

The Word on the Street



STREET MAINTENANCE NEWSLETTER

970-221-6615 | FCGOV.COM/STREETS

Notice to Property Owners and Developers

If you own undeveloped property, or plan to redevelop your property adjacent to one of the streets scheduled for the 2010 Street Overlay and Sealcoat Project, please contact Kathleen Maddux at the City of Fort Collins Streets immediately at 970-221-6615. In 1999, a new fee was implemented for street cuts, and street cut fees on streets less than five years old are triple the base fee amount. In order to avoid these fees, work in the street should be coordinated with this project.



The Pavement Management Program Overlay and Sealcoat Program is largely funded by the 1/4 cent Building Community Choices Sales Tax approved by voters in 1997. The tax was recently extended through 2015.

Sequence of 2010 Construction

In order to properly control traffic and maintain a safe work zone, construction is performed in phases. A variety of repairs, contractors and time frames are involved for each phase of the Street Overlay and Sealcoat Project, because each street is unique. The sequencing of repairs is shown below:

- Concrete - May to September
- Mill and Pave - May to October
- Overlay - May to Oct

Repairs Planned for Your Street

Only residents/owners affected by these repairs receive this newsletter.

The first part of the 2010 Street Overlay and Sealcoat Project, the crack filling, has been completed on your street. The next phase, repairing damaged curb and gutter to address serious drainage problems, will begin in May. The general contractor for these repairs will be Vogel Concrete.

Although City Code states that adjacent property owners are responsible for the repair of concrete curb, gutter and sidewalk, the City may participate through the Street Overlay and Sealcoat Project.

The project repairs damaged curb and gutter only if it is causing a serious drainage problem. This is to prevent water from seeping under the pavement and weakening the gravel base and soil beneath the street. The concrete that will be repaired by the Overlay Project, entirely at the City's expense, has already been marked on the street in bright pink paint.



If you are interested in additional concrete work, entirely at your cost, that is not covered by the above situation or that is on private property (for example, the sidewalk up to a front door, a driveway, or a driveway approach to replace driveover curb, gutter and sidewalk), please contact Vogel Concrete at 970-484-3880 or any other concrete contractor, for a cost estimate and schedule. Please make these arrangements as soon as possible so the contractor can coordinate their schedule within the City's repair work. If you have any questions about this program or plan to have additional concrete work completed, please call Kathleen Maddux at 970-221-6615.



Please trim private trees and shrubs prior to construction to avoid damage during concrete repair and asphalt paving phases of the project. Per City Code, trees should be pruned so branches are no less than fourteen feet above the surface of any street and no less than eight feet above the surface of any public sidewalk. Shrubs should be trimmed back to the edge of the City right-of-way, typically located at the back of the sidewalk.

Final List of Streets Scheduled for 2010 Repair

1. FAIRBROOKE

ROAD	FROM	TO
CEDARWOOD DR	SOMERVILLE DR	W PROSPECT RD
CHARLESTON CT	CHARLESTON WY	SOUTH END
CHARLESTON WY	CEDARWOOD DR	NORTH END
COVINGTON CT	NORTH END	SOUTH END
HOLLY PL	HOLLY WY	WEST END
HOLLY ST	SOMERVILLE DR	HOLLY WY
HOLLY WY	NORTH END	SOUTH END
INDIAN PEAKS PL	EAST END	SOMERVILLE DR
RAWAHS WY	SOMERVILLE DR	EAST END
RUTLEDGE CT	NORTH END	SOUTH END
SOMERVILLE DR	COVINGTON CT	LANGSHIRE DR
ZIRKELS CT	SOMERVILLE DR	WEST END
CEDARWOOD DR	SOMERVILLE DR	W PROSPECT RD
CHARLESTON CT	CHARLESTON WY	SOUTH END
CHARLESTON WY	CEDARWOOD DR	NORTH END
COVINGTON CT	NORTH END	SOUTH END
HOLLY PL	HOLLY WY	WEST END
HOLLY ST	SOMERVILLE DR	HOLLY WY

