

# Northwood Road Area

## Street & Utility Improvements Project - Phase 1

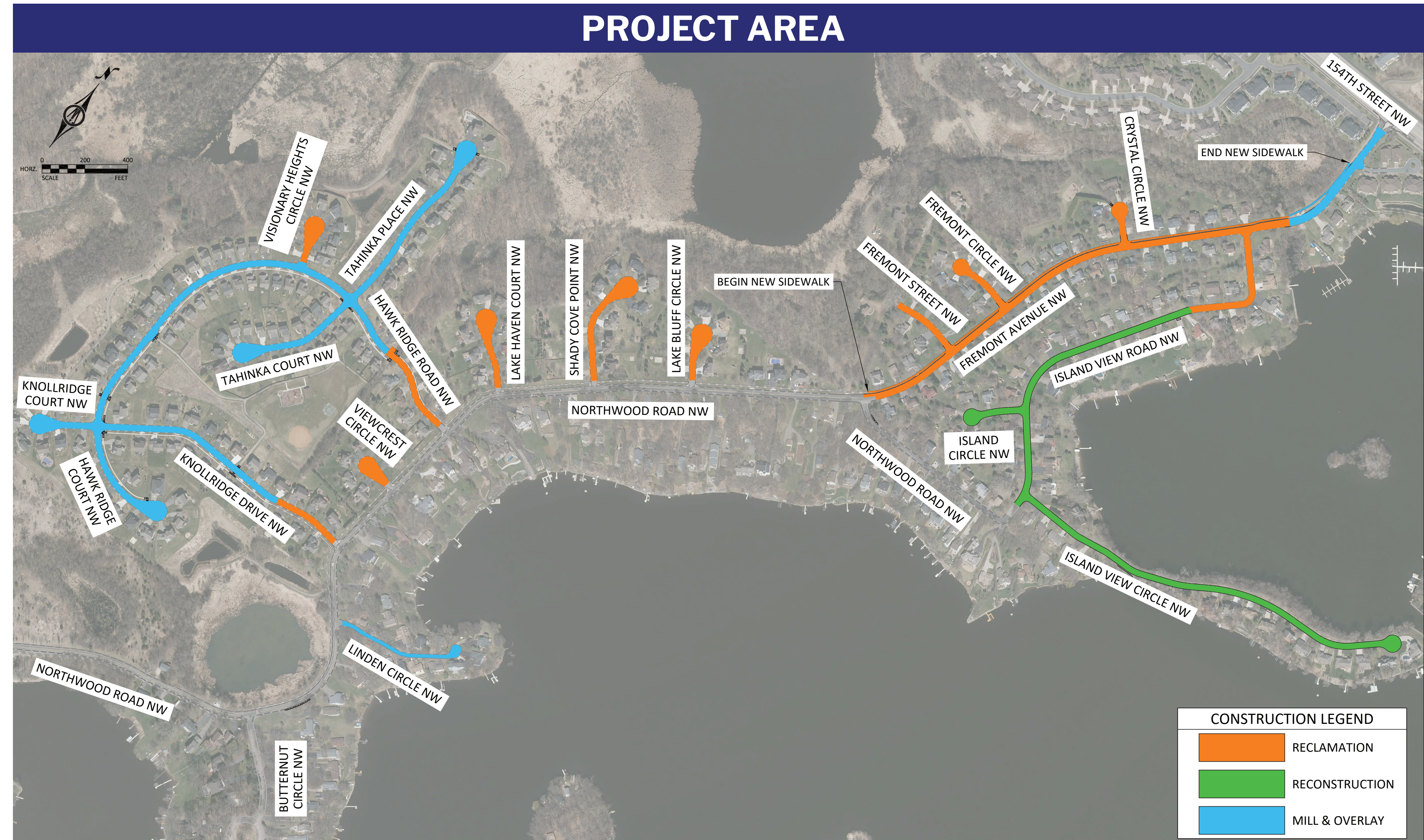


### PROJECT OVERVIEW

The City of Prior Lake received bids for Phase 1 of a road and utility improvement project in the Northwood Road area, including several side streets. Phase 1 will be constructed over the 2026 construction season with two additional phases to follow in subsequent years.

