



Merlin Court & Spring Oaks Circle Reconstruction

City of Spring Valley Village



November 20, 2025

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Spring Oaks Circle

Roadway Condition

- Pavement is in poor condition
- Aging AC 6" waterline (installed in 1970s) – replaced with 8" PVC
- Aging sanitary sewer (installed in 1970s) – pipe burst with new 8" and line existing manholes
- Drainage concerns including:
 - Water ponding in street
 - No curb and gutter on road
 - Undersized area drains to collect storm water
 - Undersized storm sewer based on H&H study



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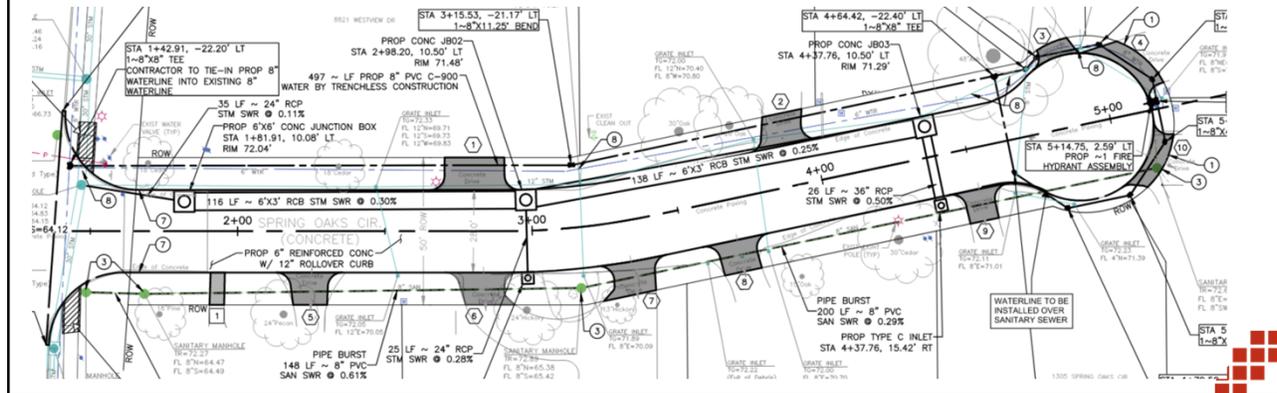
Spring Oaks Circle

Proposed Improvements

- 28-FT concrete road with monument curb
- 8-IN waterline line
- New fire hydrant at cul-de-sac

Proposed Improvements

- Pipe burst existing sanitary sewer
- 6'x3' box culvert with 4 storm inlets
- Lower road elevation for better drainage

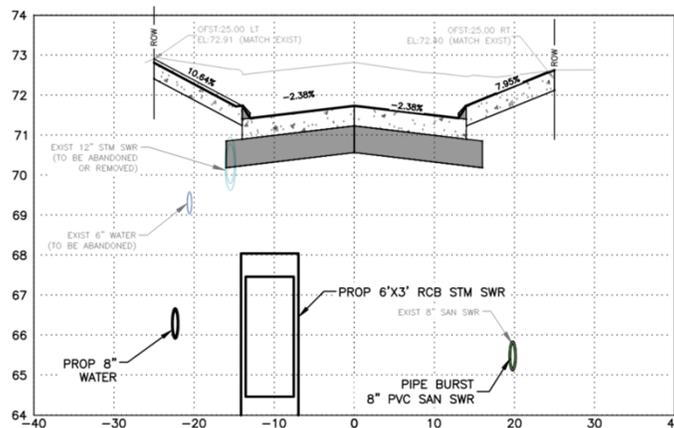


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Spring Oaks Circle

Cross Sections

- Driveways are replaced to the road right-of-way
- Driveway slope will increase



PROP D/W SLOPE (%)	EXIST D/W SLOPE (%)
10.5%	3.7%
9.5%	1.9%
3.9%	-0.3%
7.8%	0.2%
4.4%	0.1%
7.3%	0.3%
7.7%	0.9%
3.7%	0.1%
7.7%	0.6%
8.0%	1.6%

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Merlin Court

Roadway Condition

- Pavement is in poor condition
- Aging AC 6" waterline (installed in 1970s) – replaced with 6" PVC
- Aging sanitary sewer (installed in 1970s) – pipe burst with new 8" and line existing manholes
 - Sanitary sewer is located under the street

