

RECONSTRUCTION PROJECT HANDOUT

General Information

Having a construction project along your street can be both interesting and educational, but it can also cause headaches. If you have questions or a specific concern, please try to work with the contractor, city staff, and engineer to ensure a positive experience. In addition, make it a point to be aware of construction activities for your own safety, and please make sure that children stay out of the project area.

During the course of the project, properties immediately adjacent to construction may have limited access at times. The contractor is to make every effort to maintain adequate access to properties along the project, but some inconvenience should be anticipated.

Depending on the construction methods employed and the surrounding soil types, construction activity can result in varying degrees of ground vibration. Ground vibrations from road construction activities very rarely reach the level that can damage structures even if the vibration can be felt in the structure. Items on shelves or walls can migrate due to the vibrations, and you may want to temporarily relocate items to prevent accidental breakage.

Water Main

The reconstruction of water main and sanitary sewer typically requires the contractor to excavate eight feet deep or more. This trenching operation requires a location to place excavated soils and an adequate trench width for safe construction, which may limit access temporarily. When underground utility construction is ongoing adjacent to the property, owners should expect an interruption of access. At the completion of the construction workday, the contractor will backfill the trench and access will be restored. Residents in areas where the water main is being replaced may be put on temporary water service. This usually involves aboveground piping that connects to an outside hose spigot on your home. The contractor will work with residents to ensure water service. If you have a water softening system, this process may involve you setting your bypass switch on the softener to prevent any damage to it. Do not mow over the service pipes as it will cause damage to your temporary service or to the entire area.

Subdrain

Underground subdrain systems are installed to drain the roadway sub-grade and eliminate surface draining of residential sump drains/foundation drains. As this system is constructed, a service connection is added for each lot along the roadway, and existing drains that terminate at the roadway will be connected at that time. If you do not have one already, residents may want to consider adding a check valve or air release outside of the home for backup relief should your service line ever become blocked.

Concrete

After all utility work is complete and the aggregate base material is added to the roadway section, concrete work can begin. When residents see a string line (metal staking) being set up by the contractor, curb and gutter construction is about to take place. The concrete driveway work will likely follow closely behind the completion of the curb and gutter. Access to your driveway will be limited when concrete work is ongoing adjacent to your property, and you will need alternate parking arrangements during that time. Concrete gradually gains strength over the required 7 day curing period. To ensure a quality end product, please do not drive on new concrete during the curing period.

Boulevards

The boulevard area adjacent to your property may be disturbed during the course of the project. Minor grading, new construction, or material storage are all possible activities that may occur. The contractor will restore the disturbed area when construction is complete. Please remove or relocate any landscaping, electrical lighting, invisible fencing, or irrigation systems from the roadway right-of-way. The property owner is responsible for relocating or repairing any items installed in the right-of-way.

Sodding

Once new sod has been placed, caring for it becomes a shared responsibility. The contractor's responsibility is only for the first 30 days after it has been placed. It will take a little time and patience, but following these guidelines will help restore your lawn as quickly as possible.

Mowing – Avoid mowing or walking on your new sod for 3 weeks. After 3 weeks, begin mowing with your mower deck set to at least 3 inches high or at the highest setting. Please cut your new sod at this height for the remainder of the year.

Watering – The contractor will water the sod as needed for the first 30 days only. Even during that time, if you feel your sod is drying out, please feel free to water it as you see fit. New sod roots take a whole year to reach full length, your continued watering of roughly 2 inches per week will help ensure successful root growth.

Fertilizing – Your sod was fertilized where it was grown; therefore it will not need fertilizer until next spring. If you fertilize sooner, you risk killing the sod.