

Front Streets

Prior to construction

Underground utility work is coordinated to avoid cutting into the road after it is reconstructed.

Existing trees that may be in the way of equipment are pruned. If a tree on private property requires pruning, the property owner will be notified.

A photo record of each driveway and connector walk is taken to document the existing conditions.



The design team will verify the grading designs and mark removal limits.

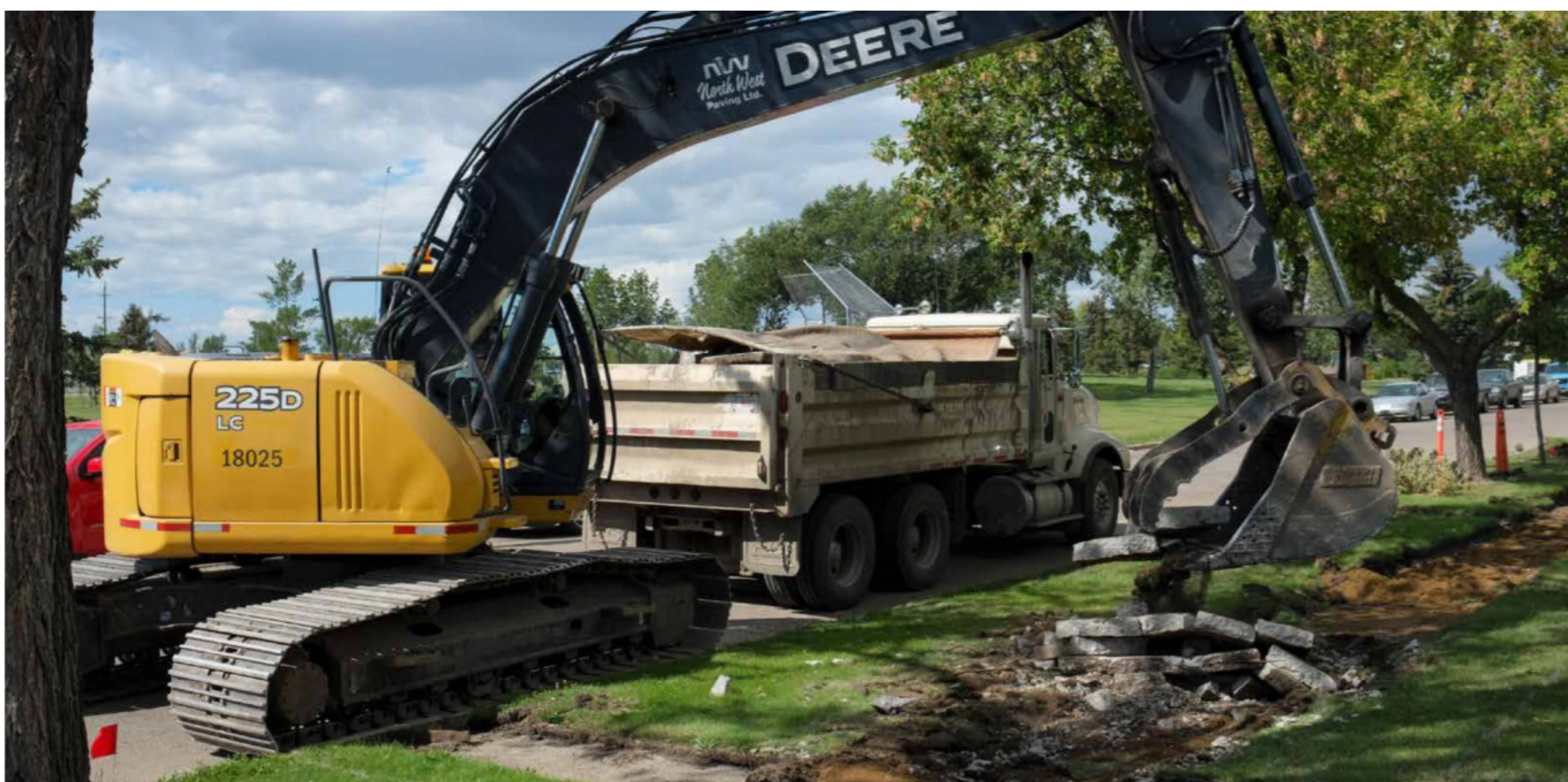


Removal of sidewalk

One of the first things you will see during road construction is the removal of existing sidewalks.

