



EST. 1955

SPRING VALLEY VILLAGE

January 31, 2024

PROPERTY OWNER OR RESIDENT

Street Address
Houston, TX 77055

NOTICE OF CONSTRUCTION **Brighton Place Pavement & Utility Project**

The Spring Valley Village 5 - Year Capital Improvement Program identified various streets for total reconstruction. One of the reconstruction projects includes Brighton Place Subdivision. The construction design for this project is complete, the bid process is currently underway, and City staff anticipates submitting a recommendation for the award of construction bid to City Council during the February 2024 council meeting, with a possible construction start date this summer.

Scope of Work: This project will include replacing approximately 5,600 feet of existing residential concrete roadway in the Brighton Place Subdivision. The project includes installation of approximately 6,000 feet of new waterlines, new storm sewer in sizes 24-inch to 10'x6' box culverts and some new gravity sanitary sewer. Project includes storm water pollution prevention, traffic control and striping. This project also includes the removal and replacement of driveways and any sidewalk approaches with cement in the right-of-way. Only the portion of the driveways and sidewalk approaches in the right-of-way will be replaced. The City's policy is to only replace the driveways and sidewalks with cement and does not include any decorative features such as brick-lined driveways. The City contractor will remove targeted landscaping in the rights-of-way and landscaping not removed by the resident.

Parking: The contractor is required to maintain accessibility to your property throughout construction. To achieve this, the construction plan includes provisions for the contractor to perform work on one-half of each street at a time. During construction, there will be lane restrictions to allow for construction equipment and residential access. Due to the limited space on the street during construction, the City requests that no street parking take place while the street is under construction unless your driveway is under construction. Driveways under construction may require the resident to park on the street while your driveway is completed. The contractor will work with each resident individually for any special request for parking.

Driveways/Sidewalks: Driveway approaches and sidewalks will be removed and replaced in the right-of-way only with finished concrete. In the event that a property owner has decorative treatment or material for a driveway or private sidewalk that is located within the right-of-way, any expense associated with replacing any decorative

treatment or materials for a driveway or sidewalk is the sole responsibility of the property owner. If the property owner does not want the standard concrete driveway, the City will reimburse the property owner the amount of the contract bid price to replace the driveway with standard concrete. The property owner will be responsible for coordinating with his/her own contractor or the contractor performing the street work for the replacement of the non-typical driveway. The City will not reimburse the property owner for a private sidewalk. Street parking may be required when your driveway is under construction. When this occurs, the contractor will provide the affected resident with 48-hours' notice. The contractor will attempt to communicate with you directly about the proposed schedule of events. Driveway replacement could take up to 10 days for removal, replacement, and curing of the new concrete.

Landscaping: This project will affect adjacent lawns and landscaping currently in the street right-of-way. All trees and landscaping along the construction route have been reviewed by an arborist and the engineer to ensure the safety and wellbeing of the trees and to limit landscaping removal. The City seeks every option to save trees. As required by Spring Valley Village tree preservation plan, an arborist performed a study of each tree in the right-of-way with the emphasis to save as many as possible. Unfortunately, the removal of some trees and landscaping is required due to the placement of the street and utilities. The engineers and the City have identified a list of addresses where trees and other landscaping items need removal or may be affected.

Enclosed with this letter, you will find a map showing the construction area of the project.

- If you have landscaping that will be affected during this project, a picture will be included showing the affected tree and/or landscaping on your property.
- If you did not receive a picture included with this letter, it is not anticipated that you have trees or landscaping features that will be affected.

The City's policy is not to replace any trees or landscaping in the right-of-way. Residents may choose to relocate or remove the landscaping before the start of construction, at the resident's expense. Landscaping still in the right-of-way at the time of construction will be removed by the contractor. The areas affected by the construction operations will be replaced with topsoil and sod by the contractor. No other landscaping will be replaced and no compensation will be offered for damaged and/or removed landscaping placed in the City right-of-way.

Sprinkler/Irrigation Systems: The City requests that all sprinkler systems located in the right-of-way be marked when the contractor notifies you of the impending construction on your street. By marking the irrigation system location, this allows the contractor to identify the lines and hopefully avoid destruction of the lines. Sprinkler systems that are not marked at the time of construction are more difficult to repair. The repair or replacement of damaged unmarked sprinkler systems will be the responsibility of the property owner.

During the course of a prolonged infrastructure project, the property owner's sprinkler/irrigation system will be terminated and plugged at the work zone within the right-of-way. This will allow the rest of the property owner's sprinkler/irrigation system to continue operating during the project. The repair and/or replacement for the portion of the sprinkler/irrigation system damaged and/or removed within the work zone will be at the property owner's expense and at no cost to the City. The property owner will be required to obtain any and all permits for the repair of their sprinkler/irrigation system. The permit fee for the sprinkler/irrigation system will be waived for work required resulting from work by the City within the City right-of-way. The sprinkler/irrigation system must be inspected by the City Building Official after it is installed but before being buried. No pressurized sprinkler/irrigation system components are to be installed within the City right of-way (with the exception of the main connection to the water meter). The main connection to the water meter should be placed as close to perpendicular to the right-of-way as possible thereby minimizing the total length of pressurized line within the right-of-way. Main control valves may not be located in the right of way. Sprinkler heads and other intermittently pressurized components may be located within the right-of-way at the property owner's expense subject to appropriate permitting and inspection by the City Building Official.