2. FOOTHILLS GREEN

ROAD	FROM	TO
BENNINGTON CIR	W STUART ST	W STUART ST
HUNTINGTON CIR	W STUART ST	W STUART ST
KINGSBOROUGH DR	PROMENADE WY	S TAFT HILL RD
LEXINGTON CT	W STUART ST	SOUTH END
PROMENADE WY	KINGSBOROUGH DR	W STUART ST

3. LEXINGTON GREEN

ROAD	FROM	TO
CONCORD DR	CONSTITUTION AV	CONSTITUTION AV
GERMANTOWN CT	EAST END	CONSTITUTION AV
NEWPORT CT	NORTH END	NEWPORT DR
NEWPORT DR	CONSTITUTION AV	CONSTITUTION AV
SCARBOROUGH DR	EAST END	CONSTITUTION AV
SHEFFIELD CIR E	VALLEY FORGE AV	SHEFFIELD CIR W
SHEFFIELD CIR W	VALLEY FORGE AV	SHEFFIELD CIR E
WINDSOR CT	EAST END	CONSTITUTION AV
YORKTOWN AV	CONSTITUTION AV	VALLEY FORGE AV
YORKTOWN CT	YORKTOWN AV	SOUTH END
YORKTOWN DR	YORKTOWN AV	W DRAKE RD

4. S LEMAY AV

ROAD	FROM	TO
S LEMAY AV	E MULBERRY ST	HORSETOOTH RD

5. GREENSTONE

ROAD	FROM	TO
BLUE WATER CT	NORTH END	GREENSTONE TRL
BLUE WATER CT	GREENSTONE TRL	SOUTH END
GOLD HILL CT	STREAMSIDE DR	SOUTH END
GREENSTONE CT	WEST END	GREENSTONE TRL
GREENSTONE TRL	CARPENTER RD	CARPENTER RD
RED SKY CT	GREENSTONE TRL	EAST END
SILVER MOON LN	NORTH END	GREENSTONE TRL
BLUE WATER CT	NORTH END	GREENSTONE TRL
BLUE WATER CT	GREENSTONE TRL	SOUTH END
GOLD HILL CT	STREAMSIDE DR	SOUTH END
GREENSTONE CT	WEST END	GREENSTONE TRL

6. THUNDERBIRD HEIGHTS

ROAD	FROM	TO
DEL CLAIR RD	FRONTAGE RD	REMINGTON ST
E THUNDERBIRD DR	S COLLEGE AV	HARVARD ST
HARVARD ST	E DRAKE RD	S COLLEGE AV
SE COLLEGE FRONTAGE RD	HARVARD ST	DEL CLAIR RD
DEL CLAIR RD	FRONTAGE RD	REMINGTON ST

7. SILVERPLUME

ROAD	FROM	TO
HULL ST	SILVERPLUME DR	DUNBAR AV
SILVERPLUME DR	HULL ST	W SWALLOW RD
SILVERTON CT	EAST END	SILVERPLUME DR
TELLER CT	NORTH END	W SWALLOW RD
TELLURIDE CT	NORTH END	W SWALLOW RD

8. SILVER OAKS

ROAD	FROM	TO
AUNTIE STONE ST	NORTH END	W HORSETOOTH RD
OAK HILL CT	THREE OAKS CT	SOUTH END
SILVER OAKS DR	BRONSON ST	SILVER OAKS PL
SILVER OAKS PL	SILVER OAKS DR	SILVER TRAILS DR
SILVER TRAILS DR	W HORSETOOTH RD	SILVER OAKS PL
SILVERLEAF CT	BRONSON ST	SOUTH END
THREE OAKS CT	SILVER TRAILS DR	SILVERLEAF CT

9. HORSETOOTH

ROAD	FROM	TO
W HORSETOOTH RD	S SHIELDS ST	S TAFT HILL RD

10. STETSON CREEK

ROAD	FROM	TO
CLEAR CREEK LN	MADISON CREEK DR	SWEETWATER CREEK DR
KEYSTONE CREEK CT	STETSON CREEK DR	SOUTH END
MADISON CREEK DR	STETSON CREEK DR	CLEAR CREEK LN
MINERS CREEK CT	STETSON CREEK DR	SOUTH END
STETSON CREEK DR	S TIMBERLINE RD	KEYSTONE CREEK CT
STILLWATER CREEK CT	STILLWATER CREEK DR	WEST END
STILLWATER CREEK DR	STETSON CREEK DR	CLEAR CREEK LN
SWEETWATER CREEK DR	EAST END	WEST END
TRAPPERS CREEK CT	STETSON CREEK DR	SOUTH END