This is done on one side of the road at a time to maintain pedestrian access on the other side of the road.

Sections of private walkways and driveways may also be removed. The extent of removal will depend on design and drainage to the road.



In order to work safely and efficiently, there will be “No Parking” signs placed on one or both sides of the road, depending on the existing road width and construction activities.

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Sidewalk construction

After removal of the existing sidewalk, gravel is placed and compacted before concrete is poured.



The concrete for the sidewalk may be poured using forms or poured using a machine depending on local conditions.



Sidewalk construction

If a sidewalk is machine poured, a stringline is used to set grades as it pours the concrete.

Once the sidewalk cures, the string line and no parking signs will be removed.



If you have any mobility concerns, please let the field project team know and they will arrange access.

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Working around trees

Neighbourhood Renewal works closely with the City's Urban Foresters to ensure tree health remains a top priority before, during and after the construction process. Whenever possible, the City designs and constructs in ways to make sure trees are protected. In the rare case a tree must be removed, the City will consult with adjacent property owners and invest the dollar value of the tree back into the neighbourhood.



An area around each tree is maintained during construction to protect it and its roots.

This area is typically 4m by 4m in size depending on existing conditions.



Sidewalks are sometimes constructed around trees to protect their roots.



Where a sidewalk has to be placed close to tree roots, a “tree treatment” utilizing deep cuts and rebar in the concrete is used to allow the roots to grow while keeping the sidewalk intact.



In front of your house: Connector walkways and driveways

After the main sidewalk is poured, the connector walkways are installed.



The new driveway or connector walkway slope may not match the existing slope. If the connector walkway grade is steeper than City specifications, the property owner is presented the option of having a step installed. The Project Manager will contact the property owner to discuss options.



The portion of private connector walkway and driveway that was removed will be replaced with the type of material that was originally removed.

