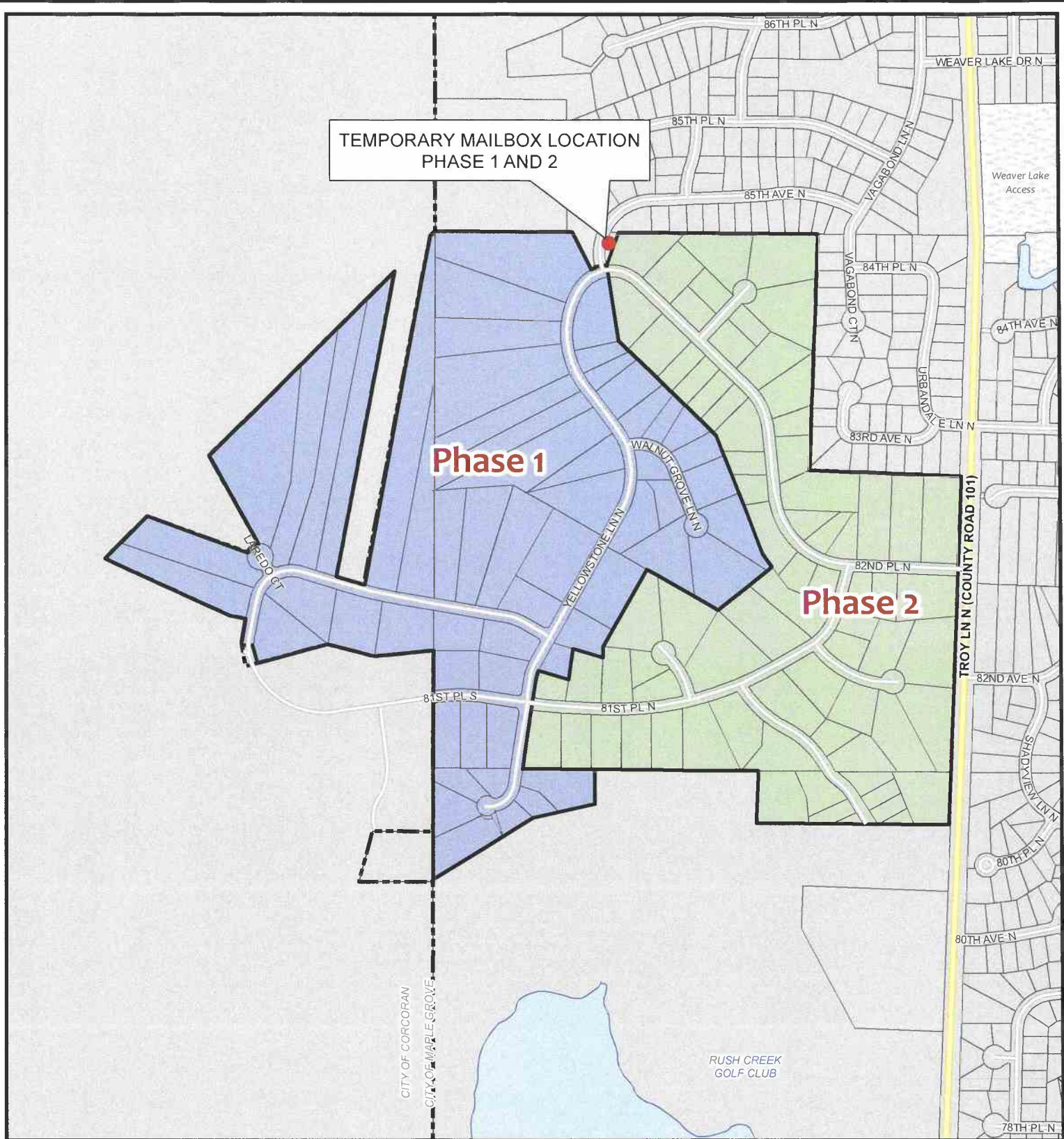
SAFETY

- Construction work is interesting for children and adults, to ensure safety please keep children out of the work area and away from the equipment at **all** times.
- Please pay close attention where the curb used to be - often removal and replacement activities create drop-offs and trip hazards
- If any concerns arise regarding access for elderly or disabled please inform Joseph Bzdok and he will plan as necessary
- **Before you leave your driveway, please look around and be aware of any construction activities occurring in your area. Always be aware of the contractor's warning signs, other warning devices, construction equipment, etc. in your area; they may save you from problems arising from the construction in your area. Remember this is not just for your own safety but also the safety of the construction crews. Construction is an inherently dangerous profession and your street is their office. We appreciate your efforts to keep you and our workers safe.**

Please feel free to call if you have any questions or concerns.