The project entails varying degrees of public utility work from full replacement to spot repairs/maintenance based on their age and condition. Street work varies by street, as shown on the map to the right. Streets identified for full reconstruction of the roadway will include new curb and gutter, while streets identified for rehabilitation methods will only require spot curb and gutter replacements.

The project will be funded by the City's general tax levy, utility enterprise funds, and assessments to adjacent benefitting property owners. Project costs and associated assessments are broken down by improvement type.



### STAY CONNECTED

Scan the QR code or visit [clients.bolton-menk.com/priorlakenorthwoodroad/](https://clients.bolton-menk.com/priorlakenorthwoodroad/) for more project information or to contact the project team!

### SCHEDULE

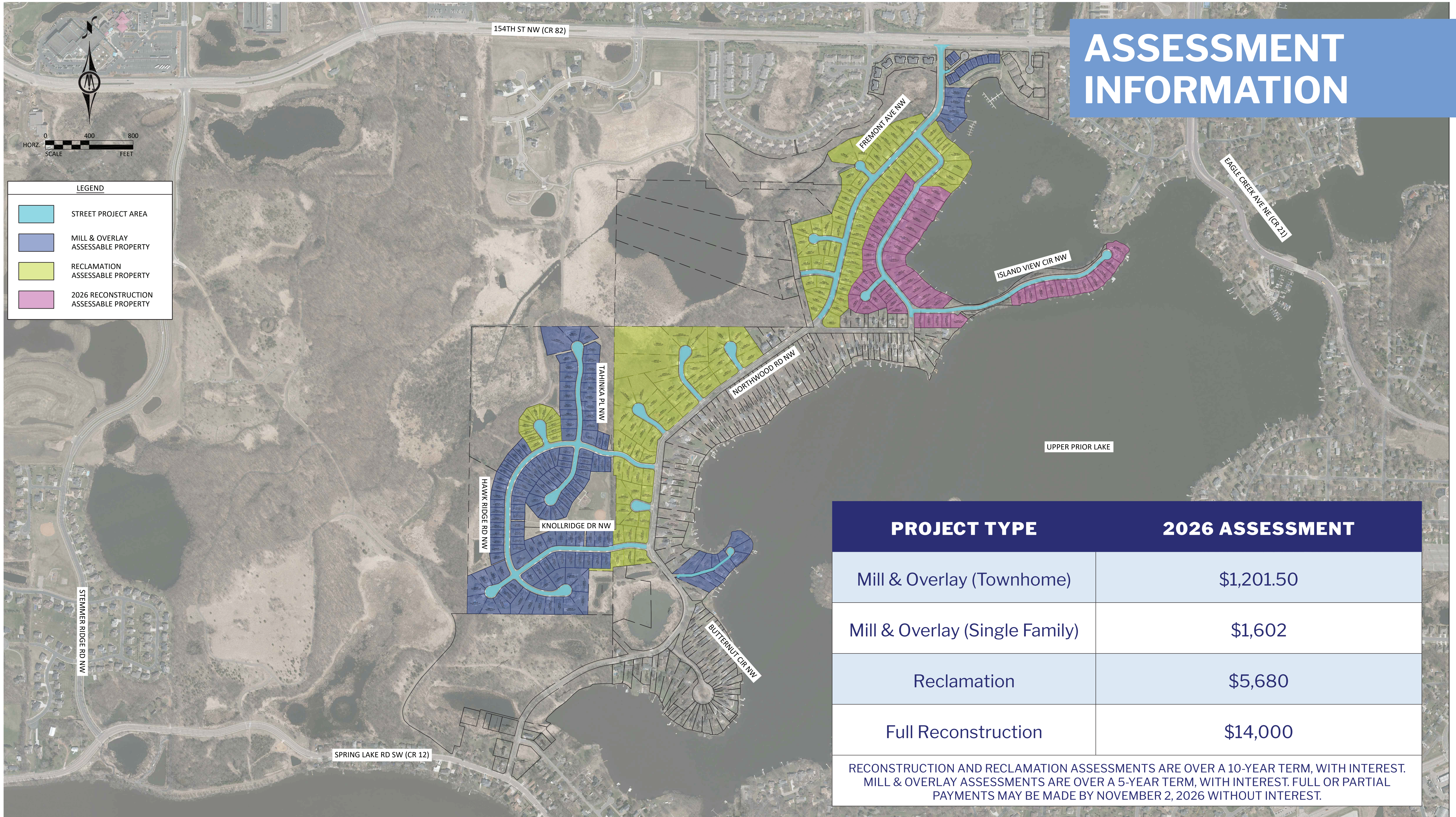


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### ASSESSMENT INFORMATION

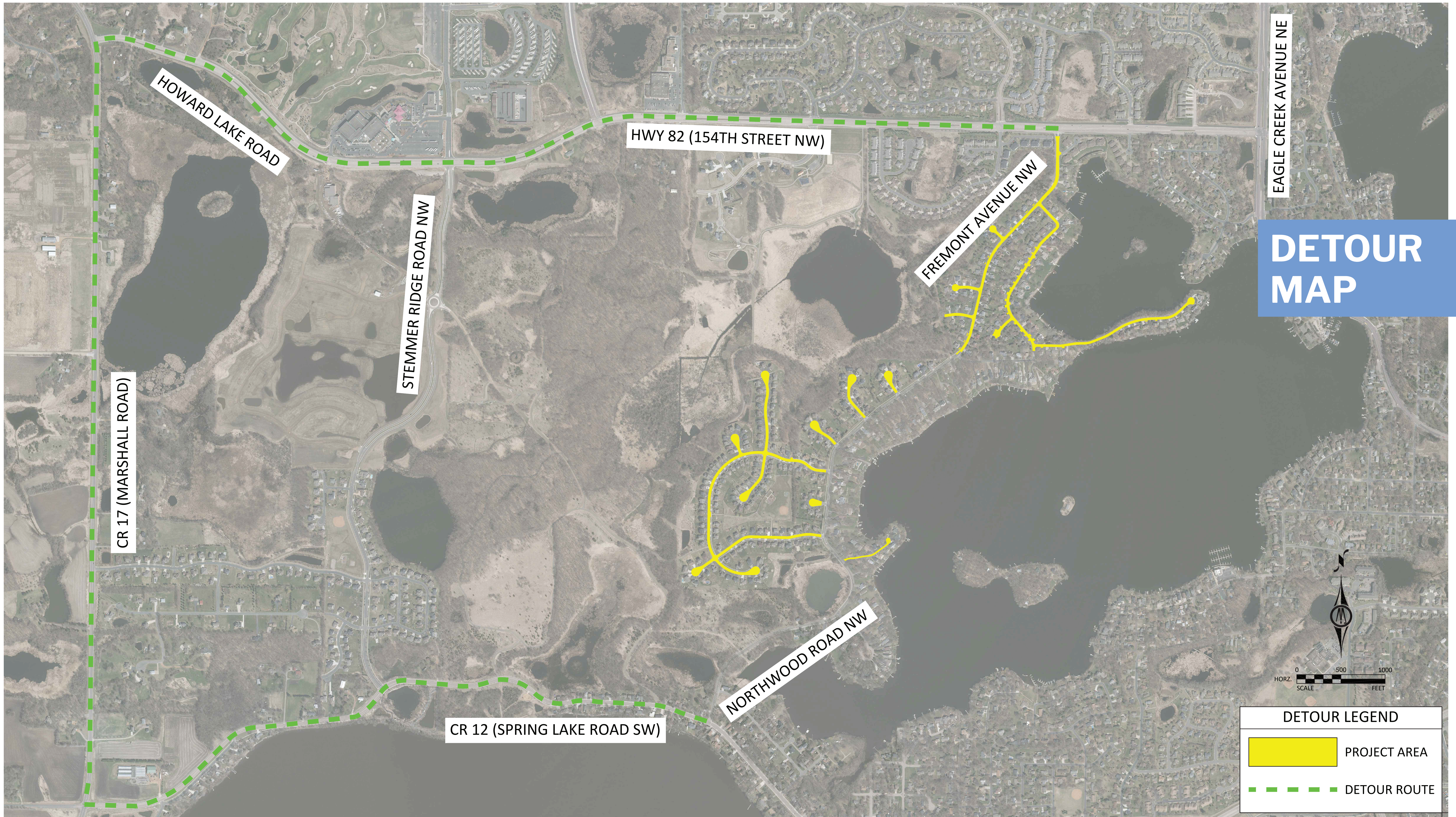


PROJECT TYPE	2026 ASSESSMENT
Mill & Overlay (Townhome)	\$1,201.50
Mill & Overlay (Single Family)	\$1,602
Reclamation	\$5,680
Full Reconstruction	\$14,000