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Access changes



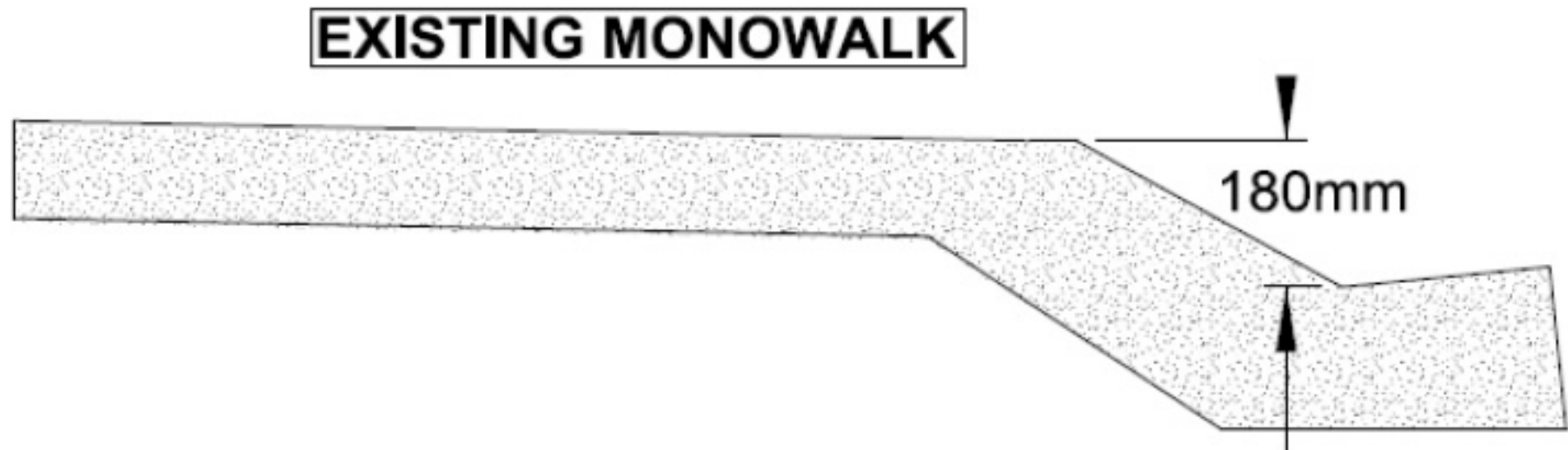
Existing Curb Face



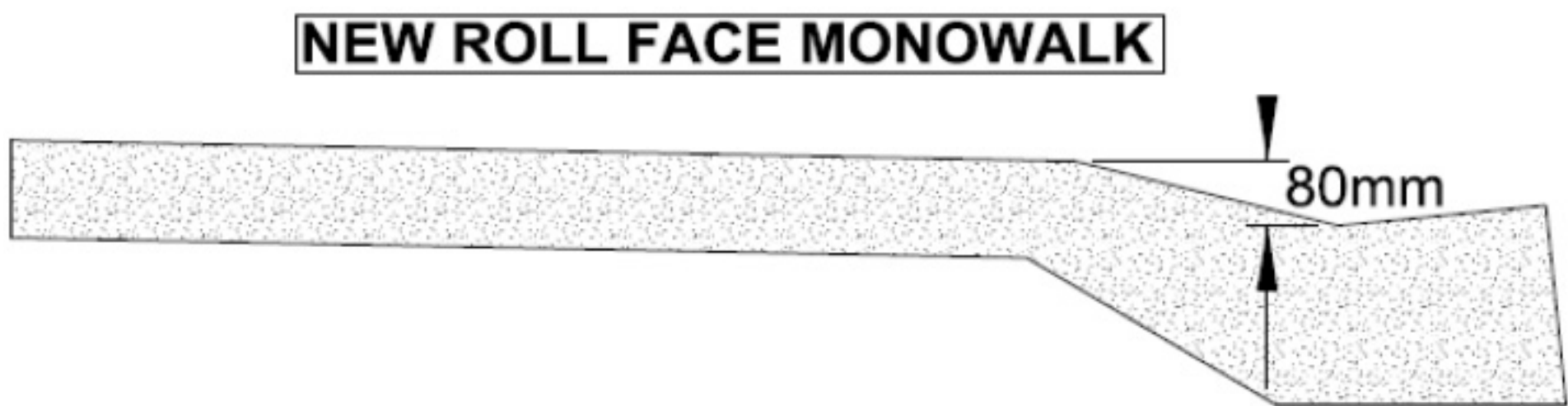
New Curb Face



EXISTING MONOWALK



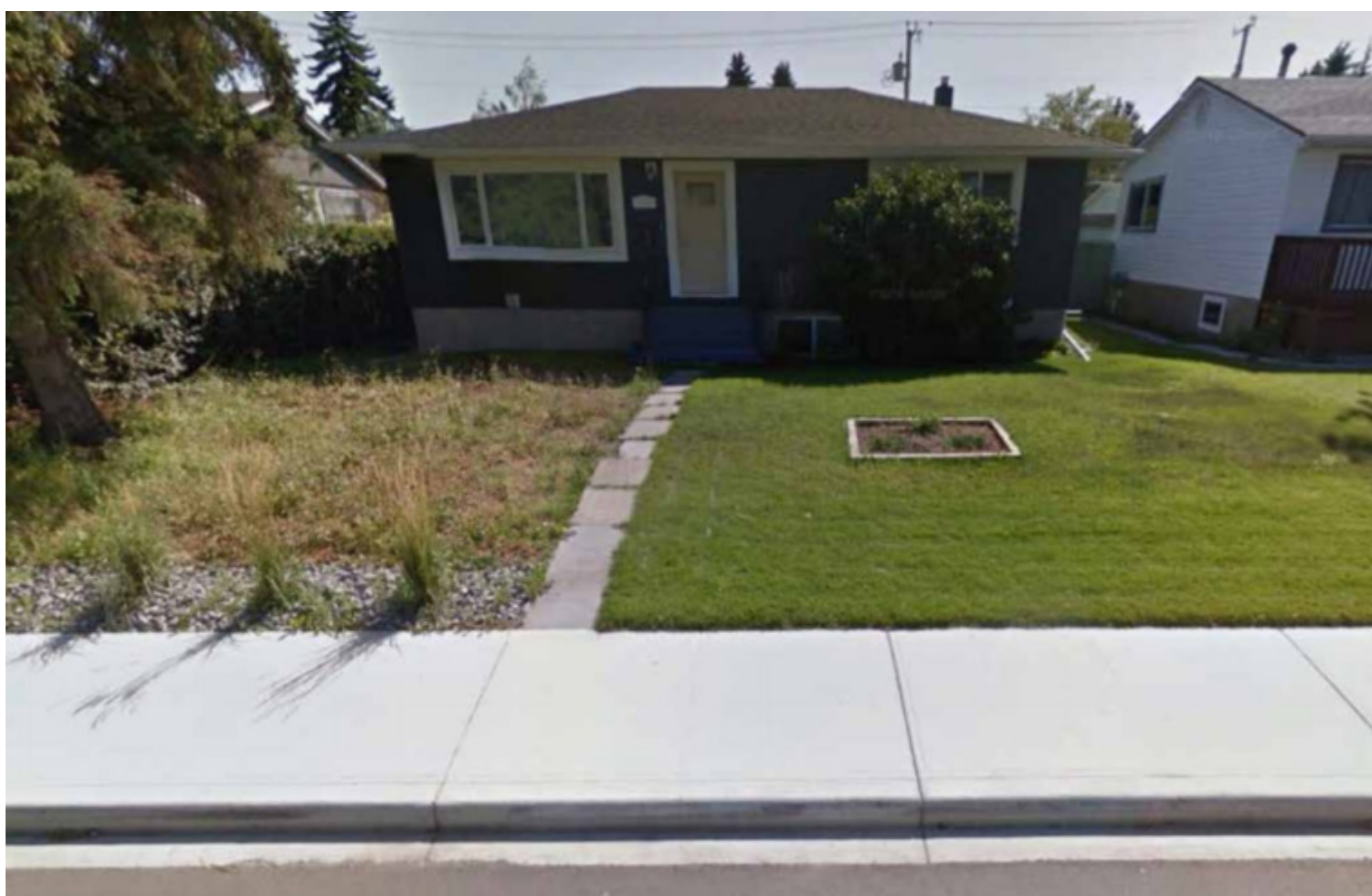
The new sidewalk and curb style allows for easier crossings over the rolled face of the curb.



In front of your house: Landscaping

The contractor will deliver a notice to each property when the responsibility to water new sod is transferred to the property owner.

If you have specialty plants, flowers, flowerbeds or decorative retaining walls, we encourage you to remove them before construction. If you have mulch or rocks, we encourage you to contact the Project Manager to coordinate temporary removal options.



Sod is laid following the sidewalk and driveway replacement when there is a large enough area of the neighbourhood to work efficiently.

If you have underground sprinkler systems, please clearly mark these out, so they do not get damaged during construction.



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Road reconstruction and paving

There are three roadway construction methods utilized on this project, depending on the current condition of the road or potential grading conflicts:

1. Road reconstruction:

The road is excavated to a depth of approximately 0.5m. The soil at the bottom of the excavation is then compacted before a gravel base is placed and compacted. Finally asphalt is paved on top. This requires a full road closure, as such, the road will be reconstructed in sections to maintain access around the neighborhood.

2. Mill and overlay:

The asphalt on the roadway is milled down to a predetermined depth and new asphalt is paved on top to provide longevity to the road.

3. Full Depth Reclamation:

The existing road is pulverized (gravel and asphalt), mixing it with cement and oil to make the new base for the road. The base is then graded over several days and requires two to three days to cure. This results in intermittent road closures. The road base can be driven on before paving. The road is fully closed during paving operations and opens later on the same day.



