

Northwood Road Area

Street & Utility Improvements Project



PROJECT OVERVIEW

The City of Prior Lake is planning to do a road and utility improvement project in the Northwood Road area, including several side streets, with construction likely taking place over a three year period beginning in 2026.

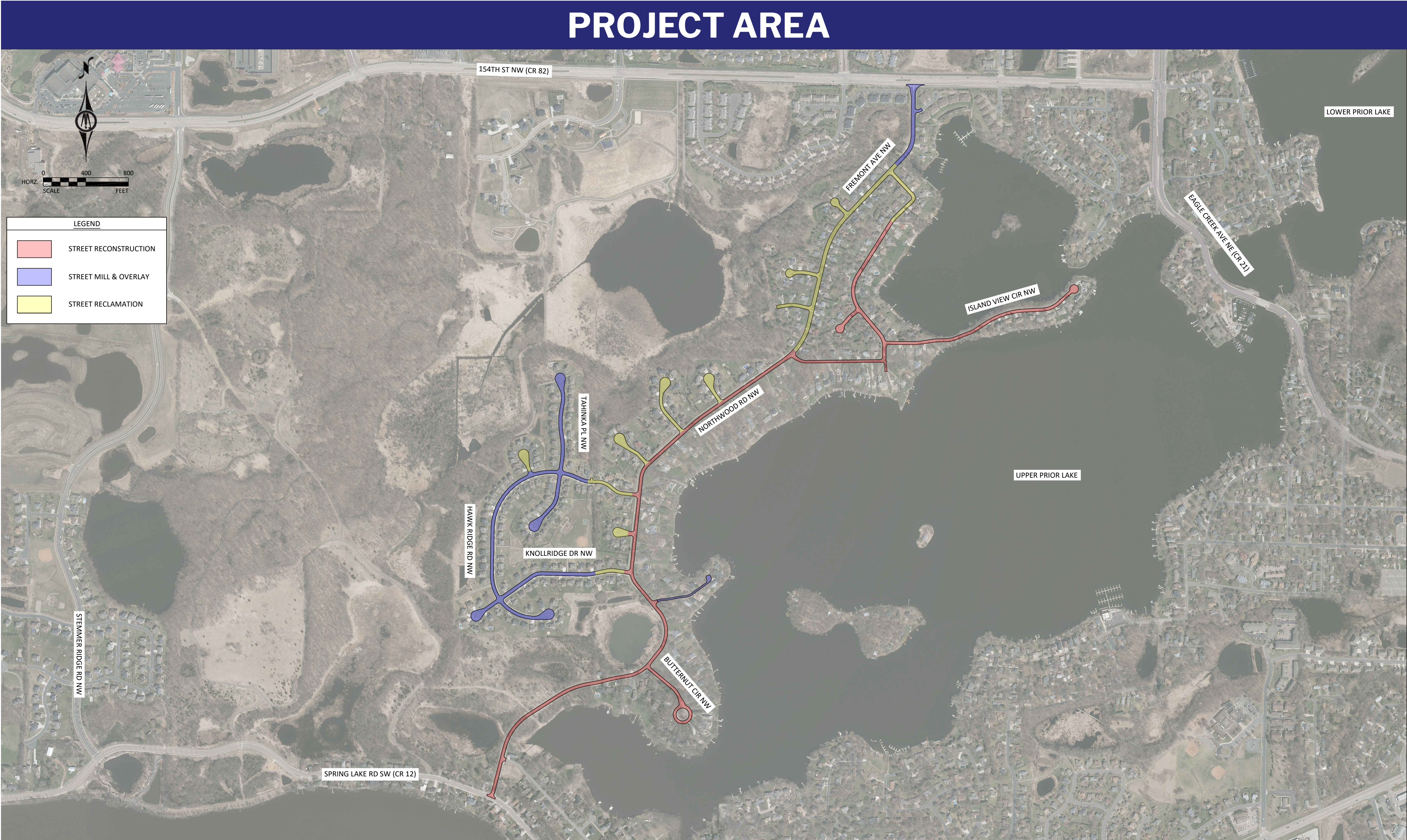
Utility work will include the full replacement of all public utilities for some streets; and other streets will receive spot public utility repairs based on their age and condition. Street work will include full reconstruction of the roadway, including curb and gutter for some streets; and other streets will receive a rehabilitation of the roadway, including spot curb and gutter replacement.