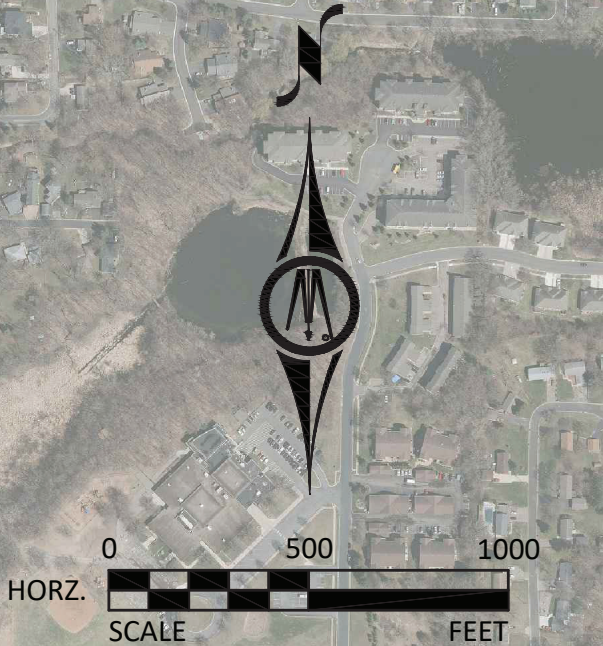
RECONSTRUCTION AND RECLAMATION ASSESSMENTS ARE OVER A 10-YEAR TERM, WITH INTEREST. MILL & OVERLAY ASSESSMENTS ARE OVER A 5-YEAR TERM, WITH INTEREST. FULL OR PARTIAL PAYMENTS MAY BE MADE BY NOVEMBER 2, 2026 WITHOUT INTEREST.



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**DETOUR  
MAP**



DETOUR LEGEND	
	PROJECT AREA
	DETOUR ROUTE

# Northwood Road Area

## Street & Utility Improvements Project - Phase 1



### MILLING PROCESS

#### WHAT TO EXPECT DURING CONSTRUCTION

Milling is a process where the top layer of asphalt is removed from the road. After this, crews will install a new, two-inch layer of asphalt.



**MILLING**



**MILLED SURFACE**



**PAVING**

1

**REPAIR** or replace public utility structures (as needed)

2

**REPLACE** rings/castings on sanitary sewer and storm sewer structures (as needed)

3

**REMOVE & REPLACE** damaged/settled spot concrete curb & gutter

4

**RESTORE** turf boulevard behind new curb

5

**MILL** (grind up and remove) the top 2" of asphalt pavement and spot replacement of deficient base pavement after milling

6

**PAVE** 2 inches of new asphalt pavement

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### RECLAMATION PROCESS

#### WHAT TO EXPECT DURING CONSTRUCTION

Reclamation is a process where the top layer of asphalt is ground up and reused for the roadway's gravel base. The excess reclaim material is removed and then crews will install a new, four-inch layer of asphalt

1



#### REMOVE EXISTING PAVEMENT

Heavy machinery grinds the pavement, using it as a gravel base for the road.

2



#### UTILITY REPAIRS

Repairs to select public utilities and casting adjustments are made.

3



#### CURB AND GUTTER

Remove & replace damaged/settled spot concrete curb & gutter.

