

City of Houston Public Works Project

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

<u>All Streets Impacted:</u> Aspen Mountain Trail Highland Fern Court Forest Garden Drive Highland Laurel Drive Deer Hollow Drive Eagle Creek Drive Woodland Ridge Drive Crystal Falls Drive	<u>Impact to Residents:</u> 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)
<u>Phase 1:</u> <u>Streets Impacted:</u> Aspen Mountain Trail Highland Fern Court Eagle Creek Drive <u>Timing:</u> Start on 07/01/2025. Expected Completion on 09/01/2025. <u>Status as of 08/01/2025</u> Step 1 – 50% Step 2 – 100% Step 3 – 100% Step 4 – 20%	<u>Phase 2:</u> Forest Garden Drive Highland Laurel Drive Deer Hollow Drive 2900s Eagle Creek Drive 2900s Woodland Ridge Drive 2900s Crystal Falls Drive 2900s <u>Timing:</u> Expected Start on 09/01/2025. Possible Completion on 12/01/2025. <u>Status as of 08/01/2025</u> 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:

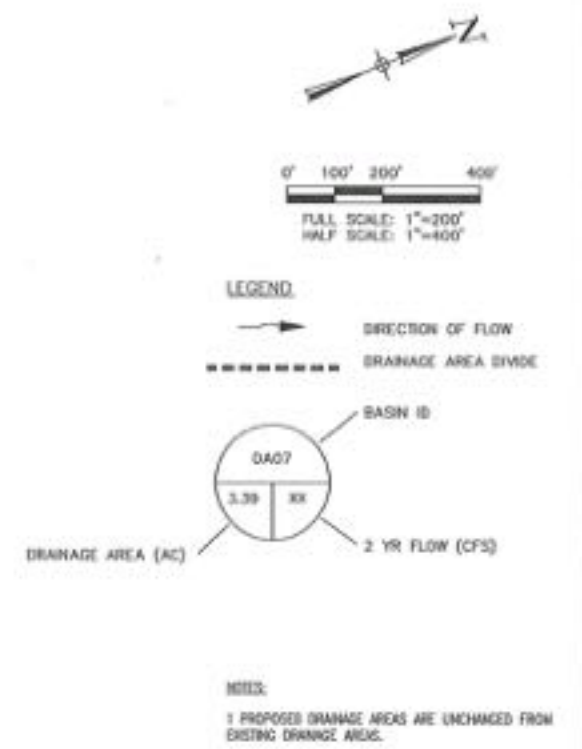
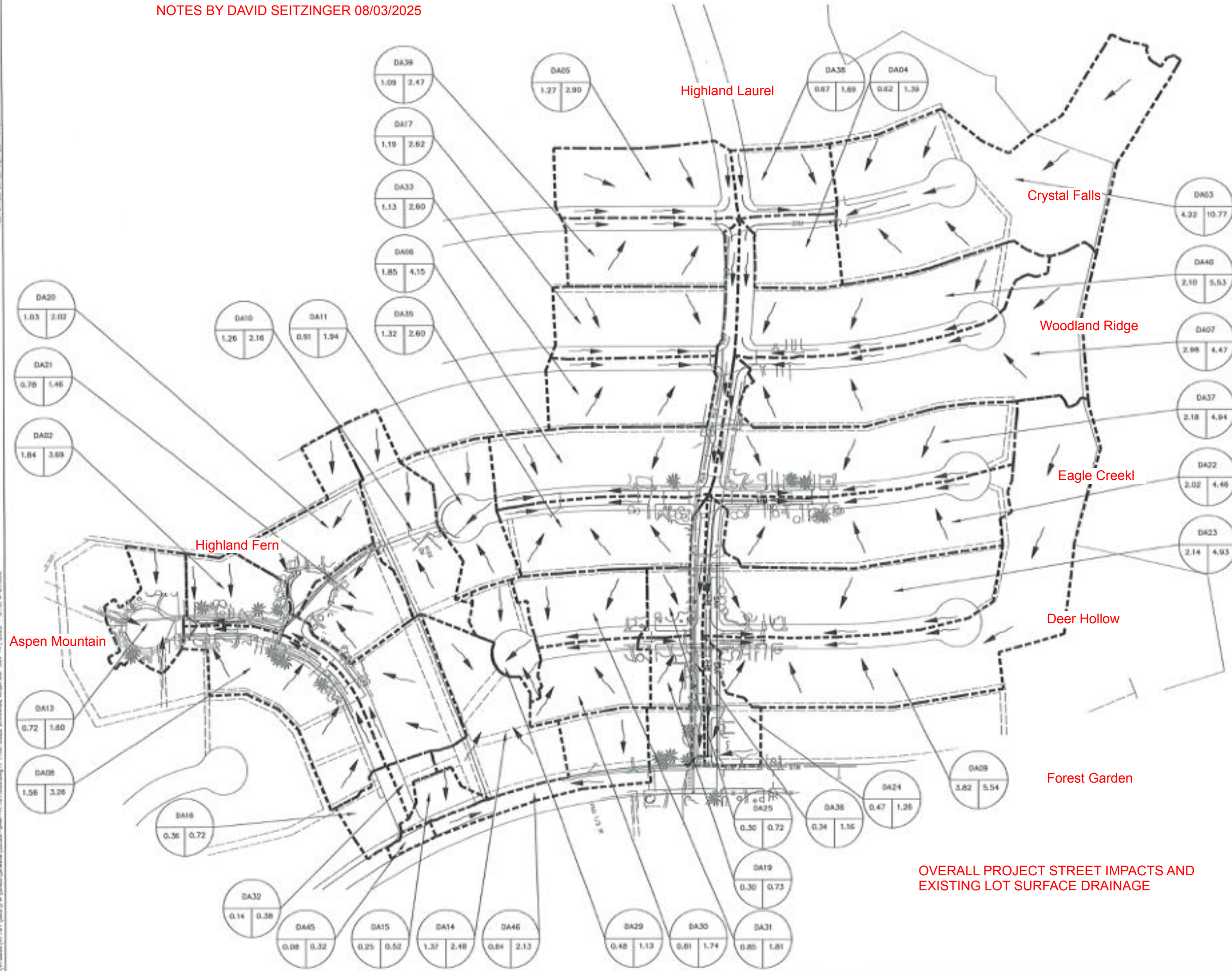
1. According to Map, 48201C0320L of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Harris County, Texas dated May 2, 2019, the subject area is situated within: Zone X (Shaded and Unshaded) described as an area determined to be outside the 0.2% Annual Exceedance Probability (AEP - 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.