The project will be funded by the City’s general tax levy, utility enterprise funds, and assessments to adjacent benefiting property owners. Estimated project costs and associated estimated assessments will be broken down by proposed improvement type.

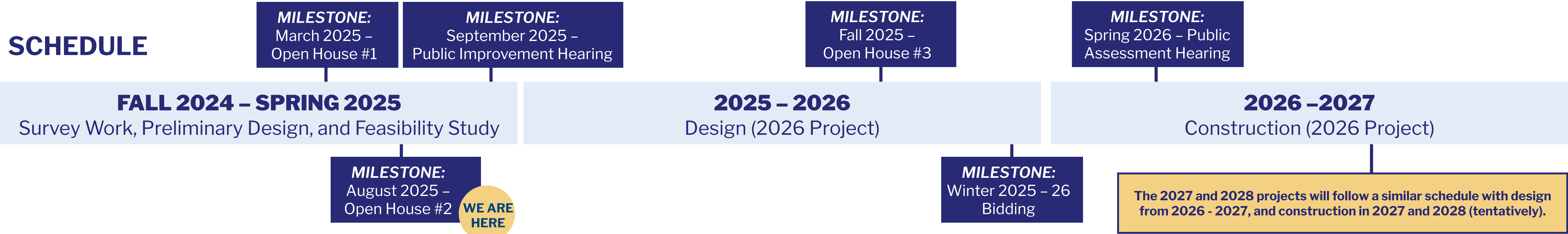


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Scan the QR code or visit clients.bolton-menk.com/priorlakenorthwoodroad/ to leave a comment for the project team!



