



EST. 1955

# SPRING VALLEY VILLAGE

July 28, 2020

PROPERTY OWNER OR RESIDENT  
ADDRESS  
Houston, TX 77055

## Notice of Construction Green Valley Drive & Winningham Lane

The Spring Valley Village 5 - Year Capital Improvement Program identified various streets for total reconstruction. One of the reconstruction projects includes Green Valley Dr. and Winningham Ln. 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 in August with a possible construction start date towards the end of 2020.

**Scope of Work:** This project will include the removal of the current cement street and any landscaping in the right-of-way, replacement of the underground utilities, and a new cement street. 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.

**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:** Driveway approaches will be removed and replaced in the right-of-way only. 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, each tree was studied to save as many as possible. Unfortunately, some trees will need to be removed for this project. The engineers and the City have identified a list of the addresses where trees and other landscaping items will need to be removed.

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, you do not 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 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.

**Private Sprinkler 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.

**Existing Drainage Discharging to the Street:** The engineer has identified all private drainage systems that discharge to the street. 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.

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



Pat Riley, Public Works Director

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Direct: 832-910-8575

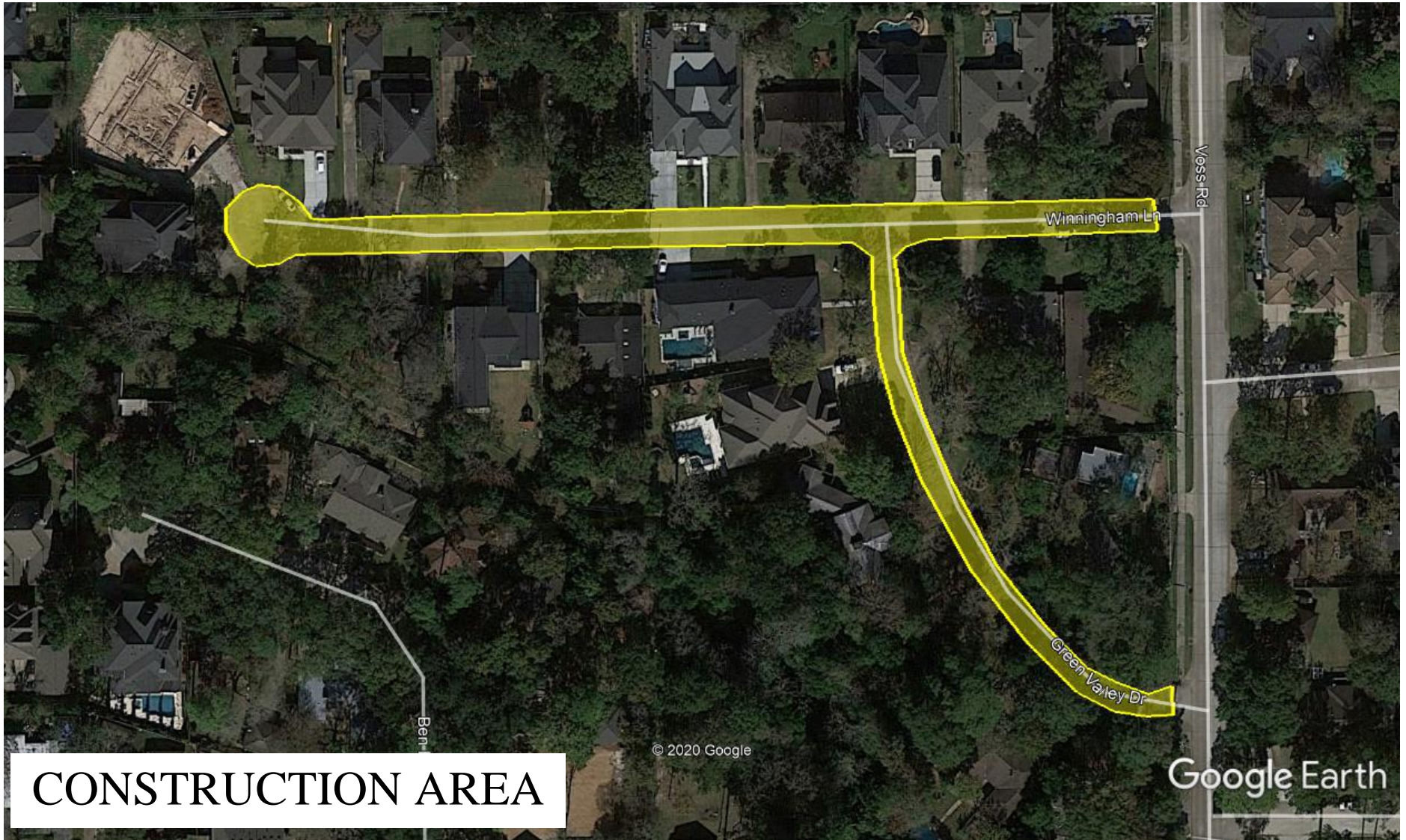
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**CONSTRUCTION AREA**

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