

# Chelsea Street, Mimosa Street, Cynthia Street, Cedar Street and Larch Lane Neighborhood Meeting

Joseph McMillen, CIP Projects Manager

EOR, Duane Whitehead, Kaluza, Inc.

Bobby Vasek, ARKK Engineers, Construction Manager

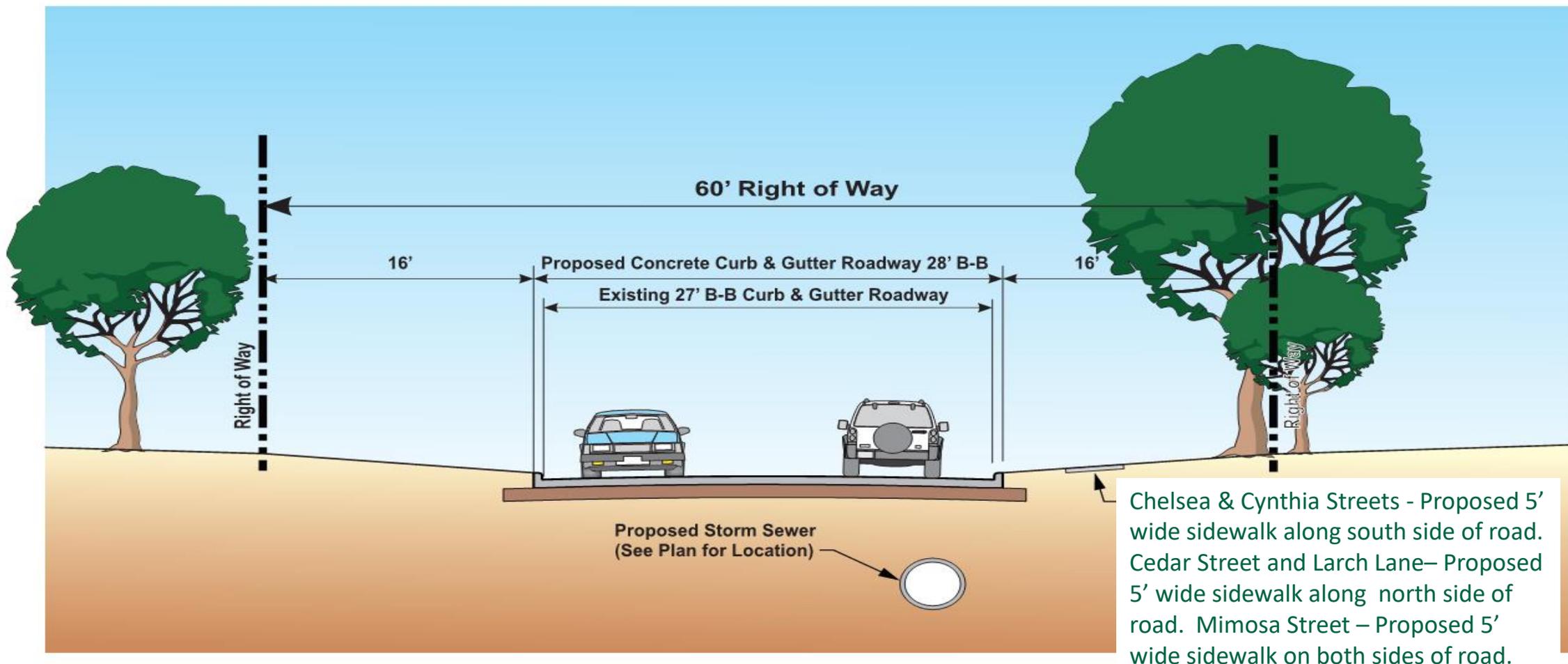
April 24, 2019 from 6:00 pm to 7:30 pm



# Bonds for Better Bellaire 2016 Program

## Bonds For a Better Bellaire Street Ranking List

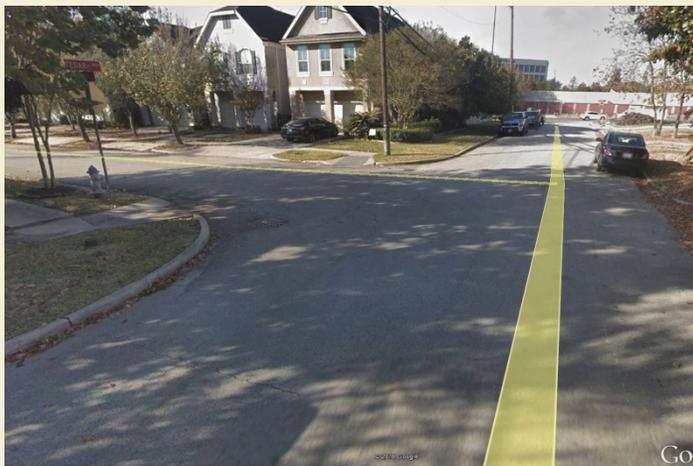
Rank	Street	Bond Phase	Drainage Score	Paving Score	Cumulative Score <i>This is a weighted score of (drainage x .60)+(paving x .40)</i>
1	4700 WILLOW ST	Group B Phase I - 2017	68	23	50
2	4900-5000 MAYFAIR ST	Group B Phase I - 2017	43	55	48
3	500 BOLIVAR ST	Group C Phase II -2018	33	69	47
4	4700 LINDEN ST	Group B Phase I - 2017	45	23	36
5	4900-5000 IMPERIAL ST	Group B Phase I - 2017	43	24	35
6	4500 MAPLE ST	Group C Phase II -2018	42	22	34
7	4600 CEDAR ST	Group C Phase III - 2019	25	45	33
8	5100 SPRUCE ST	Group C Phase II -2018	12	61	32
9	4300 CYNTHIA ST	Group C Phase III - 2019	34	24	30
10	4500 LARCH LN	Group C Phase III - 2019	30	30	30
11	4300 EDITH ST		7	63	29
12	6700 N 5TH	Group C Phase II -2018	8	57	28
13	500 CHELSEA ST	Group C Phase III - 2019	0	64	26
14	4500 MIMOSA DR	Group C Phase III - 2019	30	20	26
15	5200 SPRUCE ST	Group C Phase II -2018	0	65	26