SCHEDULE

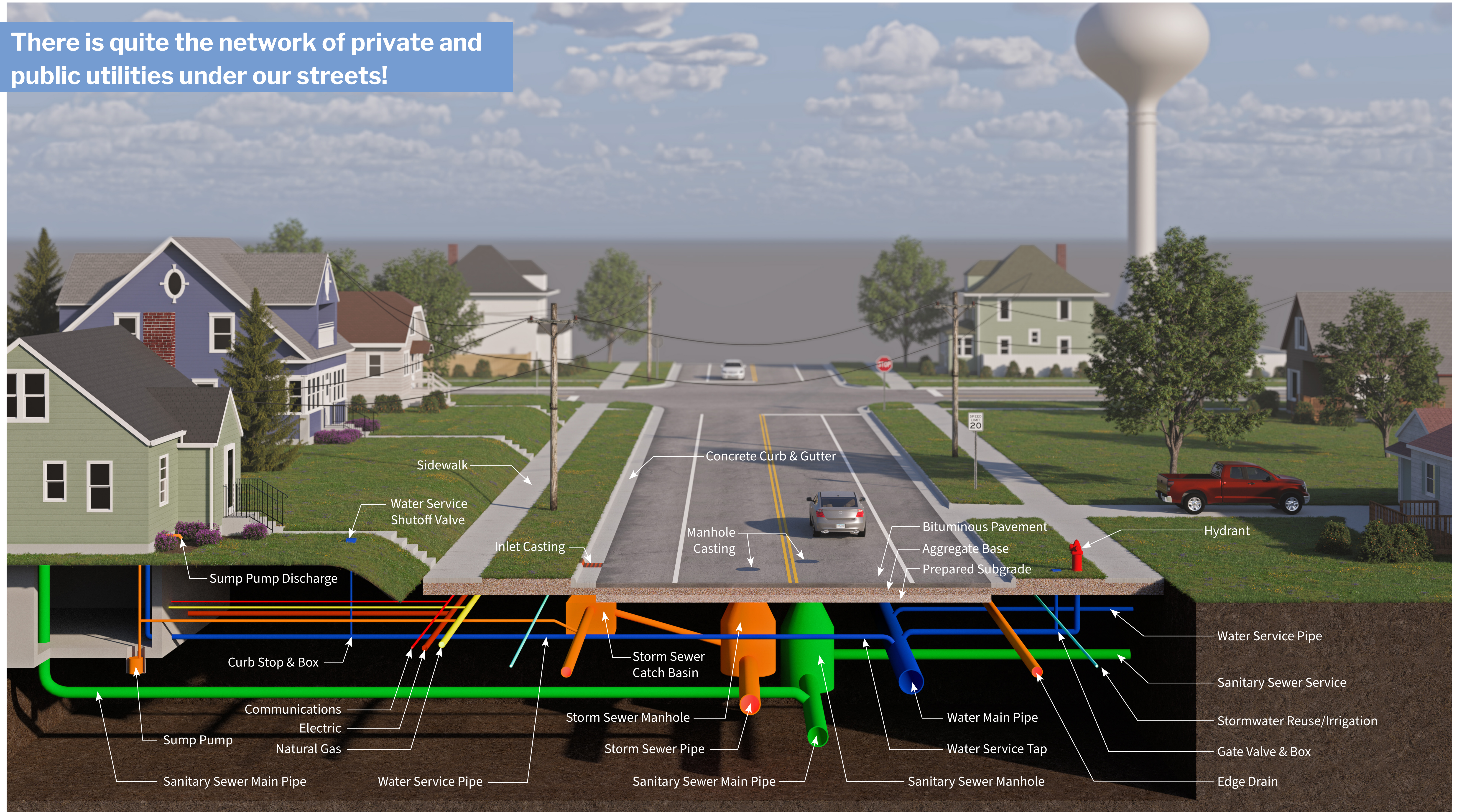


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There is quite the network of private and public utilities under our streets!



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MILLING PROCESS

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

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.

