



2026 Street Improvements

PHASE 2: 26th Street North, 27th Street North, and Imperial Ave N from 27th Street N to the South Cul-De-Sac

Anticipated Construction Start
Week of June 1st
(APPROX. 6/4)

Description of Work
Street Construction

Summary

This notice is an outline of the upcoming construction activity in your area. The goal of this notice is to inform you of the contractor's expected start date and construction sequence. Note that weather and other factors may affect the schedule – please visit the construction website (www.le2026improvements.com) for more detailed schedule information. You will be notified with a flyer for important dates such as curb and concrete work.

Construction sequence (*Schedule subject to change*)

- 1. May 29th** – Before construction begins, the contractor will remove your mailbox and set up a temporary mailbox just outside of the construction area. See attached map for the planned temporary mailbox location.
- 2.** Setup of traffic control and erosion control.
- 3. June 4th/5th** - Existing bituminous pavement will be reclaimed resulting in a gravel street section. The existing gravel will be regraded and prepared for new curb and bituminous pavement.
- 4.** Roadway prep for curb installation.
- 5. Mid June** - Curb installation. **Residents must park outside of the working areas represented in black on the location plan on page 2 beginning at 7 am on the day concrete work begins.** Following curb placement, impacted concrete driveway aprons will be replaced. **Please note that new concrete cannot be driven over until the concrete has reached sufficient strength (about seven days after placement).** Residents may park alongside the new concrete curb during the curing period. The contractor will provide access once the new curb has reached strength and can be driven across.
- 6.** Roadway prep for the first layer of pavement. Please do not park on the street during working hours.
- 7. Late June** - The first layer of asphalt pavement will be placed. Once the asphalt has been placed and compacted, it will be drivable the same day. Construction may temporarily restrict driveway access during the day (approx. 30-45 minutes).
- 8.** Restoration of disturbed areas with sod.
- 9.** Contractor will adjust manholes and gate valves.
- 10.** The second and final layer of pavement will be placed. Once the asphalt has been placed and compacted, it will be drivable the same day. Construction may temporarily restrict driveway access during the day (approx. 30-45 minutes).
- 11.** Mailboxes will be reinstalled.

Mailboxes

The contractor will remove mailboxes before construction begins, and a temporary mailbox will be provided outside of the construction area. The planned temporary mailbox location is shown on the attached map. Following construction, the contractor will reinstall mailboxes. If the post of the mailbox is rotten or in poor condition, it will be the homeowner's responsibility to replace the post if damage occurs. Package and delivery service is expected to continue as normal, but may be affected by construction activity.

Protecting your private property (sprinkler systems, electric dog fences, landscaping, etc.)

All property owners are responsible for removing personal property items that may be disturbed by construction activity. A practical effort will be made to coordinate removals and minimize disturbance and impacts within the City's right-of-way to protect personal property, but repair and replacement of these items will be the property owner's responsibility should any damage occur. **We recommend property owners move any items of worry or concern from the boulevard area.** A proactive approach is the best way to avoid unwanted damage. Residents may contact Justin Moeller (contact info below) to meet at your property to review the potential impacts construction may have.

Street and Driveway Access During Construction

Parking will be allowed on streets throughout construction between 7:00 PM and 7:00 AM. Generally, the contractor is expected maintain resident driveway access during working hours – be aware that construction activity may temporarily block the road or your driveway at times during the day. Please yield to construction traffic and follow all instructions given when travelling through the area.

Construction operation	Where to park
General	<ul style="list-style-type: none">• <i>If you require special accommodations, please contact the project field staff.</i>• Please do not park on the street within the project area during working hours - 7:00AM to 7:00PM Monday-Friday; 8:00AM to 6:00PM Saturday.
Concrete Removal and Replacement	<ul style="list-style-type: none">• On the day concrete curb and gutter is being poured, park outside of the project area from 7am to 7pm until concrete is done being placed. Access to your driveway will be closed when contractor starts placing curb and for approx. seven days after concrete placement. You will not be able to drive over the curb for this seven-day period. Residents may park alongside new curb after it is placed.
Pavement Removal, Grading, and Paving	<ul style="list-style-type: none">• Park in your driveway. Access to your driveway will be open most times during this step. Access will be limited when contractor is grading or paving directly in front of your residence. Please plan accordingly.

Stay Informed

Construction information and updates will be posted to the project website: www.le2026improvements.com
If you have any questions or concerns, please contact project staff.

Field Staff

Justin Moeller: 763-998-4653

Construction Supervisor

Seth Lowe: 612-599-3408
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THE CITY OF LAKE ELMO

Phase 2 Location Plan

