

ALLEY RECONSTRUCTION INFORMATION



Contact Alley Inspector if you have any concerns during reconstruction.

Expectations

A general description of a typical alley project. Every alley is different. Each project has its own special requirements and circumstances.

Duration of Construction

- Contractor has 25 working days to reconstruct the alley (Working days are weekdays where weather allows them to work. They are allowed but not required to work evenings and weekends.)
- Construction will take at least 5 weeks, if weather is good. If the weather is poor, it may take up to 8 weeks to complete the alley. The City regulates time once underground utility work has begun.
- Numerous construction stages including: underground utility replacement, removals, excavation, grading, paving and landscaping.

Work Completed Prior to Reconstruction

- Alley will be staked and pavement will be marked with paint prior to construction.
- Paint indicates where pavement will be sawed and removed.
- Sawing company will saw marked approach pavement as well as a trench in the center of the alley for underground utilities. (Open to traffic during sawing.)

Underground Utilities

Storm sewer and underdrain is installed by a subcontractor that specializes in underground utility construction. Residents will receive notice 24 hours before the work begins. Work hours are typically 7 a.m. to 5 p.m.

Retaining Walls & Landscaping

Contact the Inspector before the alley reconstruction begins to discuss any concerns about wall or landscaping impacts.

Removals, Excavation, Grading

- Existing alley will be removed. Contractor to notify residents before removal.
- Residents required to park in the street
- Garbage and Recycling carts to be placed in the road instead of the alley
- Alley will be barricaded until it is open. Do NOT drive on the alley until the barricades have been removed.

Alley Pavement & Approaches

- Contractor will set forms in the alley prior to paving concrete. Concrete requires about 7 days to cure (gain strength). Concrete will crack if used too soon.
- Contractor will place permeable pavers in the center of the alley. The water will drain to this area.
- If required, the property owner approaches will be installed. Special assessment cost is only for the alley pavement.
- The contractor is not responsible for cracks at a resident's approach due to a vehicle accessing the approach before the concrete is cured.

Sod

Sod and soil are placed after the alley is open to traffic when weather is favorable. The contractor will water for 21 days and then the sod becomes the owners' responsibility.

Property Damage

Occasionally the contractor does damage to a resident's property during construction. If this occurs, please contact the inspector. The inspector will compare before and after documentation and file a report to submit to the contractor's insurance company. The contractor does not receive full payment for work until the damages are resolved.

Parking Tickets

If a resident receives a parking ticket while there is no access to the alley, please contact the inspector. The Engineering Department will contact the police department to waive the ticket.