<p>IMPLES ENGINEERING FIRM #312 18014 KORTING BLVD, SUITE 200 CONROE, TEXAS 77385-2005 TEL: (281) 771-4400 FAX: (281) 771-4401 WWW.HALFF.COM</p>		<p>OFFICIAL CERTIFICATION I hereby certify that the above mentioned project has been reviewed and approved for the City of Houston.</p> <p><i>Paul W. Hall</i></p>
<p>SURVEYED BY: JAG ENGINEERING, INC. FD NO. P-6294</p>		<p>CITY OF HOUSTON HOUSTON PUBLIC WORKS</p>
<p>S.W.A.T. SAND CREEK VILLAGE DRAINAGE IMPROVEMENTS</p>		
<p>FMO INFORMATION</p>		
<p>WBS NUMBER: M-630006-0000-2</p>	<p>FOR CITY OF HOUSTON USE ONLY</p>	
<p>DRAWING SCALE: AS NOTED</p>	<p>77257</p>	
<p>CITY OF HOUSTON W. LAMER KIRK, P.E.</p>	<p>CITY DRAIN</p>	
<p>SHEET NO. 07 OF 05</p>	<p>HOUSTON, TEXAS</p>	

SCV DRAINAGE PROJECT WORK STREETS IMPACTED

NOTES BY DAVID SEITZINGER 08/03/2025



TOPFIELD ENGINEERING FIRM #013
10010 NORTON, SUITE 300
COURAGE, TEXAS 77001-2001
TEL: (281) 411-4400
FAX: (281) 411-4401
AUTO: 411-4402

"OFFICIAL OF THE CITY OF HOUSTON"

Paul Worrell

SURVEYED BY:
JAG ENGINEERING, INC.
FB NO. P-62594

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

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

PROPOSED DRAINAGE AREA MAP

WBS NUMBER
M-430006-0023-3

DRAWING SCALE
AS NOTED

CITY OF HOUSTON PM
W. LAMER KIRBY, P.E.

