

City of Houston Public Works Project

Sand Creek Village Drainage Improvement N-430006-003-4

<p><u>All Streets Impacted:</u></p> <ul style="list-style-type: none"> Aspen Mountain Trail Highland Fern Court Forest Garden Drive Highland Laurel Drive Deer Hollow Drive Eagle Creek Drive Woodland Ridge Drive Crystal Falls Drive 	<p><u>Impact to Residents:</u></p> <ul style="list-style-type: none"> Street Closures and Limited Access Construction Noise Large Construction Equipment Driveways inaccessible Street Parking limited. Diverted Street Traffic Temporary Loss of Some Utilities (Water, sewer, electricity, cable, & gas) Removal & Reinstall of Some Facilities (Mailboxes, Irrigation, curbs & drive entrances)
<p><u>Phase 1:</u></p> <p><u>Streets Impacted:</u></p> <ul style="list-style-type: none"> Aspen Mountain Trail Highland Fern Court Eagle Creek Drive <p><u>Timing:</u></p> <p>Start on 07/01/2025. Expected Completion on 09/01/2025.</p> <p><u>Status as of 08/01/2025</u></p> <ul style="list-style-type: none"> Step 1 – 50% Step 2 – 100% Step 3 – 100% Step 4 – 20% 	<p><u>Phase 2:</u></p> <ul style="list-style-type: none"> Forest Garden Drive Highland Laurel Drive Deer Hollow Drive 2900s Eagle Creek Drive 2900s Woodland Ridge Drive 2900s Crystal Falls Drive 2900s <p><u>Timing:</u></p> <p>Expected Start on 09/01/2025. Possible Completion on 12/01/2025.</p> <p><u>Status as of 08/01/2025</u></p> <ul style="list-style-type: none"> Step 1 – 0% Step 2 – 0% Step 3 – 0% Step 4 – 0% Step 5 – 0% Step 6 – 0%

This is a summary sheet of the Sand Creek Drainage Project by Houston Public Works (HPW), Transportation and Drainage Operations in conjunction with Grava, LLC, the contractor. Sand Creek HOA has prepared this to provide residents information on the scope and plans of the project. Once Phase 2 starts it will be very disruptive to traffic patterns around Deerwood Elementary both for residents and school traffic. The timing and progress are opinion of the HOA and general discussions with the Contractor. Attached are annotated project drawings to provide more detail on the actual Work Areas and plan Phases and Steps (six pages)

HPW Project Manager is Desmond Kelly 832-395-2696
 Grava Superintendent and Project Manager is Jose Chavez 619-882-4018
 Grava 24-hour Emergency is Alejandro Parra 832-334-6911

NOTES BY DAVID SEITZINGER 08/03/2025

SCV DRAINAGE PROJECT WORK AREAS

CITY OF HOUSTON, FLOODPLAIN MANAGEMENT OFFICE NOTES:

1. According to Map, 48201C0320L of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Harris County, Texas dated May 2, 2019, the subject area is situated within: Zone X (Shaded and Unshaded) described as an area determined to be outside the 0.2% Annual Exceedance Probability (AEP - an event having a 1 in 500 chance of occurring) with Base Flood Elevation (BFE) undetermined.
2. This project will not result in the addition of any fill material within Zone AE an area described as Floodplain Zone Area having a 1% AEP.
3. During all construction activity, the contractor **MUST NOT** store any construction excavated materials within the project site that is in the delineated Flood Zone and below BFE. The Contractor's construction "means and methods" must include removal and/or hauling off any excavated materials from the site.
4. The eroded area may be filled; however, any backfill must be installed flush with adjacent undisturbed grade.



CITY OF HOUSTON
Houston Public Works
Transportation and Drainage Operations
DISCLAIMER: THIS MAP REPRESENTS THE BEST INFORMATION AVAILABLE TO THE CITY.
THE CITY DOES NOT WARRANT ITS ACCURACY OR COMPLETENESS.
FIELD VERIFICATIONS SHOULD BE DONE AS NECESSARY.

