



EMERSON AVENUE STREET IMPROVEMENTS

WEEKLY PROJECT UPDATES

Week of 4-28-2025:

Complete: Removal of bituminous wedging along the roadway edges has been completed.

Upcoming: During the week of May 5th, crews will begin miscellaneous repairs and improvements, including:

- Concrete and bituminous replacements in areas that do not meet City standards
- Addressing any turf establishment needs where seeding was not effective
- Raising manholes to final paving elevations

Final paving is now anticipated to take place May 13-15. Residents are asked to refrain from parking in the streets during those dates to assist in final paving efforts. Additional notices will be posted to the project website.

Week of 4-21-2025:

Upcoming: Beginning the week of **April 28, 2025**, crews will return to the project area to remove pavement wedges along the roadway edges. These wedges were placed last winter to protect the curb and gutter during snow plowing. After removal, residents will notice a slight lip along the curb and gutter, which will remain until the final lift of pavement is placed.

Starting the week of May 5th, crews will begin miscellaneous repairs and improvements, including:

- Concrete and bituminous replacements in areas that do not meet City standards
- Addressing any turf establishment needs where seeding was not effective
- Raising manholes to final paving elevations

Final paving is scheduled for the week of May 26th.

Week of 11-18-2024:

Complete: All remaining bituminous has been placed including roadways, parking lots & bays, as well as bituminous wedging. Manholes and gate valves within the roadway have been



raised to grade. Rain gardens have been constructed with plantings slated for placement in the spring by City staff. Restoration items are continuing to be addressed including black dirt, seed and hydro mulch, irrigation and invisible dog fence repairs.

Upcoming: As the project wraps up for the year during the week of November 18th, crews will continue to address any known restoration items including black dirt, seed and hydro mulch, irrigation and invisible dog fence repairs. Additional project cleanup activities will take place during the week of 11/18. Final wear course paving is scheduled for the spring of 2025. Residents will receive mailed notification including a schedule in the spring ahead of final construction activities.

Week of 11-11-2024:

Complete: All remaining concrete placement project wide has been completed. Subgrade, tolerancing, and paving along Ivy Hill Drive and Sylvandale Court has also been wrapped up. Manhole and gate valves adjustments to base pavement elevation is currently ongoing in all paved areas.

Upcoming: During the week of November 11th, crews will be paving any remaining driveways (11/12 and 11/13) as well as the parking lot at Ivy Hills Park. Bituminous wedging along the curb and gutter is scheduled to continue and be completed by 11/13. Crews will continue to adjust manholes and gate valves within the roadway on paved streets. Restoration will continue the week of November 11th, including black dirt, seed and hydro mulch, irrigation, and invisible dog fence, and will be ongoing through the week of November 18th until all items have been addressed for the year. Rain garden construction and final grading within Ivy Hills Park is scheduled for the week of November 11th and 18th.

Week of 11-4-2024:

Complete: Watermain service connections and final storm sewer improvements were installed along Ivy Hill Drive. All remaining curb and gutter installations along Sylvandale Court were completed. Restoration including topsoil, seeding, hydro mulch, irrigation, and invisible dog fence is ongoing with substantial progress having been made to date. Manhole and gate valves adjustments to base pavement elevation is currently ongoing in all paved areas.

Upcoming: During the week of November 4th, crews will be pouring concrete along Ivy Hill Drive (11/4 and 11/6). Remaining subgrade efforts and final tolerancing along Sylvandale Court and Ivy Hill Drive are scheduled for Wednesday and Thursday ahead of paving on Friday, 11/8. Crews will continue to adjust manholes and gate valves within the roadway on paved streets. Restoration will continue the week of November 4th, including bituminous driveway patching, black dirt, seed



and hydro mulch, irrigation, and invisible dog fence, and will be ongoing through the week of November 11th until all items have been addressed for the year.

Week of 10-28-2024:

Complete: Watermain replacement along Ivy Hill Drive is complete along with the testing phase. Watermain service connections along Sylvandale Court have been installed. Base paving of Maple Park Drive, Sylvandale Road, and Sylvandale Court S have been completed. Bituminous driveway replacement along all paved streets south of Ivy Falls Avenue was completed as well. Hand formed concrete along Sylvandale Court and Ivy Hill Drive was placed leaving remaining curb and gutter replacements to be placed by machine. Restoration including topsoil, seeding, hydro mulch, irrigation, and invisible dog fence is ongoing with substantial progress having been made to date. Manhole and gate valves adjustments to base pavement elevation is currently ongoing in all paved areas.