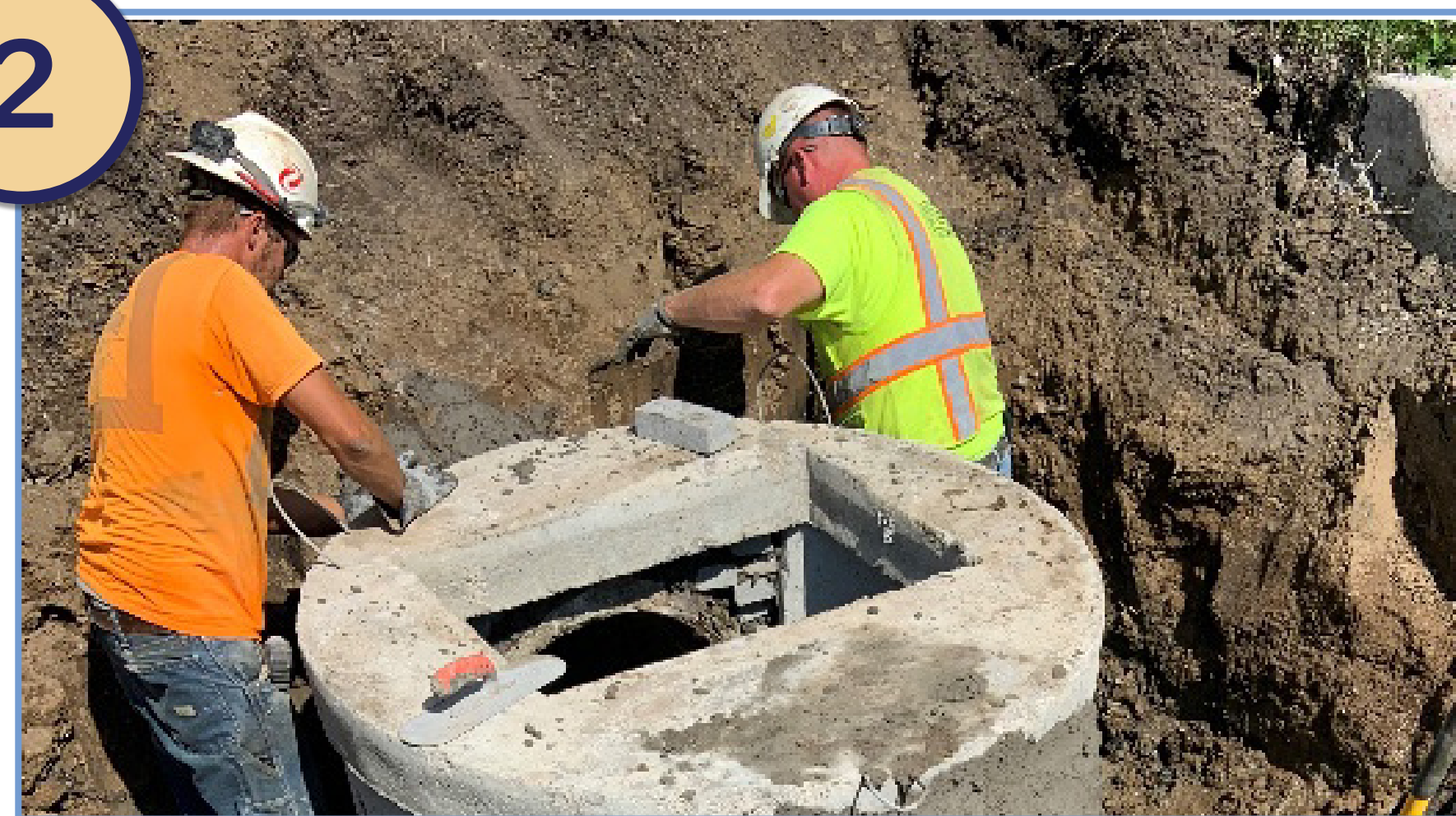
1



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

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

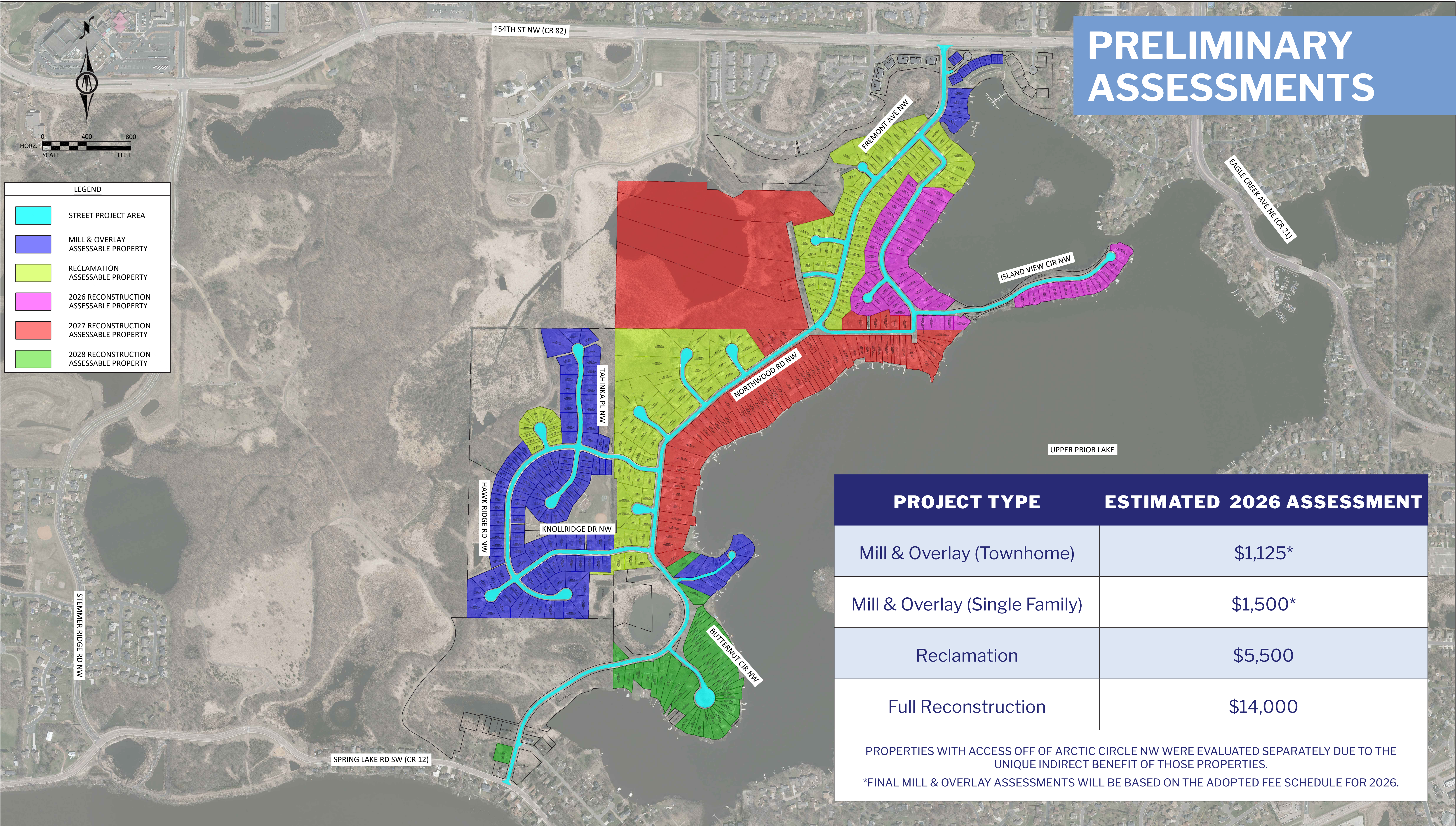


Visit the project website to learn more!

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PRELIMINARY ASSESSMENTS

PROJECT TYPE	ESTIMATED 2026 ASSESSMENT
Mill & Overlay (Townhome)	\$1,125*