Legend

- Project Limit
- Parcels
- Flood Zone
 - Zone AE
 - Zone X

0 100 200 Feet
1 Inch = 232 Feet

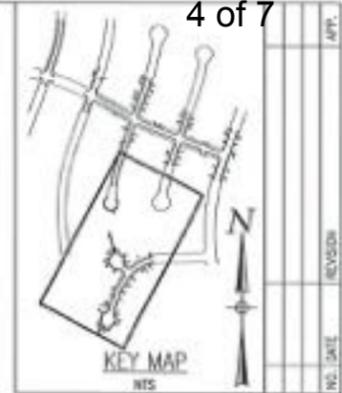
<p>HALFF ENGINEERING, INC. 18014 NORTH SHILOH DR CONROE, TEXAS 77385-2056 TEL: (281) 777-2400 FAX: (281) 777-4444 AUG 4/18/00</p>	<p>OFFICIAL CERTIFICATION I hereby certify that the above information is true and correct to the best of my knowledge and belief. <i>Paul W. Hall</i> City Engineer</p>
SURVEYED BY: JAG ENGINEERING, INC. FD NO. P-6294	
CITY OF HOUSTON HOUSTON PUBLIC WORKS	
S.W.A.T. SAND CREEK VILLAGE DRAINAGE IMPROVEMENTS	
FMO INFORMATION	
WBS NUMBER: M-430006-0650	FOR CITY OF HOUSTON USE ONLY 77257
DRAWING SCALE: AS NOTED	CITY OF HOUSTON CITY ENGINEER
W. SMER KOWE, P.E.	CITY ENGINEER
SHEET NO. 07 OF 05	HOUSTON, TEXAS

RUP: STX E: 04.dwg

A:\410006\ATTN:10209\HW\CD\08\Sheets\07-07-25-01-0101_000.dwg FMO INFORMATION Rev. 14, 2023 - 3:09PM d4825

