

Policy for Removal/Repair/Replacement of Private Improvements within City Right-of-Way Due to City Projects

In repairing or replacing Spring Valley infrastructure, damage may occur to property located within the City right-of-way. This policy is meant to address repair and/or replacement of privately owned improvements placed within the City right-of-way in association with construction/improvements performed by the City or its contractors.

Landscaping

St. Augustine grass will be placed in the City right-of-way, at City expense, by either the City or a contractor representing the City. 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

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.

Drain Lines

Drain lines to the curb or ditch will be replaced or connected to the new drainage system. Any placement, repair or replacement by a homeowner, or contractor representing the homeowner, of a drain line to the curb or ditch will require a permit. Drain lines must be inspected by the City Building Official after it is installed but before being buried. The area behind the curb of the street must be stabilized to the satisfaction of the City Building Official or City Engineer.

Driveways & Sidewalks

Driveways and sidewalks will be replaced with standard traditionally finished concrete within the City right-of-way. Any expense associated with decorative staining, stone treatment, concrete or brick pavers, or other non-typical treatment or design to the driveway will be 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 contract bid price to replace the driveway with standard concrete. The property owner will be responsible to coordinate with his own contractor for the replacement of the non-typical driveway.

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.

January 24, 2012