SHEET NO. 17 OF 85

77257

CITY OF HOUSTON

OVERALL PROJECT STREET IMPACTS AND
EXISTING LOT SURFACE DRAINAGE

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

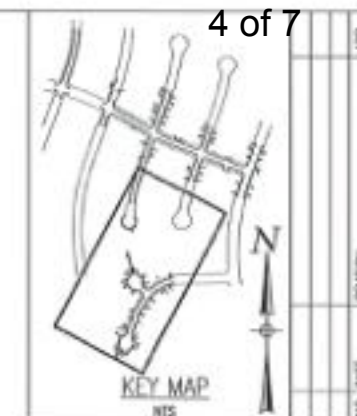
Remove street concrete, and excavate;
Install new pipe, junctions and catch basins;
Backfill and install new concrete road surfaces.

Replace catch basin
with new larger basin.



LEGEND

IPB INLET PROTECTION BARRIER

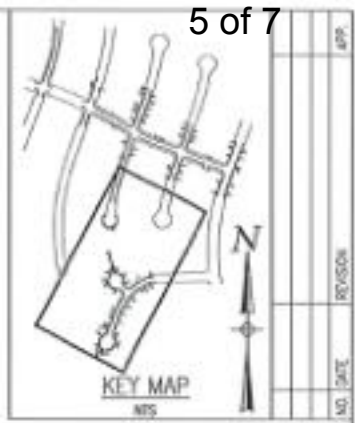


OVERALL PROJECT STREET PHASE ONE WORK AREAS

<p>TRIPLE ENGINEERING FIRM #12 10545 NICHOLS DRIVE JBB HOUSTON, TEXAS 77055-1210 TEL: (281) 777-4400 FAX: (281) 777-4403 WWW: 47.501.000</p>		<p>SEAL OF THE CITY OF HOUSTON 1837</p>
<p>SURVEYED BY: JAG ENGINEERING, INC. FB NO. P-6294</p>		<p><i>David Seitzinger</i></p>
<p>CITY OF HOUSTON HOUSTON PUBLIC WORKS</p>		
<p>S.W.A.T. SAND CREEK VILLAGE DRAINAGE IMPROVEMENTS STORM WATER POLLUTION PREVENTION PLAN SHEET 32 OF 2</p>		
<p>WBS NUMBER M-430006-002</p>		<p>FOR CITY OF HOUSTON USE ONLY</p> <p>77257</p>
<p>DRAWING SCALE AS NOTED</p>		
<p>CITY OF HOUSTON PM R. UMER KHAM, P.E.</p>		
<p>SHEET NO. 38 OF 65</p>		

NOTES BY DAVID SEITZINGER 08/03/2025

SCV DRAINAGE PROJECT PHASE ONE WORK STEPS AND PROGRESS



- 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

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
100145 NORTH DULLE RD
CINCINNATI, OHIO 45241-1000
TEL: (513) 771-0000
FAX: (513) 771-0001
WWW.HALFF.COM

David W. White
CITY OF HOUSTON
HOUSTON PUBLIC WORKS

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

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

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

TRAFFIC CONTROL PHASING LAYOUT
SHEET 3 OF 2

WBS NUMBER
M-430008-0023-30

DRAWING SCALE
AS NOTED

CITY OF HOUSTON PM
R. UMER KHAN, P.E.

SHEET NO. 38 OF 65

77257

NOTES BY DAVID SEITZINGER 08/03/2025

SCV DRAINAGE PROJECT PHASE TWO WORK AREAS

Replace catch basin with new larger basin.

Replace catch basin with new larger basin.