SCV DRAINAGE PROJECT PHASE ONE WORK AREAS

NOTES BY DAVID SEITZINGER 08/03/2025



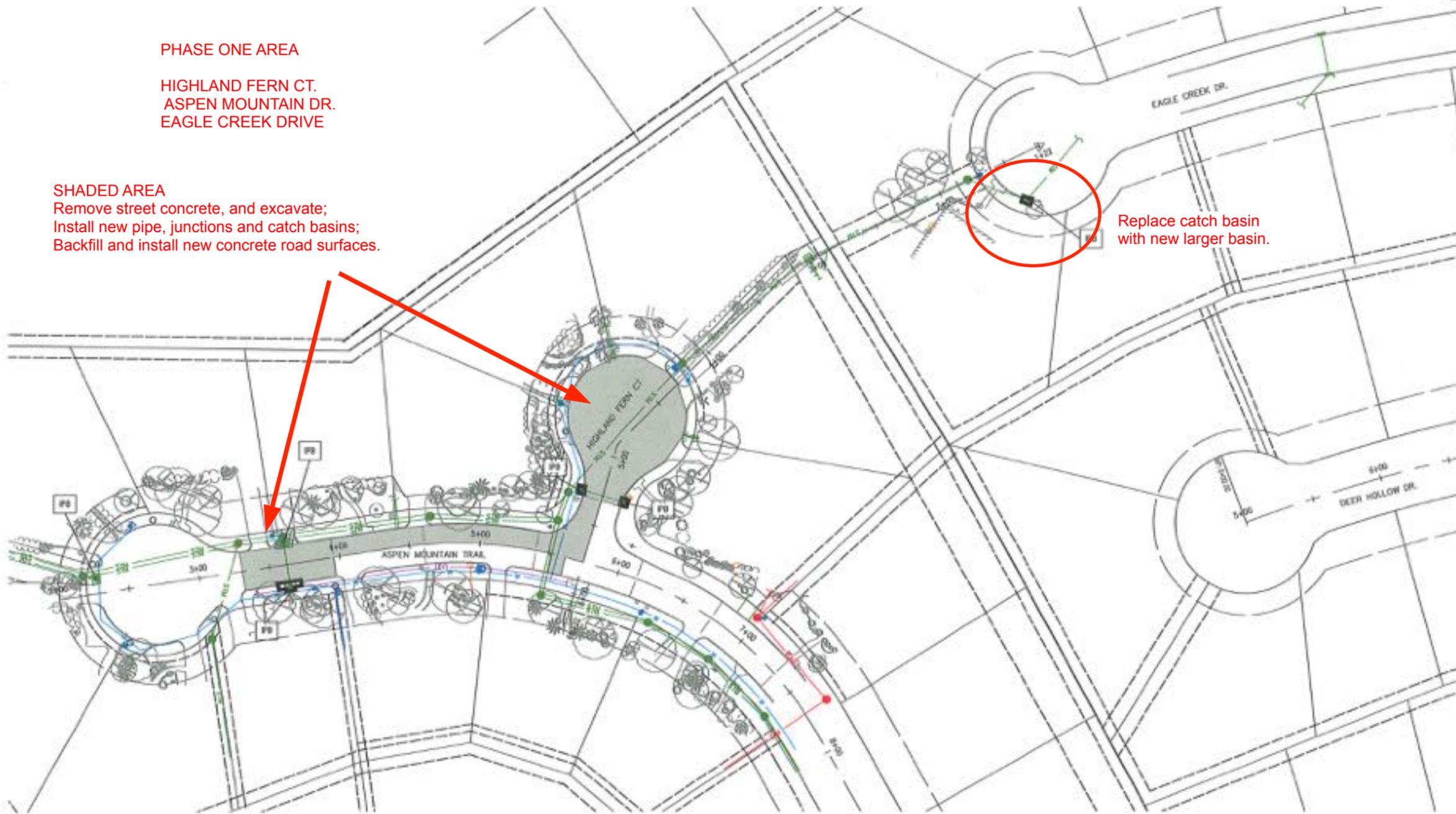
PHASE ONE AREA

HIGHLAND FERN CT.
ASPEN MOUNTAIN DR.
EAGLE CREEK DRIVE

SHADED AREA

Remove street concrete, and excavate;
Install new pipe, junctions and catch basins;
Backfill and install new concrete road surfaces.

Replace catch basin
with new larger basin.



LEGEND



SURVEYED BY:
JAG ENGINEERING, INC.
FB NO. P-6294

David Seitzinger

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

S.W.A.T.
SAND CREEK VILLAGE DRAINAGE
IMPROVEMENTS
STORM WATER POLLUTION
PREVENTION PLAN
SHEET 32 OF 2

WBS NUMBER	77257
M-430006-002	
DRAWING SCALE	AS NOTED
CITY OF HOUSTON PM	
R. UMER KHAN, P.E.	
SHEET NO. 38 OF 65	

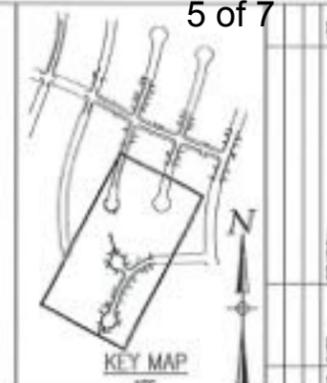
OVERALL PROJECT STREET PHASE ONE WORK AREAS

PL01 STYLE: DDM_JAG_DT_2018.dwg

A:\77000\041610\1\000\PM\Draws\Sheets\17-00-EC-47011-205-Reg\16 STORM WATER POLLUTION PREVENTION PLAN Rev 14 - 2023 - 2:02PM 04/03/25

NOTES BY DAVID SEITZINGER 08/03/2025

SCV DRAINAGE PROJECT PHASE ONE WORK STEPS AND PROGRESS



- NOTES:
- COVER NEWLY CONSTRUCTED STORM SEWER WITH PROPERLY SEALED STEEL PLATES TO MAINTAIN ONE LANE OF TRAFFIC AS NECESSARY.
 - REFER TO SHEETS 41-48 FOR TRAFFIC CONTROL DETAILS.