Mill & Overlay (Single Family)	\$1,500*
Reclamation	\$5,500
Full Reconstruction	\$14,000
PROPERTIES WITH ACCESS OFF OF ARCTIC CIRCLE NW WERE EVALUATED SEPARATELY DUE TO THE UNIQUE INDIRECT BENEFIT OF THOSE PROPERTIES.	
*FINAL MILL & OVERLAY ASSESSMENTS WILL BE BASED ON THE ADOPTED FEE SCHEDULE FOR 2026.	

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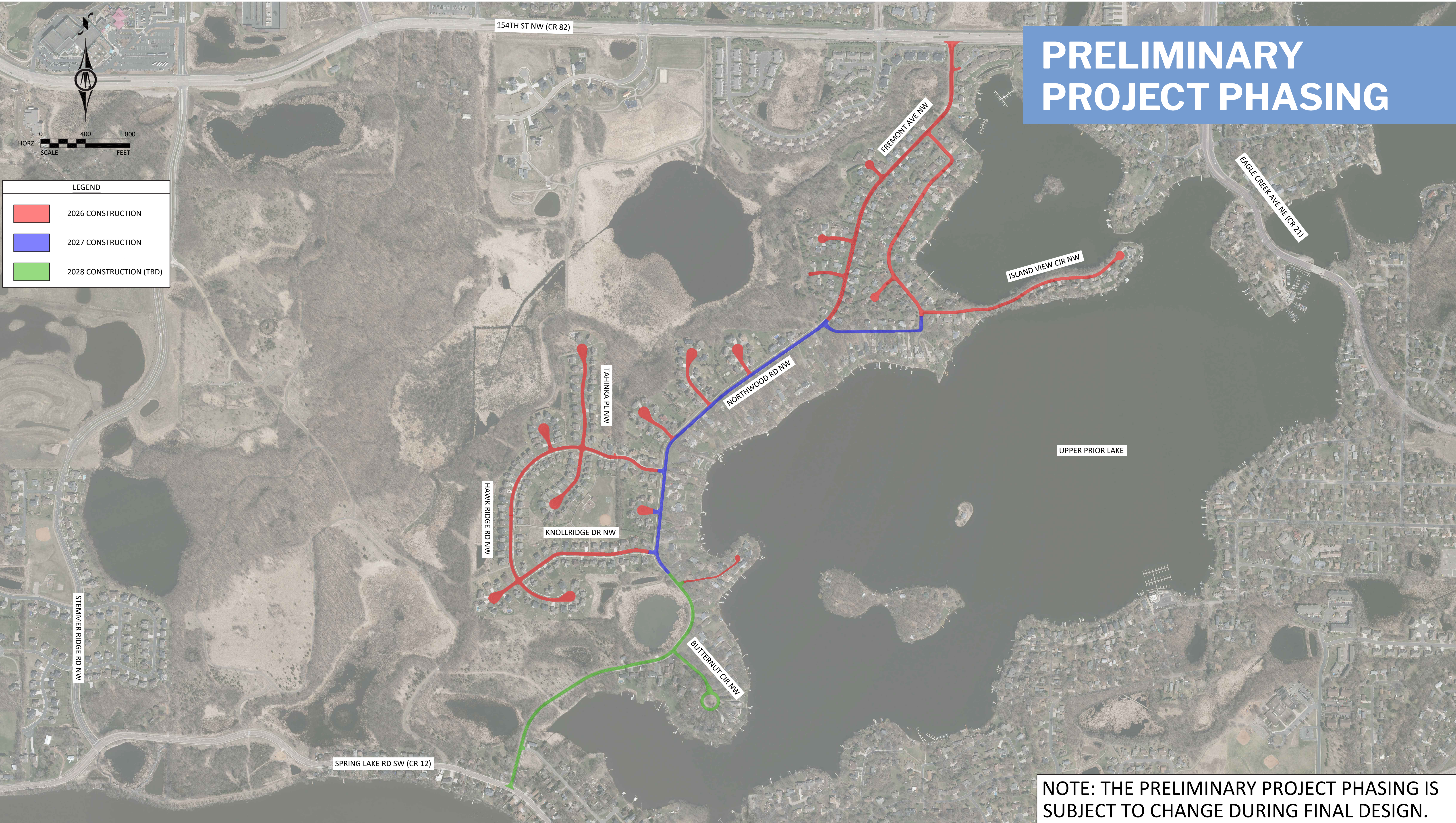