Highland Laurels

PHASE TWO AREA

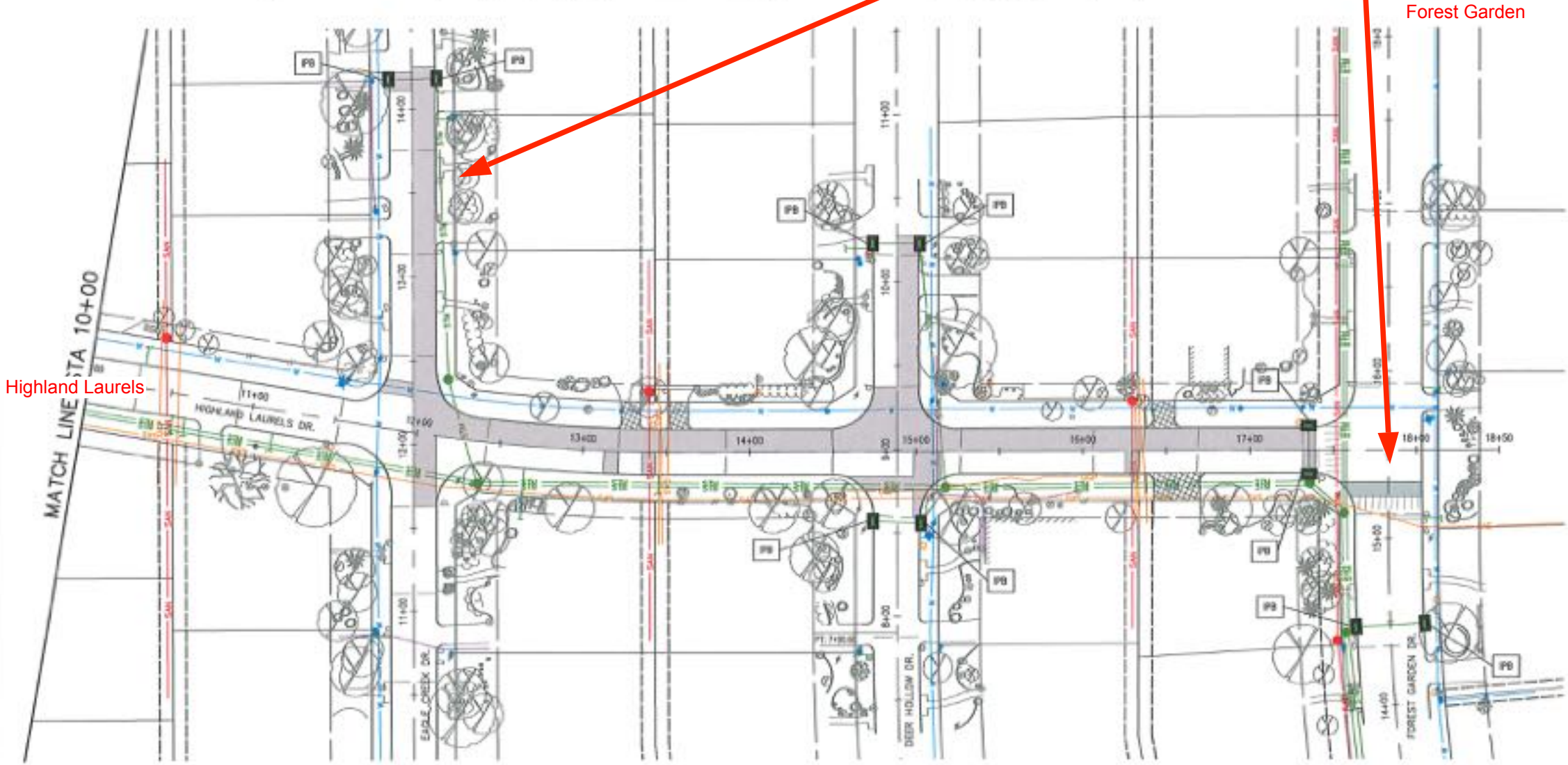
- FOREST GARDEN
- HIGHLAND LAUREL
- DEER HOLLOW
- EAGLE CREEK
- WOODLAND RIDGE
- CRYSTAL FALLS

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



LEGEND

IPB [Symbol] INLET PROTECTION BARRIER



Highland Laurels

Forest Garden

TRINIS ENGINEERING & ARCHITECTS
10014 N. HOUSTON, SUITE 200
HOUSTON, TEXAS 77061-2000
TEL: (281) 777-4000
FAX: (281) 410-0003
WWW.HALFF.COM

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

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

Paul Wahl

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

S.W.A.T.
SAND CREEK VILLAGE DRAINAGE
IMPROVEMENTS
STORM WATER POLLUTION
PREVENTION PLAN
SHEET 1 OF 2

WBS NUMBER
M-430008-000-3

DRAWING SCALE
AS NOTED

CITY OF HOUSTON
N. LAMAR KOHL, P.E.

SHEET NO. 37 OF 65

77257

HOUSTON, TEXAS

PLT STYLE: CDM_JAG_07_2016.ctb

A:\47000del\47101\0250\PM\CD\01\Sheet\CI-00-IC-47101-025.dwg 37 STORM WATER POLLUTION PREVENTION PLAN Nov 14, 2023 3:20PM #46330

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 MATERAILS.

