



Real People. Real Solutions.

2022 Street & Utility Improvements Project Newsletter

July 22, 2022

Construction schedule:

Start: May 2022
Finish: October 2022
Final Paving: Summer 2023

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Overview

As you know, the City of Mapleton is undertaking the reconstruction of Borchert Street, 5th Avenue NE, Washington Street, 6th Avenue NE, and the new construction of 4th Avenue SW. The project includes complete street and utility reconstruction in the project areas identified on the attached map.



Project Timeline



Access

In March of 2022, competitive bids for construction were received and the project was awarded to Holtmeier, Inc. of Mankato. The project is broken out into Part 1 and Part 2. See the attached map for the project location.

The contractor has completed sanitary sewer, watermain, and storm sewer construction on 5th Avenue NE (South of T.H. 22). During the week of July 25, the contractor will begin street grading for this portion of the project. During the street grading process, a sump pump pipe will be installed approximately 3.5 feet below grade – each residence will be provided a sump pump pipe stubbed to the property line. If you have a sump pump pipe that discharges onto 5th Avenue NE (south of T.H. 22) – please contact the construction representative to verify this stub out location.

Sanitary sewer and watermain construction will begin on 5th Ave NE (North of T.H. 22) and Washington Street during the week of July 25. You will not have continuous access to your driveway during this time, please plan accordingly. Residents of 5th Ave NE (North of T.H. 22) and Washington St will be able to park along 6th Ave NE.

In Part 1, the concrete curb and gutter and driveways have been constructed from CSAH 7 thru 4th Ave SE. Please wait 7 days after new concrete is poured prior to driving a vehicle on the concrete pavement. During the week of July 25, the contractor will begin installing gravel base on Borchert St from CSAH 7 thru 4th Ave SW and along the new development of 4th Ave SW. The contractor will also begin construction of the concrete walk from CSAH 7 thru 4th Ave SE during this time.

Weather conditions can have a large impact on the progression of street and utility construction. Please be aware that all timelines and schedules are subject to change as weather conditions vary. The *tentative* construction schedule for the work is listed below:

- **Part 1:** Gravel base and concrete walk construction during the week of July 25
- **Part 2 (South of T.H. 22):** Roadway grading and sump pump line installation during the week of July 25.
- **Part 2 (North of T.H. 22):** Underground utility construction during the week of July 25

The anticipated completion date for most of the **Part 1** work is August 26, 2022; and **Part 2** is October 1, 2022. The Contractor is expected to meet the completion date. The final layer of asphalt pavement will be completed during the summer of 2023.



Updates

Informational social media updates and newsletters will be sent periodically throughout the project. If you have questions or concerns at any time, please contact Joe Smith using the information listed. For more information, please visit the following website:

City of Mapleton website:

<https://mapletonmn.gov> (refer to the 2022 Street Project Announcements)



Sewer and Water

Disruptions to Sewer and Water Service

Water and sewer service will mostly be provided at all times; however, planned shutdowns and disruptions will occur. Residents will be provided notice prior to the anticipated shutoff periods. Your residence will be connected to a temporary water supply system until the new piping is installed and tested. Please avoid damaging the temporary water pipe while lawn mowing. The Contractor will use an exterior spigot to connect your water service to the above ground temporary water supply. In rare cases, this may result in a temporary decrease in water pressure. The exterior spigot will not be available for recreational use while connected to the temporary water supply.

Private Service Line Work

Residents are responsible for filling out the Sanitary Sewer (SAN A/SAN B) and Water service (WA/WB) agreement forms that were previously distributed. These forms need to be completed and turned in to City Hall as soon as possible. **Please submit these forms as your earliest convenience.** If during construction your sanitary sewer service is found to be compliant, you will not be required to pay the dollar amount listed on the respective form. The water service agreement forms only apply to those residents on 5th Avenue NE between Main St and TH 22.



Alert

Private Items in Right-of-Way

If you have items such as landscaping, retaining walls, shrubs, bushes, flowers, sheds, irrigation systems, etc. within the right-of-way, it is not the contractor's responsibility to work around them. The property owner is responsible for securing these private improvements and moving them, if necessary, to allow the project to be constructed. Neither the contractor nor the City is responsible for damages incurred to private improvements in the right-of-way. Any underground improvements, such as irrigation lines and heads, dog fences, etc., should be located and marked so they are readily visible.



Construction

Work Area

It is very common on these types of projects that area residents (especially children) become quite curious about the work the Contractor is performing. We ask that you please be respectful of and stay well clear of construction zones. Many hazards and dangers exist from heavy machinery, trenches, loose material, material stockpiles, construction supplies, confined spaces, hot asphalt, etc. and often are not recognizable by the general public. The Contractor has responsibility to ensure safety on the project and within the construction area. Any direction from the Contractor regarding safety must be followed; likewise, if you observe an unsafe condition, please report it to the Construction Representative immediately.

Garbage & Recycling

Residents should write their address on a piece of duct type and apply it to the lid of their garbage & recycling receptacles. Wheel your receptacles to the end of your driveway the evening before the scheduled pick-up. The contractor will move the receptacles to a location accessible for the sanitation company. After pick-up, the contractor will return the receptacles to your driveway.

Mail

The mailbox clusters for all residents north of T.H. 22 (5th Ave NE, Washington St, and 6th Ave NE) will be relocated to [redacted] until the completion of construction. After construction is complete, new mailbox clusters will be installed in the approximate location of the existing mailbox clusters.

Driveways & Sidewalks

New concrete driveways and sidewalks are sprayed with a white curing compound. This keeps the moisture content high in the concrete to provide for better curing and strength. Please stay off all new concrete until instructed otherwise by the Construction Representative. Do not seal a new concrete driveway for at least 3 months.

Assessment Interest Rate

The City Council approved the bond sale for the 2022 Street and Utility Improvements project. The assessment interest rate will be 5.5%.



Map