11. ENGLISH RANCH

ROAD	FROM	TO
ANTELOPE RD	KENTFORD RD	EAST END
ASHMOUNT DR	E HORSETOOTH RD	STOCKBURY DR
BROMLEY DR	PAVMENT CHANGE	WHITWORTH DR
CARRINGTON CIR	CARRINGTON RD	STOCKBURY DR
CARRINGTON CT	CARRINGTON RD	EAST END
CARRINGTON RD	ANTELOPE RD	REDBURN DR
EASTGATE LN	CARRINGTON RD	ZIEGLER DR
KENTFORD RD	ANTELOPE RD	REDBURN DR
REDBURN DR	KENTFORD RD	CARRINGTON RD
ROCHDALE CT	WEST END	ROCHDALE DR
ROCHDALE DR	PAVMENT CHANGE	STOCKBURY DR
STOCKBURY DR	KINGSLEY DR	CARRINGTON CIR
WHITWORTH DR	KINGSLEY DR	BROMLEY DR

12. S MASON

ROAD	FROM	TO
S MASON ST	W HARMONY RD	S COLLEGE AV

13. TIMBER CREEK

ROAD	FROM	TO
COPPER CREEK DR	STILLWATER CREEK DR	STETSON CREEK CT
COAL CREEK CT	MINERS CREEK CT	END
DALLAS CREEK CT	STETSON CREEK DR	END
DALLAS CREEK CT	END	STETSON CREEK DR
MADISON CREEK DR	END	STETSON CREEK DR
MINERS CREEK CT	END	STETSON CREEK DR
PHANTOM CREEK CT	STETSON CREEK DR	END
PINE NEEDLE CT	END	SAWHILL DR
PINE NEEDLE CT	SAWHILL DR	END
POLE PINE LN	END	SMALLWOOD CT
RIDGE CREEK RD	SNOW MESA DR	SAWHILL DR
ROCK CREEK DR	END	STETSON CREEK DR
ROCK CREEK DR	STETSON CREEK DR	COUNTRY SQUIRE WY
ROSEMARY CT	END	WILMINGTON DR
SAWHILL DR	TIMBER CREEK DR	SOUTH END
SAWHILL DR	NORTH END	TIMBER CREEK DR
SMALLWOOD CT	NORTH END	TIMBER CREEK DR
SMALLWOOD DR	WHITEWOOD DR	TIMBER CREEK DR
SNOW MESA CT	END	SNOW MESA DR
SNOW MESA DR	TIMBERWOOD DR	TIMBER CREEK DR
SNOW MESA DR	TIMBER CREEK DR	SOUTH END
SNOW MESA DR	RIDGE CREEK RD	SNOW MESA CT
SNOW MESA DR	TIMBERWOOD DR	RIDGE CREEK RD
STETSON CREEK CT	COPPER CREEK DR	STETSON CREEK DR
STETSON CREEK CT	END	COPPER CREEK DR
STETSON CREEK DR	DALLAS CREEK CT	PHANTOM CREEK CT
STETSON CREEK DR	PHANTOM CREEK CT	ROCK CREEK DR
STETSON CREEK DR	KEYSTONE CREEK CT	DALLAS CREEK CT
STILLWATER CREEK DR	COPPER CREEK DR	STETSON CREEK DR
TIMBER CREEK CT	END	TIMBER CREEK DR
TIMBER CREEK DR	S TIMBERLINE RD	WHITEWOOD DR
TIMBER CREEK DR	WHITEWOOD DR	SMALLWOOD DR
TIMBER CREEK DR	SMALLWOOD DR	TIMBER CREEK CT
TIMBER CREEK DR	TIMBER CREEK CT	SNOW MESA DR
TIMBER CREEK DR	SNOW MESA DR	SAWHILL DR
TIMBER CREEK DR	SAWHILL DR	ROCK CREEK DR
TRAPPERS CREEK CT	END	STETSON CREEK DR
WHITEWOOD CT	END	WHITEWOOD DR
WHITEWOOD DR	TIMBER CREEK DR	SMALLWOOD DR

14. SOUTHRIDGE GREENS

ROAD	FROM	TO
FRONT NINE DR	SOUTHRIDGE GREENS	SOUTH END
HUMMEL LN	FRONT NINE DR	SOUTHRIDGE GREENS

More on next page.