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

Highland Laurels

DEERWOOD ELEMENTARY

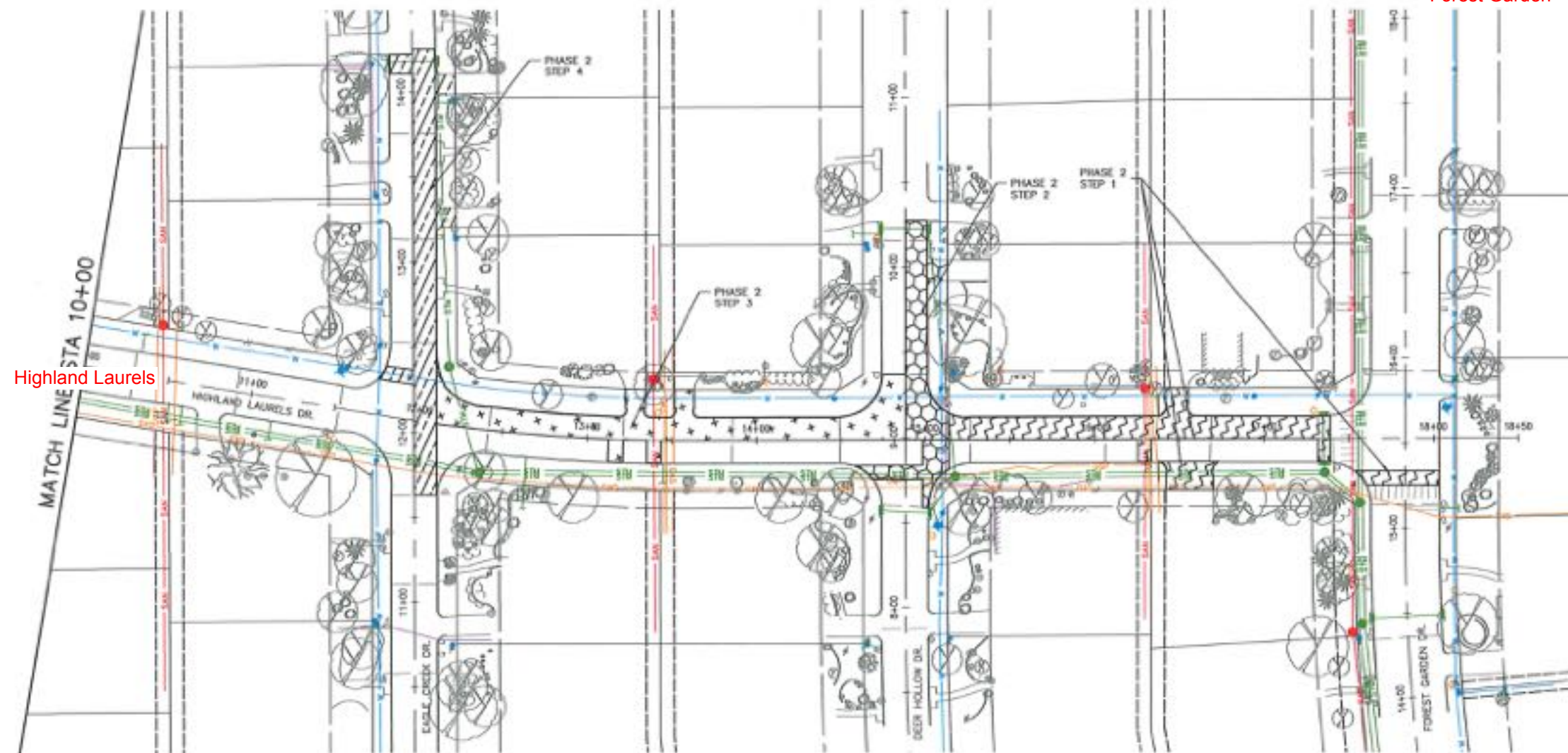
Forest Garden

NOTES

1. CONER NEWLY CONSTRUCTED STORM SENER 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 |



TRIPLE ENGINEERING FORWARD
180145 NORTH, SUITE 200
CORPORATE CENTER, HOUSTON, TEXAS 77057-2000
TEL: (281) 777-4400
FAX: (281) 777-4400
AEC: 47701-000

FOR CITY OF HOUSTON USE ONLY

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

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

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

TRAFFIC CONTROL PHASING LAYOUT
SHEET 40 OF 55

WBS NUMBER
M-430006-0023-05

DRAWING SCALE
AS NOTED

CITY OF HOUSTON PM
B. UMER KHAN, P.E.

SHEET NO. 40 OF 55

77257