Existing Drainage Discharging to the Drainage Ditch: The City has identified all private drainage systems that discharge to the ditch. The contractor will connect the existing private drain lines to discharge to the street or underground drainage system.

Trash Pickup: Trash pickup dates should remain the same unless an unforeseen incident happens during construction. The City realizes this construction will be an inconvenience and all efforts to expedite this work will be utilized to minimize traffic conflicts and access to the various properties abutting the project.

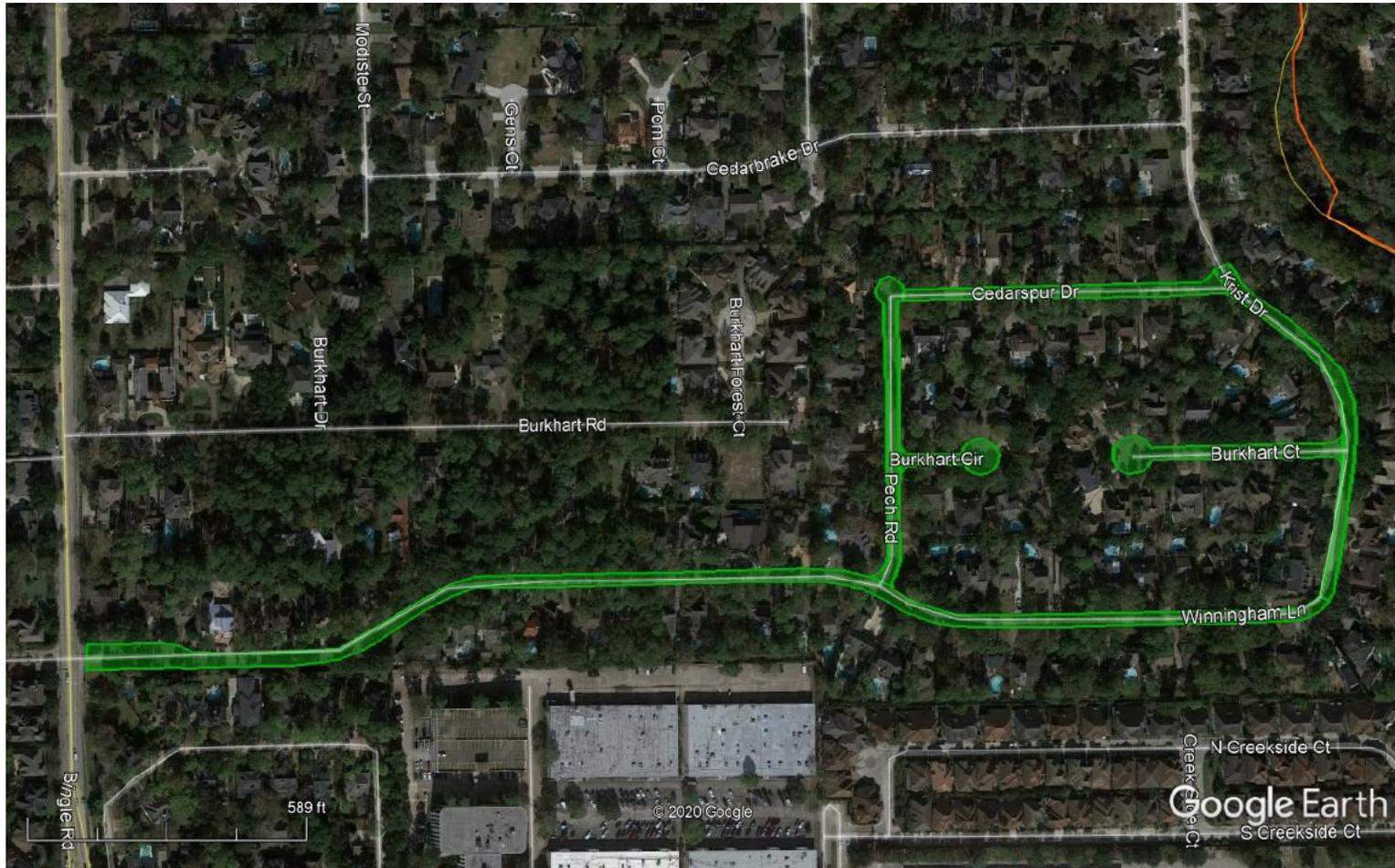
Other Improvements (mail boxes, parking areas, etc.): Any other private improvements, whether properly permitted or not, within the City's right-of-way, are the responsibility of the property owner and all expenses to repair/replace/relocate these improvements shall be the sole responsibility of the property owner. Further, the City reserves the right to deny the placement or replacement of these improvements within the City right-of-way.

To view the entire Spring Valley Village Right-of-way Policy please visit <https://www.springvalleytx.com/153/Public-Works>

If you have any questions concerning the Project, please do not hesitate to contact me.

Kristina Watson, Public Works Director
Office: 713-465-8308
Direct: 832-910-8575
kwatson@springvalleytx.com

CONSTRUCTION



1025 CAMPBELL ROAD • HOUSTON, TEXAS 77055-7495
(713) 465-8308 • FAX (713) 461-7969 • www.springvalleytx.com