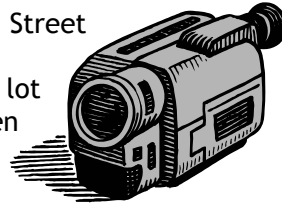
15. HARMONY CROSSING		
ROAD	FROM	TO
AMBER CT	DELANY DR	EAST END
ANGELO CT	WEST END	WILMINGTON DR
ANGELO DR	WILMINGTON DR	S TIMBERLINE RD
ANTERO CT	WEST END	WILMINGTON DR
DAKOTA CT	WEST END	ANGELO DR
DAKOTA DR	JAMISON DR	DAKOTA CT
DELANY DR	NORTH END	ANGELO DR
JAMISON CT	WEST END	WILMINGTON DR
JAMISON DR	WILMINGTON DR	DELANY DR
ROCKPORT CT	DELANY DR	EAST END
SKYE CT	DELANY DR	EAST END
TERRACE CT	WEST END	WILMINGTON DR
TIMBERWOOD DR	DELANY DR	S TIMBERLINE RD
UNITY CT	WEST END	DAKOTA DR
WILMINGTON DR	DELANY DR	BATTLECREEK DR

16. WILLOW SPRINGS		
ROAD	FROM	TO
BATTLECREEK DR	GOLDEN WILLOW DR	S TIMBERLINE RD
BLACK BARK CT	NORTH END	GOLDEN WILLOW DR
CANOPY CT	WEST END	WHITE WILLOW DR
CATKINS CT	WEST END	WHITE WILLOW DR
COASTAL CT	WHITE WILLOW DR	EAST END
CORONA CT	PACIFIC CT	EAST END
FANTAIL CT	GOLDEN WILLOW DR	EAST END
FELTLEAF CT	GOLDEN WILLOW DR	EAST END
GLOBE CT	GOLDEN WILLOW DR	EAST END
GOLDEN WILLOW CT	BATTLECREEK DR	EAST END
GOLDEN WILLOW DR	BATTLECREEK DR	SOUTH END
KEENLAND DR	WEST END	BATTLECREEK DR
MACKENZIE CT	WEST END	WHITE WILLOW DR
PACIFIC CT	RED WILLOW CT	EAST END
RED WILLOW CT	WILLOW SPRINGS WY	SOUTH END
ROSEMARY CT	WEST END	WILMINGTON DR
SANDBAR CT	PACIFIC CT	SOUTH END
THYME CT	WEST END	WILMINGTON DR
TOPANGA CT	WEST END	WHITE WILLOW DR
WEEPING WY	WEST END	SOUTH END
WHITE WILLOW DR	BATTLECREEK DR	SOUTH END
WILLOW SPRINGS CT	WILLOW SPRINGS WY	SOUTH END
WILLOW SPRINGS WY	GOLDEN WILLOW DR	S TIMBERLINE RD

16. PARAGON POINT		
ROAD	FROM	TO
CACTUS CT	SOUTHRIDGE GREENS	WEST END
EAGLE RIDGE CT	SOUTHRIDGE GREENS	EAGLE RIDGE CT
EAGLE RIDGE CT	N END	S END
FALCON RIDGE CT	SOUTHRIDGE GREENS	FALCON RIDGE CT
FALCON RIDGE CT	N END	SOUTH END
SOUTHRIDGE GREENS	CACTUS CT	E TRILBY RD

Videotaping Streets

One part of the Street Maintenance Program turns a lot of heads even before construction begins – videotaping the streets. Why would anyone want a video tape of street pavement?