LEGEND

50%		PHASE 1 STEP 1
100%		PHASE 1 STEP 2
100%		PHASE 1 STEP 3
20%		PHASE 1 STEP 4



ESTIMATE ALL WORK COMPLETED BY 09/01/2025

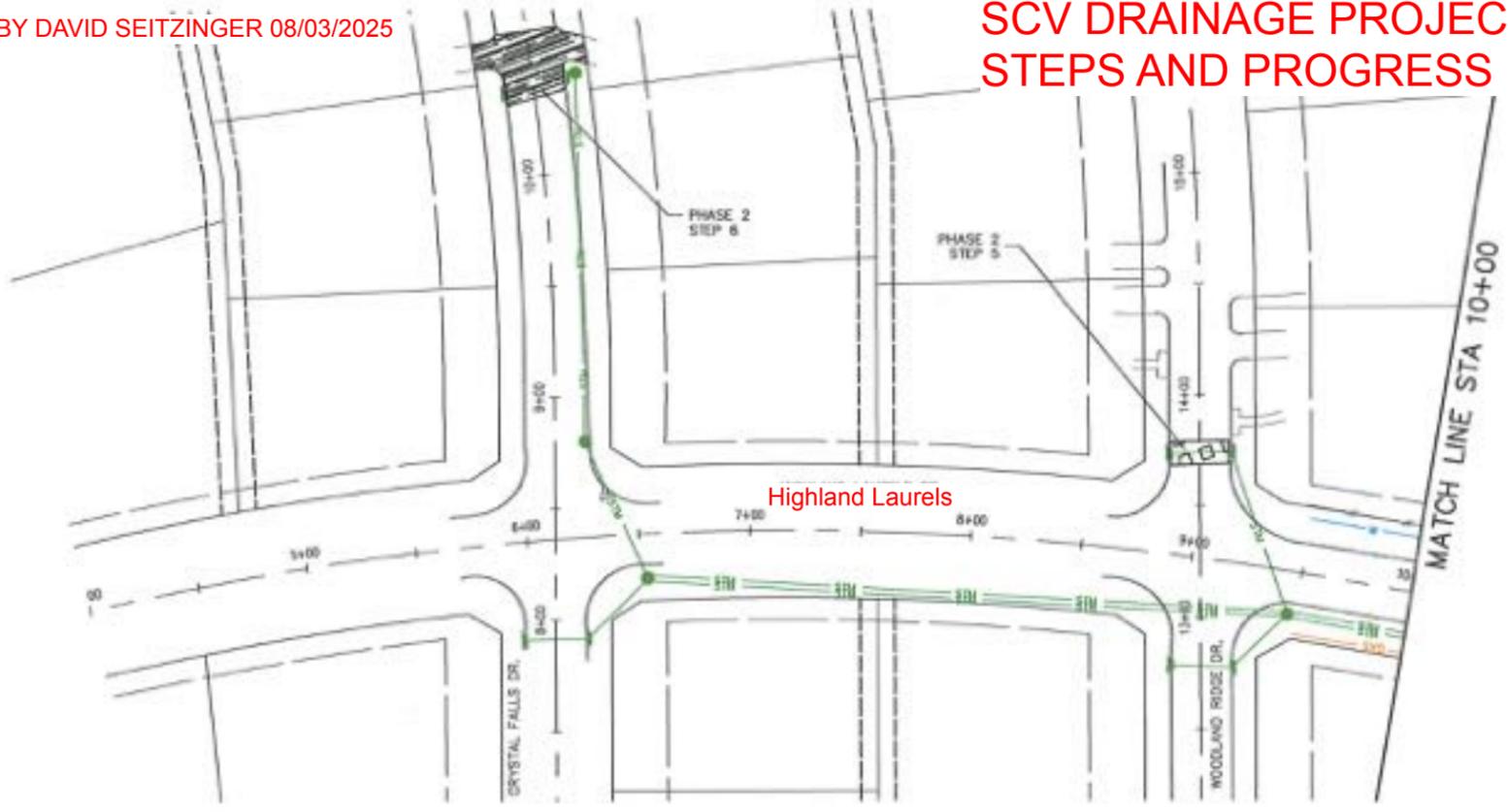
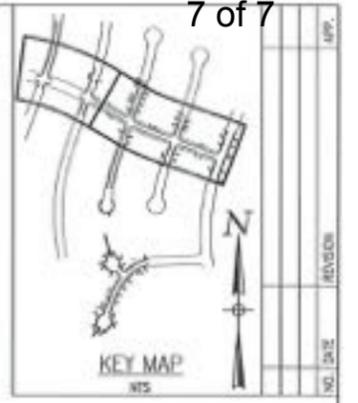
OVERALL PROJECT STREET PHASE ONE WORK AREAS
 WORK STEPS COMPLETED AT 08/01/2025
 WITH WORK START 07/01/2025