Upcoming: During the week of October 28th, watermain service connections will be made along Ivy Hill Drive and will be followed by remaining storm sewer improvements. The remaining bituminous driveways north of Ivy Falls Avenue will be patched Monday and Tuesday (10/28 and 10/29). The remaining machine curb and gutter replacement along Sylvandale Court will be completed Wednesday (10/30) followed by tolerancing the roadway and topsoil placement in boulevards on Thursday (10/31). All remaining concrete curb and gutter replacement along Ivy Hill Drive is scheduled for Wednesday (10/30) through Monday (11/4). Roadway and parking bay grading and tolerancing along Ivy Hill Drive will begin Thursday (10/31) with paving scheduled next week on Thursday and Friday (11/7 and 11/8). Crews will continue to adjust manholes and gate valves within the roadway on paved streets Wednesday through Friday (10/30 to 11/1). Restoration will continue the week of October 28th, including bituminous driveway patching, black dirt, seed and hydro mulch, irrigation, and invisible dog fence.

Week of 10-21-2024:

Complete: Watermain replacement Along Ivy Hill Drive, between Butler Avenue and Maple Park Drive, is completed with a short segment east of Maple Park Drive remaining for replacement. Roadway preparation of Emerson Avenue, Maple Park Drive, and Sylvandale Road, between Maple Park Drive and Ivy Falls Avenue, has been completed along with base paving of Emerson Avenue. Irrigations repairs in areas that have been paved to date have generally been completed and topsoil placement in disturbed areas is ongoing.

Upcoming: During the week of October 21st, watermain replacement along Ivy Hill Drive will continue and is anticipated to finish towards the front end of the week. Following watermain



replacement, testing of the new main will commence and properties will be connected once testing passes. **Bituminous driveway patching is scheduled for Tuesday, October 22nd. Base paving of Sylvandale Court S and Maple Park Drive is scheduled for Wednesday, October 23rd.** Any remaining tolerancing of the roadways to grade will occur during the beginning of the week ahead of paving. Watermain service connections to properties served from Sylvandale Court will be connected Monday, October 21st, and will be followed by subgrade corrections along with concrete curb & gutter and driveway replacement. Concrete curb and gutter replacement along Ivy Hill Drive is tentatively scheduled for the tail end of the week of October 21st followed by base paving the week of October 28th. Restoration will continue the week of October 21st, including bituminous driveway patching, black dirt, seed and hydro mulch, irrigation, and invisible dog fence.

Week of 10-14-2024:

Complete: Final storm sewer improvements along Maple Park Drive have been completed. Concrete curb and gutter replacement and miscellaneous concrete items have been completed within Phase 1. **Paving preparation along Emerson Avenue has been completed including subgrade corrections and tolerancing the roadway to grade ahead of base paving on Tuesday, October 15th.** Roadway access during paving operations will be maintained, however, may be limited to single lane in areas where paving operations are active. Irrigation, invisible dog fence, and black dirt restoration began the week of October 7th and will be ongoing until completed project wide.

Upcoming: During the week of October 14th, watermain replacement along Ivy Hill Drive will continue and is anticipated to finish by the end of the week. Following watermain replacement, testing of the new main will commence and properties will be connected once testing passes. **Base paving of Sylvandale Court S, Sylvandale Road, and Maple Park Drive is scheduled for October 16-18th.** Paving preparation of these streets, including any remaining subgrade corrections and tolerancing of the roadways to grade, will occur during the beginning of the week ahead of paving. Concrete curb and gutter replacement along Ivy Hill Drive is scheduled for the week of October 21st followed by base paving the week of October 28th. restoration will begin, including black dirt, seed and hydro mulch, irrigation, and invisible dog fence. Restoration will continue the week of October 14th, including black dirt, seed and hydro mulch, irrigation, and invisible dog fence.

Week of 10-7-2024:

Complete: Base paving along Sylvandale Road, between Emerson Avenue and Ivy Falls Avenue, Laura Street and Court, and Ivy Hills Drive has been completed. Watermain replacement along Ivy Hills Drive began with the connection to Butler Avenue being completed. The remaining



watermain replacement is scheduled to be completed the week of 10/14 followed by service connections. Reclamation of the remaining roadways in Phase 2 is complete.

Upcoming: During the week of October 7th, restoration will begin, including black dirt, seed and hydro mulch, irrigation, and invisible dog fence. Curb and gutter replacement along Maple Park Drive and any remaining concrete driveways or miscellaneous concrete items in Phase 1 will be completed during the week of October 7th. Final storm sewer improvements along Maple Park Drive are scheduled for Friday, October 11th. Watermain replacement along Ivy Hills Drive is scheduled to be completed the week of October 14th and service connections will follow the testing stage. Base paving of Emerson Avenue, Sylvandale Court S, and Maple Park Drive are scheduled for October 16-18th. Concrete curb and gutter replacement along Ivy Hill Drive is scheduled for the week of October 21st followed by base paving the week of October 28th.