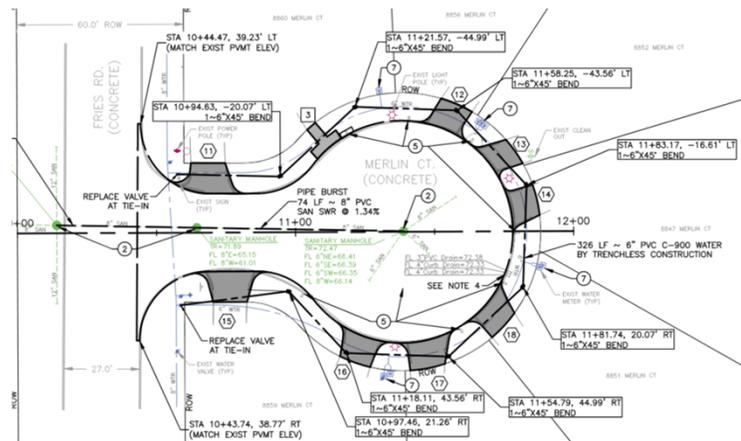


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Merlin Court

Proposed Improvements

- 28-FT concrete road with monument curb
- Match existing curb location
- 6-IN waterline line
- Pipe burst existing sanitary sewer



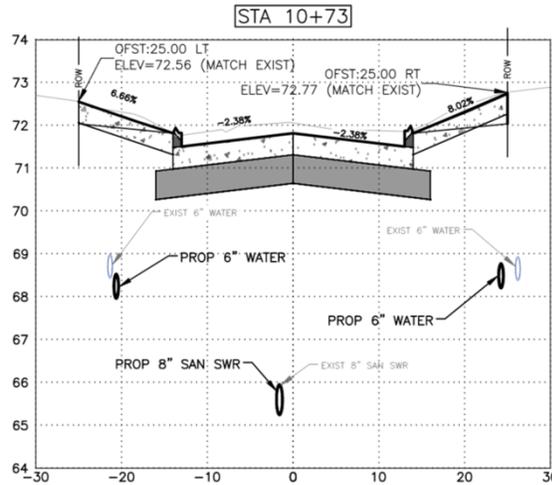
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Merlin Court

Cross Sections

- Driveways are replaced to the road right-of-way
- Driveway slope will increase

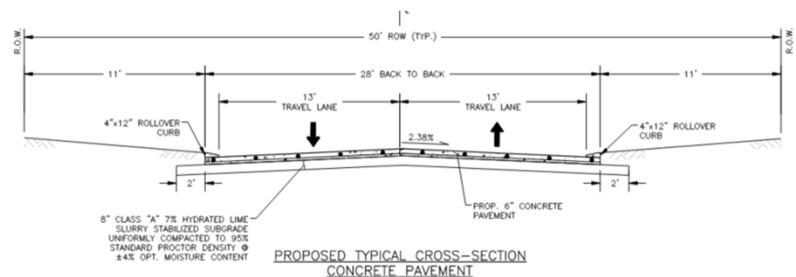
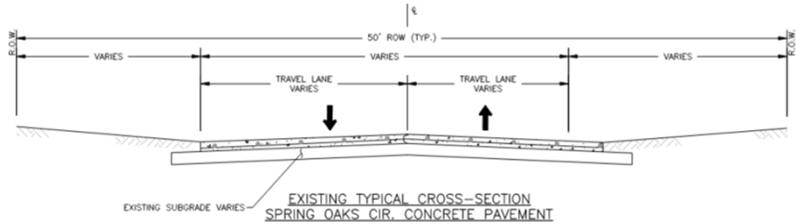
PROP D/W SLOPE (%)	EXIST D/W SLOPE (%)
6.3%	3.7%
4.7%	2.1%
4.0%	2.1%
6.1%	4.3%
8.3%	5.1%
10.3%	5.3%
8.3%	3.5%
7.4%	3.2%



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PROJECT TIMELINE

- Change order was approved on Tuesday, October 28, 2025
- Project Awarded to Conrad Construction Company, Inc.
- Start November 2025
 - Start with waterline and sanitary sewer installation
- Construction Schedule is approximately 365 days



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PROJECT LOCATION MAP



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CONSTRUCTION PHASING

Construction will be divided into 2 phases.

Each phase will close one side of the road at a time and will have one-way traffic.

The work includes storm sewer, concrete roadway, monument cubs, and grading between road and right-of-way.