Road Base



Paving



In front of your house: Landscaping

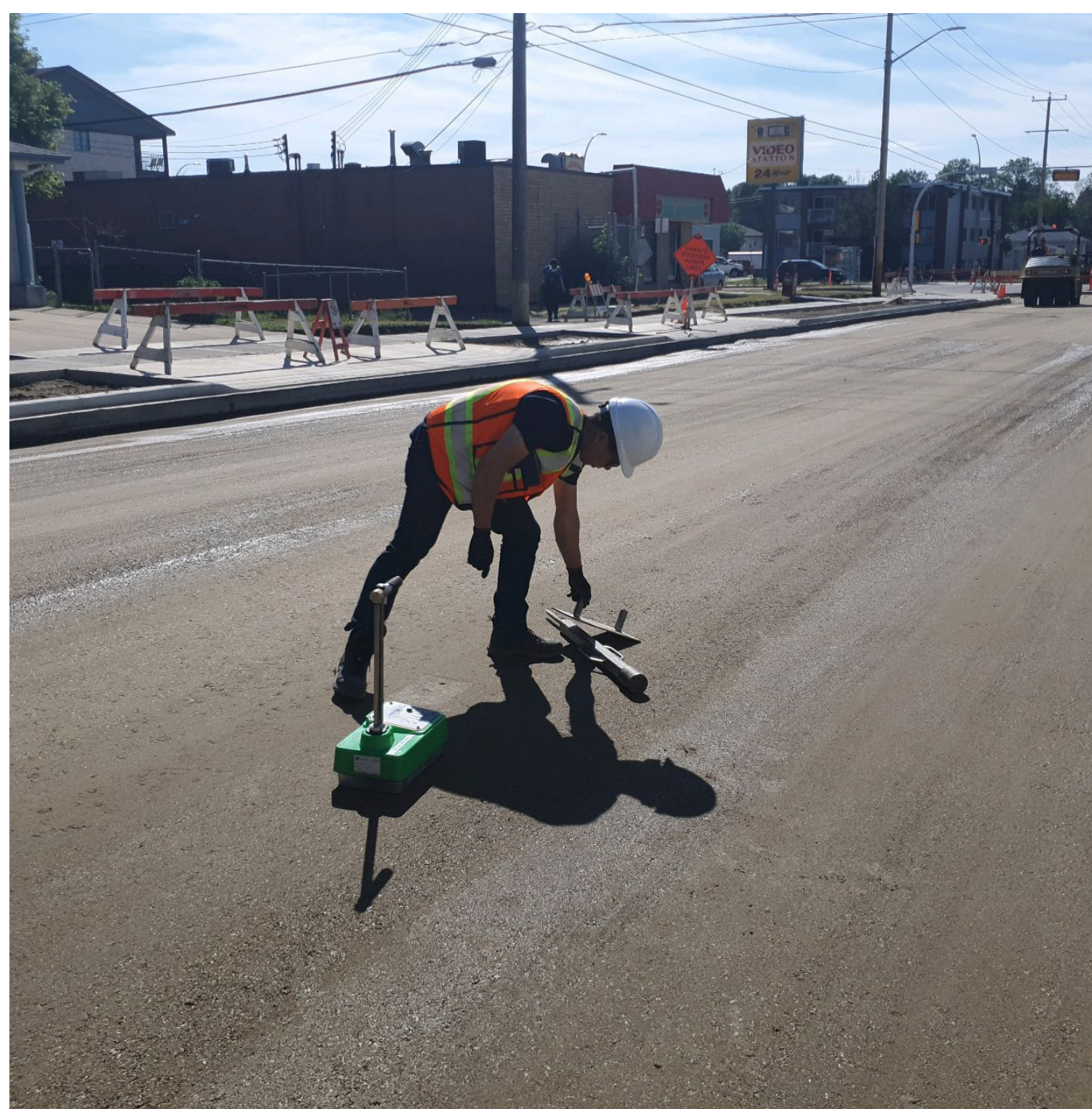
Quality assurance testing occurs throughout construction to ensure it is compliant with City specifications. Materials such as gravel, asphalt and concrete are tested. There is a two year contractor warranty period that includes materials and workmanship.



Construction Completion Certificates (CCC) are issued once construction is complete and deficiencies are repaired.

Two-year contractor warranty period starts after issuing CCC.

Deficiencies that are identified at the end of the warranty period are repaired and a Final Acceptance Certificate (FAC) is then issued



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