PROJECT COSTS

PROJECT TYPE	ESTIMATED COST
Mill & Overlay (2026)	\$1,363,000
Reclamation (2026)	\$1,783,000
Reconstruction (2026)	\$5,166,000
Reconstruction (2027)	TBD
Reconstruction (2028)	TBD
TOTAL PROJECT	TBD

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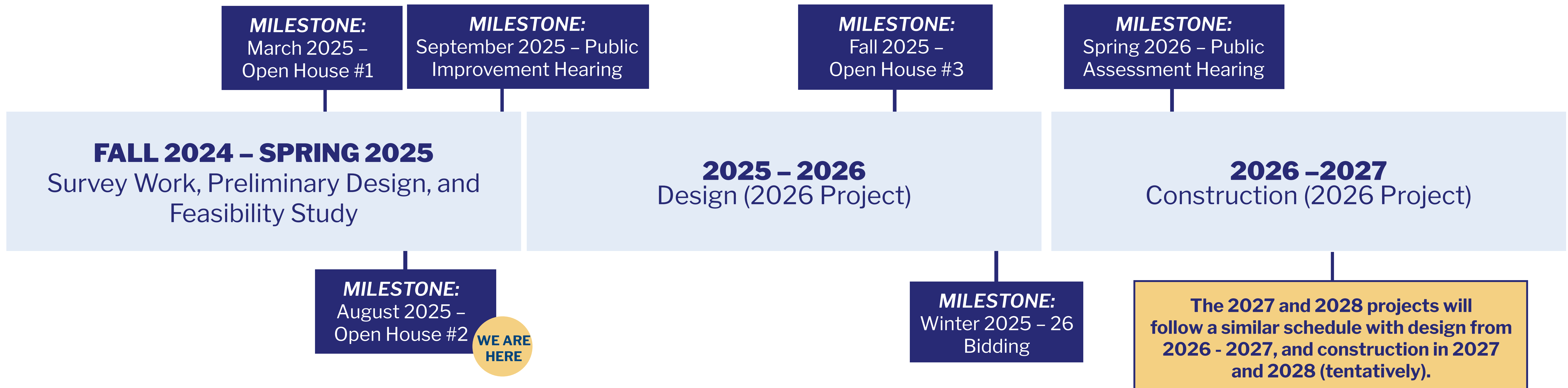


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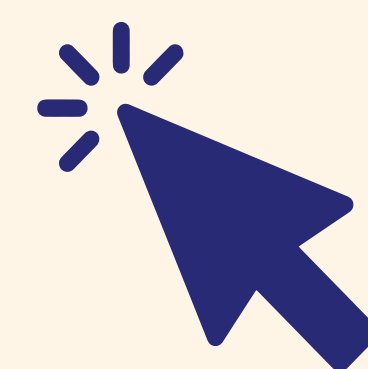
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WHAT'S NEXT?



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