Week of 9-30-2024:

Complete: 9/23-9/30: Phase 1 roadway prep complete, apart from Maple Park Drive. 9/23-9/25: Phase 1 concrete curb & gutter and concrete driveways completed prior to roadway prep and paving. 9/27: Watermain services and storm sewer connections complete along Emerson Avenue and Maple Park Drive. 9/30: Phase 1 roadway prep continued before paving base lift. 10/1: Phase 1 base lift paving was completed on Sylvandale Road (Emerson Avenue to Ivy Falls Avenue).

Upcoming: Restoration, including irrigation repairs in Phase 1 will begin 10/7. Bituminous driveways in Phase 1 scheduled for the week of 10/7. Water main shutdowns, including full road closures are scheduled on 10/2 & 10/3 for Ivy Hill Drive for connecting to existing water main pipes. Ivy Hill Drive's water main installation, including testing and service installations, as well as storm sewer improvements will continue into the week of 10/7. Sylvandale Court water services to begin 10/4, with roadway prep and concrete curb & gutter to begin on 10/7. Roadway prep and concrete curb & gutter replacement along Emerson Avenue and Maple Park Drive will begin 10/2 and continue into the week of 10/7. Base lit paving for Emerson Avenue, Sylvandale Court, Sylvandale Court South, Sylvandale Road (Ivy Falls Avenue to Maple Park Drive), and Maple Park Drive is scheduled for 10/14.

Week of 9-23-2024:

Complete: Storm sewer improvements and subgrade corrections have been completed along Sylvandale Road, north of Laura Street. Watermain replacement along Emerson Avenue has been completed and is now in the testing stage ahead of service line connections. Concrete curb and gutter replacement is ongoing in Phase 1 and will continue throughout the week of 9/23.



Upcoming: During the week of September 23rd, concrete curb and gutter will continue to be placed within Phase 1 for all areas that have received subgrade correction and placement of reclaimed material. Residents with curb and gutter replacement through the driveway will not have driveway access during the concrete curing period (5 days) and will be allowed to park in the street on the gravel surface. Impacted residents will be notified of the time and duration via a door hanger. Storm sewer installation will continue along Maple Park Drive and will limit access during construction hours (7am to 7pm) along Maple Park Drive. **Paving of roadways within Phase 1 is scheduled to begin Friday, 9/27.** Roadway access during paving operations will be maintained, however may be limited to single lane in areas where paving operations are active. Following paving efforts in Phase 1, boulevard restoration including black dirt, irrigation repair, and invisible dog fence repairs will begin. Curb and gutter replacement and reclamation of the remaining roadway along Emerson Avenue is scheduled to begin the week of September 30th. Watermain replacement along Ivy Hill Drive is expected to begin the week of September 30th as well. This includes a moving closure during construction hours and may limit driveway access. Residents will be notified ahead of time for any driveway impacts and will be allowed to park on the street outside of the closure. To avoid the closure of watermain work, drivers should plan to use Butler Avenue and Maple Park Drive.

Week of 9-16-2024:

Complete: Subgrade corrections and placement of reclaimed material has been completed in areas where subsurface utility work took place along Sylvendale Road between Emerson Avenue and Maple Park Drive, and adjacent cul-da-sac connections. Reclaiming of the roadway in Phase 2 utility replacement areas and remaining roadway segments in Phase 1 has been completed as well. Concrete curb and gutter preparation have begun and will be ongoing in Phase 1. Preparation for concrete curb and gutter replacement is complete along Sylvendale Road between Emerson Avenue and Sylvendale Court ahead of placement on September 16th.

Upcoming: During the week of September 16th, concrete curb and gutter will be placed within Phase 1 for all areas that have received subgrade correction and placement of reclaimed material. Residents with curb and gutter replacement through the driveway will not have driveway access during the concrete curing period (5 days) and will be allowed to park in the street on the gravel surface. Impacted residents will be notified of the time and duration via a door hanger. Storm sewer installation will continue along Laura Court and Sylvendale Road, north of Laura Street. Watermain installation in Phase 2, along Emerson Avenue, will begin on Wednesday, September 18th. Access during construction hours (7am to 7pm) along Emerson Avenue between Wachtler Avenue and Knollwood Lane may be limited during this watermain installation period (anticipated to last until Friday, 9/20).



Week of 9-9-2024:

Complete: Water service line connections to the recently installed and tested main line watermain will continue along all streets within the first phase. Properties with completed connections to the main line system have been disconnected from the temporary watermain. Storm sewer along Sylvandale Road at the Sylvandale Court South and Sylvandale Court intersections has been installed.