Sincerely,

Joseph Bzdok
Project Coordinator



TEMPORARY MAILBOX LOCATION
PHASE 1 AND 2

Phase 1

Phase 2



Location Map
PROJECT NO. 21-01
APPALOOSA WOODS AREA
CONSTRUCTION PHASING AND
TEMPORARY MAILBOX LOCATION



Your New Apron and How it Impacts your Driveway

As part of the street reconstruction, you will receive a new concrete driveway apron next to the street. This will replace the surmountable curb currently there, likely in poor condition. The new concrete apron will be 2' wide, and will provide a much smoother transition from the street to your driveway. Please see the pictures below to get a general idea of what this will look like:



How much of my driveway will be removed?

The answer to this depends a lot on your driveway material and the condition it is in.

Asphalt: If your driveway is asphalt and brand new (less than 1 year old), then we may be able to remove only 2 feet and pour the new apron right against it. If your driveway is more than a year old, then wheel path "cupping" has already begun, and the binding material within the asphalt has begun to lose its strength. This means pouring concrete up against the cupped or degraded asphalt will not result in a flat apron that matches the existing driveway all the way across. Unless your driveway is less than a year old, 4' or more of your driveway will be removed to allow for concrete forms and smooth concrete finish, and an asphalt patch will replace the area between the new apron and existing driveway. This patch will be darker than your existing asphalt, but will be of the same or better strength and finish. The patch will fade over time to match existing shade, or more likely will no longer be different once a sealcoat is applied.

Concrete: If your driveway is concrete and in good shape, then we will likely be able to sawcut it and use the edge as a form for the new apron. We will evaluate each driveway's joint patterns to determine the best sawcut location. We may elect to remove more than the minimum amount so that the joints appear more uniform.

Gravel: We will remove and set aside the first three feet or so of gravel, construct the new apron, then backfill behind the apron using the removed gravel (or new gravel if necessary).

Pavers: We will remove and set aside the pavers such that we can construct the concrete apron. Once the apron has cured, the removed pavers will be replaced in a similar pattern as the rest of the driveway, and cut and shaped as need to fit around the apron.

Decorative Concrete: Please contact Joseph Bzdok at 763.494.6362 to discuss your specific situation. Removal and replacement plan will vary widely depending on extent of decorative concrete and location relative to the new apron.

(over)

What if I live on a cul-de-sac or curve?

Installing a new apron between a curved street and a straight driveway means that our removals may need to accommodate a transition between the two. For example, we cannot sawcut asphalt along a curve. And most likely, existing joints in a concrete driveway are straight and don't follow the roadway curvature. It is quite likely that replacement asphalt or concrete will vary in width in order to transition. The City will make our best decision regarding the removal limits, indicate those in the field, and alert you to review those and contact us should you have any concerns.

What will happen if I have a sidewalk (or am getting a new sidewalk)?

If there is an existing sidewalk that crosses your driveway, then generally the City will remove all the material between the sidewalk and curb, and connect the new apron to the sidewalk with concrete. In the rare instance that the sidewalk is set more than 6 feet behind the curb, we may opt to not remove the driveway entirely and preserve the existing driveway to the extent possible. If individual sidewalk panels are significantly damaged such that they present trip hazards, we will replace those panels. If we are replacing sidewalk or installing new sidewalk, then our removal limits will be two feet behind the sidewalk to allow for formwork/transition. Removed driveway will be patched with like material (asphalt or concrete).

Will I be able to access my DW during construction?

You have unlimited access during the project except for the period when your new concrete apron is curing, about 5-7 days. During this time, you will be directed to park on the street in front of your house.

Why can't my apron be installed without a patch in my asphalt driveway?

Because the surface of your existing driveway is likely uneven due to wear and/or age, a flat apron will cause lips to occur between concrete and asphalt. Lips trap water (which then freezes in colder temps), catch snow shovels and plow blades, and grow more pronounced during winter heaving. The City does not recommend pouring an uneven apron that matches the cupped driveway, as the apron will last much longer than the driveway. Any future driveway replacement or maintenance will be forced to match the undulating apron, or else face exposed lips.

If I am planning on replacing my driveway, how should I coordinate it with the project?

- We strongly encourage replacement after the road is complete. This allows you to pour or pave your new driveway directly against the new apron without patches or extra joints. Ideally, we ask that you wait at least 2-3 weeks after the final roadway asphalt is placed. This will allow time for it to cure so that it is resistant to damage from your contractor's equipment.
- If you choose to replace it prior to the project, please understand your new driveway will be cut to allow for apron installation, and a patch will be placed between the apron and the new driveway. If possible, plan on the last 2 feet being removed and have a joint placed in the concrete to make cutting easier.
- We don't add rebar to the concrete panels in the driveways or the aprons we install.
- If you are planning on replacing or widening your driveway, please contact the city as soon as possible so we can add the changes to our construction plan sheets.

Who is responsible for future repairs to the apron and patch?

The city considers the apron to be part of the curb and gutter system and will warranty and maintain any issues with that over the lifespan of the apron. If it is cracked, the City will come and analyze.

Please call or email with questions: Joseph Bzdok, 763-494-6362, jbzdok@maplegrovern.gov