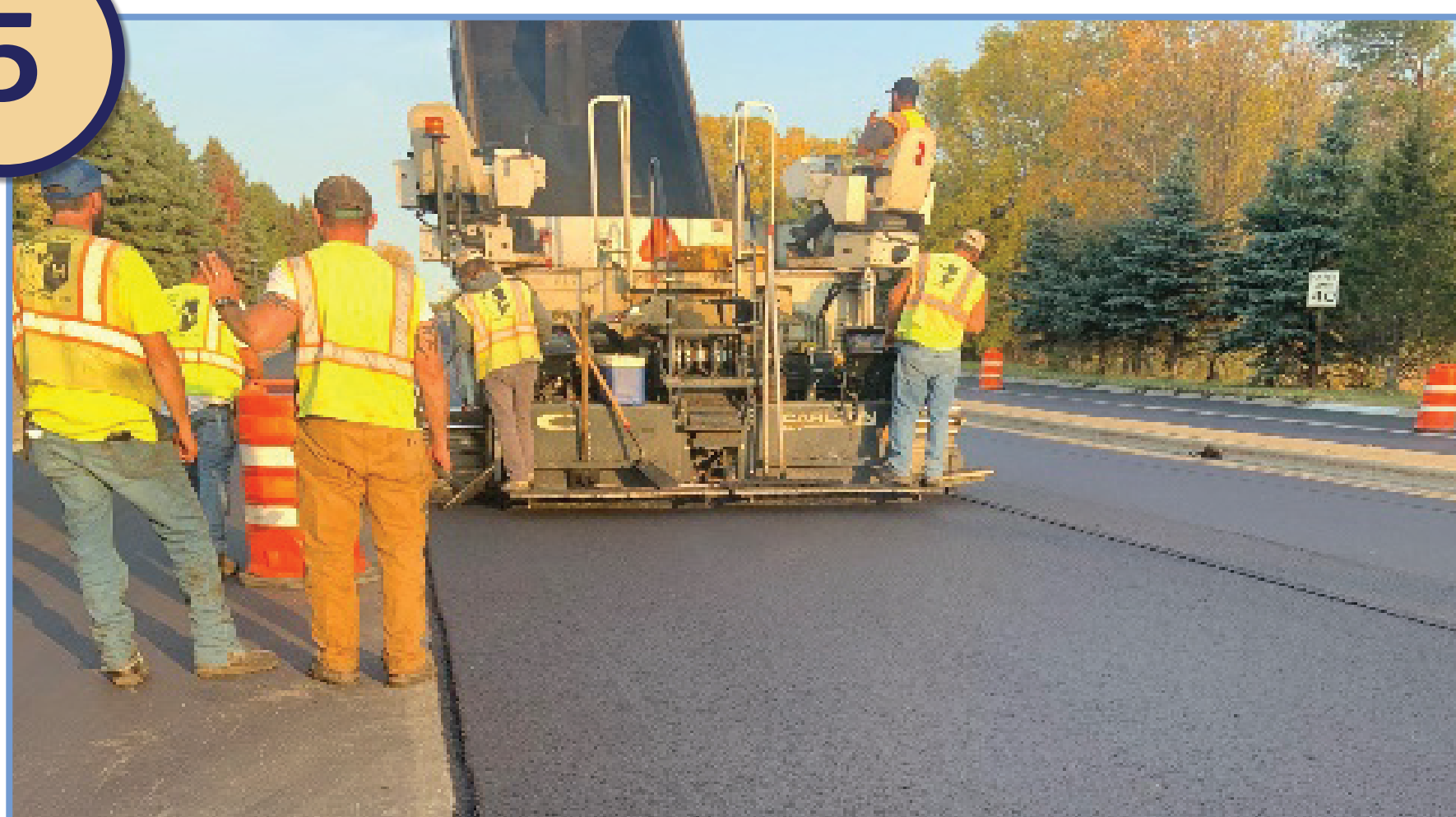
4



#### ROADWAY SHAPING

Gravel base from the reclaim operation is graded and compacted in preparation for paving.

5



#### ROADWAY PAVING

Paving occurs in two layers creating a 4" thick pavement.

6



#### RESTORATION

Grass that is disturbed during construction is restored.

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### FULL RECONSTRUCTION PROCESS

#### WHAT TO EXPECT DURING CONSTRUCTION

When a street is fully reconstructed, crews will start by removing existing curb, sidewalks, trails, and street pavement. They will then replace underground utilities, if necessary, and build back up the street section with gravel base, curb, sidewalks/trails, and asphalt street pavement.



**1. Place traffic control signage**



**2. Remove pavement**



**3. Replace underground utilities (if necessary)**



**4. install new gravel base**



**5. Install curb**



**6. Install sidewalks, trails, and driveways**



**7. Grade road base**



**8. Pave the roadway (more than one layer)**



**9. Turf restoration, signage, and striping**



Visit the project website to learn more!  
[clients.bolton-menk.com/priorlakenorthwoodroad/](https://clients.bolton-menk.com/priorlakenorthwoodroad/)