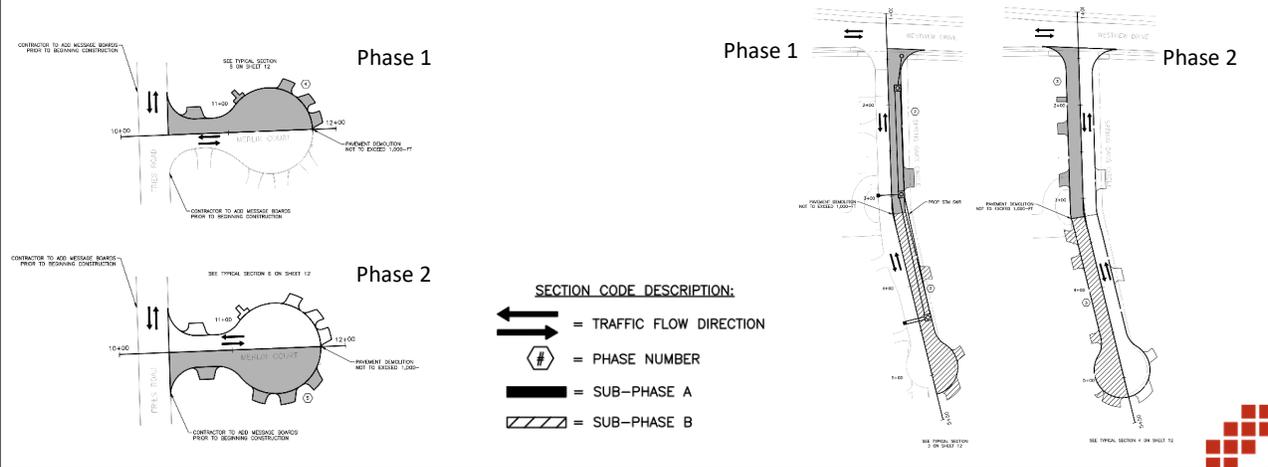


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CONSTRUCTION PHASING

One Way Road

- For each phase the roadway will be limited to one way traffic.
- Residents are encouraged to avoid this section of road while under construction.



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FREQUENTLY ASKED QUESTIONS & ANSWERS

GENERAL PROJECT INFORMATION

- What is the purpose of this project?**
 - Replace aging public infrastructure
- What is going to be replaced/installed?**
 - Roadway replaced according to consistent citywide standards and criteria
 - Replace Asbestos Cement waterline with PVC. Waterline upsized from 6" to 8".
 - Storm sewer and inlets replaced with adequate upsized system
 - Gravity sanitary sewer rehabilitation. Existing lines will be pipe burst and existing manholes lined
 - New 12-inch roll over curb



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FREQUENTLY ASKED QUESTIONS & ANSWERS

CONSTRUCTION

- **How long will the project take to complete?**
 - Approximately 12 months. Work is scheduled to begin in late 2025 & anticipated to be complete in 2026.
- **What are the construction work days?**
 - The Contractor will work Monday – Friday (7:00 am to 5:30 pm)
- **Will updates be provided to residents?**
 - Contractor will provide updates before each phase of construction.
- **Will I have issues accessing my driveway during construction?**
 - All driveways will be replaced to the right-of-way.
 - The contractor will provide notice of no less than 72 hours when working on a driveway.
 - Driveway access may be limited when the phase of construction is located adjacent to your property.



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FREQUENTLY ASKED QUESTIONS & ANSWERS

CONSTRUCTION CONT.

- **Will this project cause traffic/mobility issues?**
 - Merlin Court is small and will have little space for construction equipment. There will be traffic/mobility issues for these residents.
 - Spring Oaks has little room for construction equipment. Project is phased to minimize disruption to residents as much as possible. There will be traffic/mobility issues for these residents.
 - Residents are encouraged to drive cautiously and to pay attention to traffic control signage and construction workers.
 - Residents are encouraged to discuss limited access/parking with guests and visitors.



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FREQUENTLY ASKED QUESTIONS & ANSWERS

CONSTRUCTION CONT.

- **Will my utilities be affected?**
 - Yes, you may lose water and wastewater service for a short period of time while the contractor is making the reconnections. The contractor will provide no less than 72-hour notice in advance.
- **Sprinkler Systems located in the right-of-way?**
 - Contractor will remove sprinkler systems that are in conflict with construction and are located inside the road right-of-way. Sprinklers will be capped at the road right-of-way.
- **Mailboxes?**
 - Residents on Merlin Court are responsible for relocating their mailbox to the road right-of-way during construction. Temporary mailbox will be installed during construction.
 - Residents on Merlin Court are responsible for replacing their mailbox at the end of construction.
 - There are no mailboxes on Spring Oaks Circle



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FREQUENTLY ASKED QUESTIONS & ANSWERS

RESTORATION

- **How can we know that all restoration will occur?**
 - Restoration of work areas will occur once construction for that area is complete. The City will not approve final payment to the contractor until they complete their own assessment to ensure restoration is sufficient.
- **What if my property has a special/decorative driveway?**
 - Driveways will be replaced with 6-inch concrete to the right-of-way.
 - Residents that would like a custom driveway installation are responsible for replacing their driveway. The City will refund the resident based on the cost of a concrete driveway.
- **What about landscaping near streets and walkways?**
 - St. Augustine block sod will be installed between the road and right-of-way. Residents are responsible for relocating or replacing landscaping inside the right-of-way.
 - Residents that would like a custom sod are responsible for replacing their sod. The City will refund the resident based on the cost of St. Augustine block sod.
 - Trees in conflict with the proposed construction may be removed during construction.



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PROJECT CONTACTS

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Questions?



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