Upcoming: During the week of September 9th, remaining water service line connections to the main line watermain will continue along streets within the first phase. Storm sewer installation will continue along Laura Court and Sylvandale Road, north of Laura Street. Additionally, subgrade corrections and street grading has begun in areas that subsurface utility work has been completed. Grading efforts will continue all week and into the following week.

Week of 9-3-2024:

Complete: Watermain removal and replacement along Maple Park Drive has been completed wrapping up mainline watermain installation within the first phase of the project. Water service connections have begun at the intersection of Emerson Avenue and Sylvandale Road and are progressing north.

Upcoming: During the week of September 3rd, water service line connections to the recently installed and tested main line watermain will continue along all streets within the first phase. Crews will continue connections along Sylvandale Road, working north from the Emerson Avenue intersection, and include adjacent cul-da-sacs in route as progression moves north. Storm sewer installation will begin towards the end of the week and continue into the following week of September 9th.

Week of 8-26-2024:

Complete: Watermain removal and replacement along Sylvandale Road between Ivy Falls Court and Maple Park Drive has been completed. Water service connections have begun at the intersection of Emerson Avenue and Sylvandale Road progressing north.

Upcoming: Continuing the week of August 26th, watermain removal and replacement will progress along Maple Park Drive, east of Sylvandale Road. On Wednesday, August 28th, from 7 AM to 7 PM, residents of the townhomes with driveway access off Maple Park Drive will experience



restricted access due to watermain installation (weather permitting). Residents are encouraged to move their vehicles and park on Ivy Hill Drive for the day.

Service line connections to the recently installed and tested main line watermain have begun and will continue to be installed for properties within the first phase of watermain installation.

Week of 8-19-2024:

Complete: Watermain removal and replacement along Laura Street and Court as well as Ivy Falls Court has been completed. Testing procedures for watermain installations between Emerson Avenue and Laura Street along Sylvandale Road have been completed ahead of service line connections.

Upcoming: Continuing the week of August 19th, watermain removal and replacement will progress along Sylvandale Road between Ivy Falls Court and Maple Park Drive as well as along Maple Park Drive, east of Sylvandale Road. Service line connections to the recently installed and tested main line watermain will be made starting Tuesday, 8/20.

Week of 8-12-2024:

Complete: Watermain replacement along Sylvandale Road between Laura Street and Ivy Falls Court has been completed.

Upcoming: Continuing the week of August 12th, watermain removal and replacement will progress along Laura Street and Court (Monday and Tuesday) as well as Ivy Falls Court (Wednesday and Thursday). Testing procedures on the recently installed watermain will continue this week and be followed by service connections to the main line.

Week of 8-5-2024:

Complete: Watermain replacement along Sylvandale Road between Sylvandale Court and Laura Street has been completed. Additional watermain connections have also been made at Sylvandale Road and Maple Park Drive.

Upcoming: Continuing the week of August 5th, watermain removal and replacement will progress along Sylvandale Road between Laura Street and Ivy Falls Court as well as along Laura Street and Court. Testing procedures on recently installed watermain will begin this week and be followed by service connections to the main line.



Week of 7-29-2024:

Complete: Watermain replacement along Sylvandale Road from Sylvandale Court South to Sylvandale Court as well as directionally drilling watermain segments along Sylvandale Road and Laura Court.

Upcoming: Continuing the week of July 29th, watermain removal and replacement will progress along Sylvandale Road and adjacent cul-da-sacs starting at the intersection of Sylvandale Road and Sylvandale Court and working north.

Week of 7-22-2024:

Complete: Watermain replacement along Sylvandale Road from Emerson Avenue to Sylvandale Court South.

Upcoming: Continuing the week of July 22nd, watermain removal and replacement will progress along Sylvandale Road and adjacent cul-da-sacs starting at the intersection of Sylvandale Road and Sylvandale Court, working North.

Week of 7-15-2024:

Complete: Bituminous and concrete removals along Sylvandale Road and adjacent cul-da-sacs are complete ahead of watermain removal and replacement.

Upcoming: Beginning the week of July 15th, watermain removal and replacement will begin along Sylvandale Road and adjacent cul-da-sacs starting at the intersection of Sylvandale Road and Emerson Avenue, working North.

Week of 7-8-2024:

Complete: Tree removal operations and temporary water services are installed along Sylvandale Road and adjacent cul-da-sacs ahead of watermain replacement.

Upcoming: Bituminous and concrete removals along Sylvandale Road and adjacent cul-da-sacs will begin the week of July 8th followed by watermain replacement along these streets beginning the week of July 11th.