 TOPOLS ENGINEERING FIRM #12 100-45 NORTH DULY RD CINCINNATI, OH 45245-1199 TEL: (513) 771-9999 FAX: (513) 770-9999 AEC-41181-000	 David Seitzinger
CITY OF HOUSTON HOUSTON PUBLIC WORKS	
S.W.A.T. SAND CREEK VILLAGE DRAINAGE IMPROVEMENTS	
TRAFFIC CONTROL PHASING LAYOUT SHEET	
OP-2	
WBS NUMBER M-430008-0023-2	 77257
DRAWING SCALE AS NOTED	
CITY OF HOUSTON PM R. UMER KHOR, P.E.	
SHEET NO. 38 OF 65	

A:\420008\471071\025\PM\CA01\Drawings\08-30-25\471071-025-44.dwg TRAFFIC CONTROL PHASING LAYOUT No. 14, 2025 - 5:44PM 03/25/25

NOTES BY DAVID SEITZINGER 08/03/2025

SCV DRAINAGE PROJECT PHASE TWO WORK STEPS AND PROGRESS



WORK STEPS COMPLETED AT 08/01/2025

WORK NOT STARTED WAITING ON CITY PURCHASED MATERIALS.

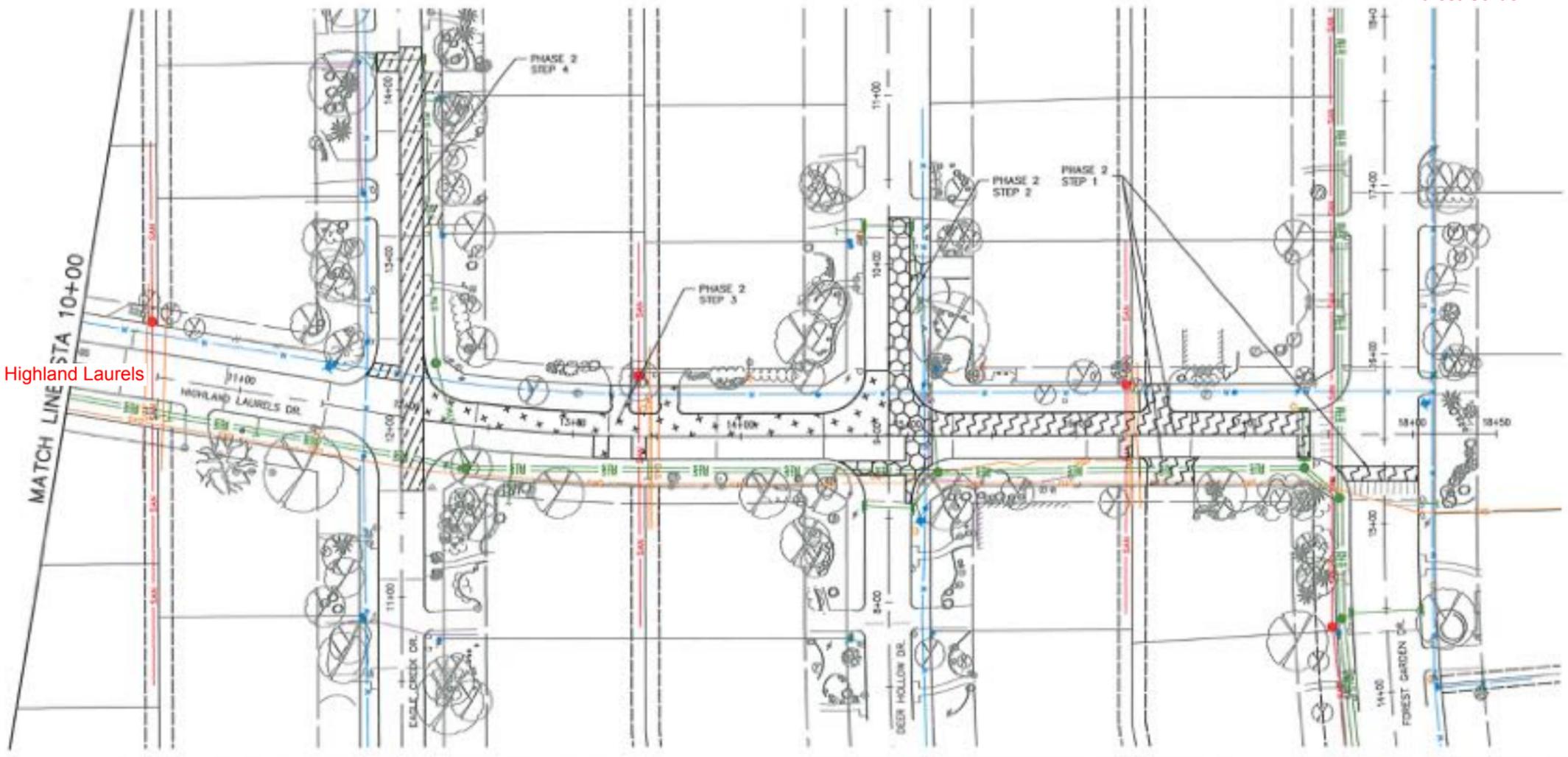
ESTIMATE ALL WORK STARTED BY 09/01/2025 AND COMPLETED 12/01/2025

DEERWOOD ELEMENTARY

- NOTES:
1. COVER NEWLY CONSTRUCTED STORM SEWER WITH PROPERLY SECURED STEEL PLATES TO MAINTAIN ONE LANE OF TRAFFIC AS NECESSARY.
 2. REFER TO SHEETS 41-48 FOR TRAFFIC CONTROL DETAILS.

LEGEND

0%		PHASE 2 STEP 1
0%		PHASE 2 STEP 2
0%		PHASE 2 STEP 3
0%		PHASE 2 STEP 4
0%		PHASE 2 STEP 5
0%		PHASE 2 STEP 6



halff
TRIPLE ENGINEERING FORWARD
180145 NORTH SLITS 200
CORNER TRUSS STREET
TEL: 281.777.4888
FAX: 281.777.4888
AEC 4701.001

SURVEYED BY:
JAG ENGINEERING, INC.
FD NO. P-5294

Paul Stahl

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

S.W.A.T.
SAND CREEK VILLAGE DRAINAGE IMPROVEMENTS

TRAFFIC CONTROL PHASING LAYOUT
SHEET 2 OF 2

WBS NUMBER: M-430006-0023-05
DRAWING SCALE: AS NOTED
CITY OF HOUSTON PM: B. UMER KHAN, P.E.
SHEET NO. 40 OF 65

77257

PL07 STYLE: EDW_07_2018.rvt

4:\470006\47151\2025\PM\0007\Sheets\DR-05-TCP-07101.000.dwg(4) TRAFFIC CONTROL PHASING LAYOUT Nov 14, 2023 - 5:44PM @LASH