Videotaping is used for several reasons. First, each street typically requires a variety of repairs:

- Concrete Repair
- Crack Sealing
- Asphalt Patching
- Reconstruction of Large Areas
- Paving Fabric
- Sealcoat
- Asphalt Overlay

These repairs are mapped out on the street with pink paint before construction begins. When these paint marks are captured on videotape, they are a record of specific locations where work took place. If problems are encountered during or after the work, the video can be used to help determine the nature of the problem and the appropriate steps to correct it.

The other reason for the videotaping is to establish a record of the condition of the adjoining streets, lawns, landscaping and driveways. If damage occurs, the videotape helps us restore these areas to their original condition prior to the construction.

Videotaping streets also allows us to collect a great deal of valuable information without a time-consuming mapping process or site revisit.

Life of a Street

Did you ever think about the “life” of a street? You may be surprised to learn that a street leads a very interesting life with distinct phases, much like your own.

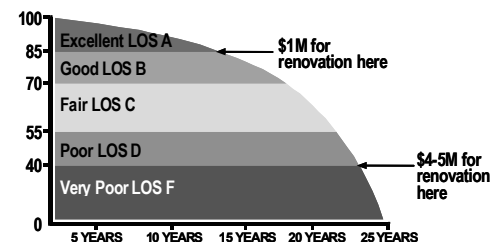
Consider a street’s youth, for example. When pavement is new, it

is very resilient, taking the bump and grind of garbage and delivery trucks, the squealing tires of the neighbor’s teenager, and the seasonal abuse of rain, snow, heat and cold without showing much sign of wear.

With the passage of time, the effects of traffic and weather begin to show. Cracks begin to appear and the pavement starts to ravel around the edges. Here and there, parts of the street may even sag a bit. In spite of all that, the street is still in fairly good condition.

As still more time goes by, the street continues to lose its ability to “bounce back” from the effects of traffic and weather and, after years of adequate service, it reaches a point where it begins to deteriorate more rapidly. The existing cracks become wider and potholes begin to appear. Water from the rain and snow will seep through these cracks and holes, weakening the gravel base and soil beneath the asphalt. Soon, the weak and aging pavement will no longer be able to stand up to traffic and weather and the streets will fail.

Fortunately, there is an alternative. The City’s annual Street Overlay and Sealcoat Project is designed to prolong the life of a street by applying preventative maintenance, such as an asphalt overlay, before the pavement reaches the final stage of its life – the period of rapid deterioration. An asphalt overlay is part facelift and part reincarnation. After the overlay, the street will look very much like it did when it was new, and will again be able to withstand the effects of traffic and weather. The very best part of all of this is that preventative maintenance saves taxpayers a bundle of money.



Please visit our website for the most up-to-date information, plus you can join our email list at fcgov.com/streets.

Please Read the "No Parking" Signs

No Parking signs are posted at least 24 hours in advance of the actual parking restriction, but in some cases they may be placed as many as two or three days in advance. It is very important to read the entire sign carefully to identify the dates when the No Parking restriction actually applies, such as "Monday, June 8." No Parking signs will also state the nature of the work like "concrete repair."



When posted, parking restrictions are normally in effect from 7AM to 6PM, Monday through Friday. Generally speaking, work will not be allowed, and parking will not be restricted, outside these hours.

PLEASE READ AND OBEY THE PARKING RESTRICTIONS POSTED ON YOUR STREET.

Your cooperation in observing the No Parking signs is one of the big keys to the success of the whole street repair project. Thank you!

Got Questions?
Streets Department
970.221.6615
fcgov.com/streets
Kathleen Maddux
Senior Construction Inspector
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2010–2011 Asphalt Slurry Seal Project

For the 2010 Asphalt and Slurry Seal Project, the following areas had the preparatory work completed last year, including concrete repairs and asphalt patching. The final slurry seal is scheduled for completion in 2010:

- Fairbrooke
- Foothills Green
- Greenstone
- Silver Oaks
- English Ranch
- Willow Springs



For the 2010 Asphalt and Slurry Seal Project, the following areas will have the preparatory work completed this year, including concrete repairs and asphalt patching. The final slurry seal is scheduled for completion in 2011:

- Harmony Crossing
- Timber Creek
- Parkwood East

PRSR STD
U.S. Postage
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Longmont, CO 805

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