Typical Section for all Street

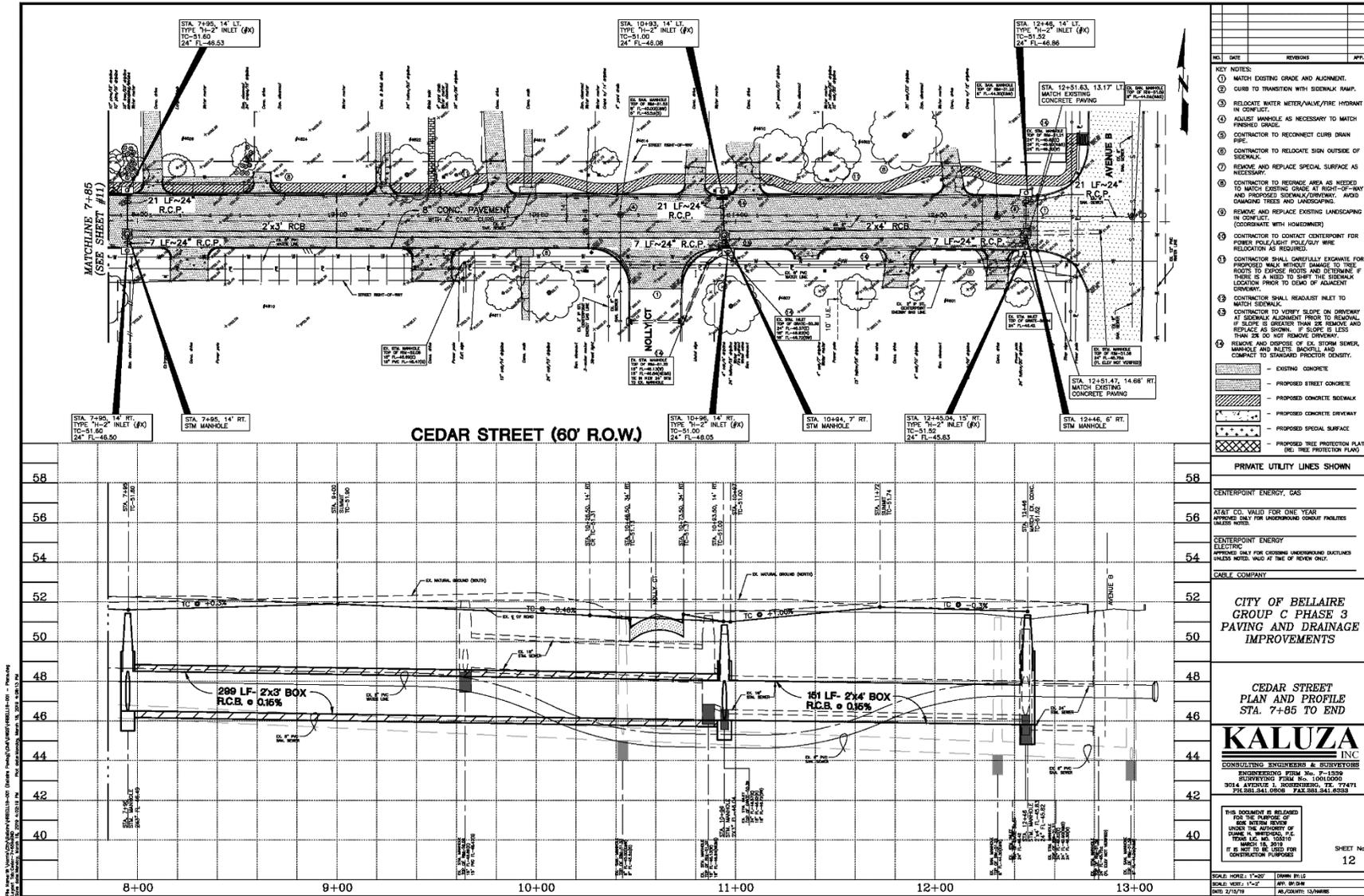
## Proposed Roadway 28' Back to Back of Curb

# Goals of Paving & Drainage Improvements



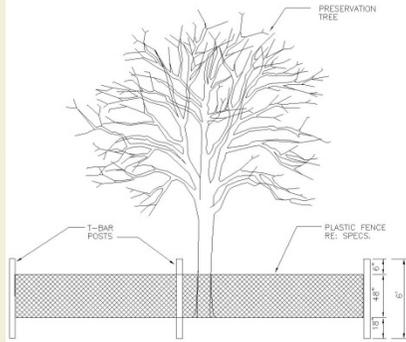
- New Reinforced Concrete Curb and Gutter Roadway
- Increase drainage capacity/New 100 year Storm Sewer
- Replacement of Concrete Driveways and Walkways within the Street Right-of-Way
- Proposed 5' Wide Continuous Sidewalk along new pavement
- Tree Protection

# Typical Paving Layout

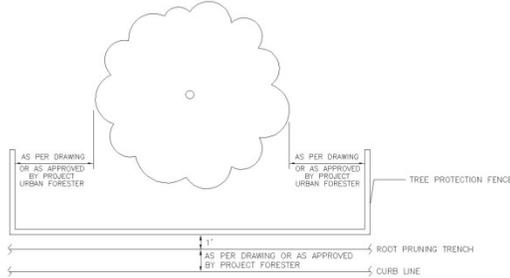




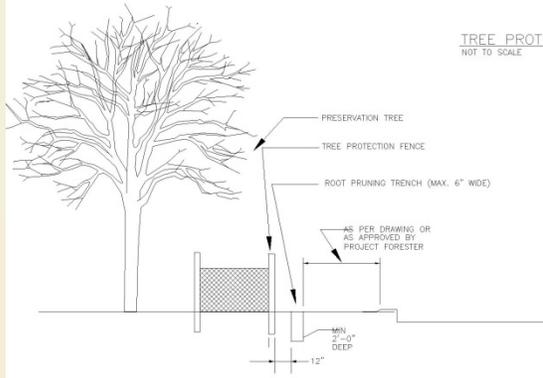
# Tree Protection



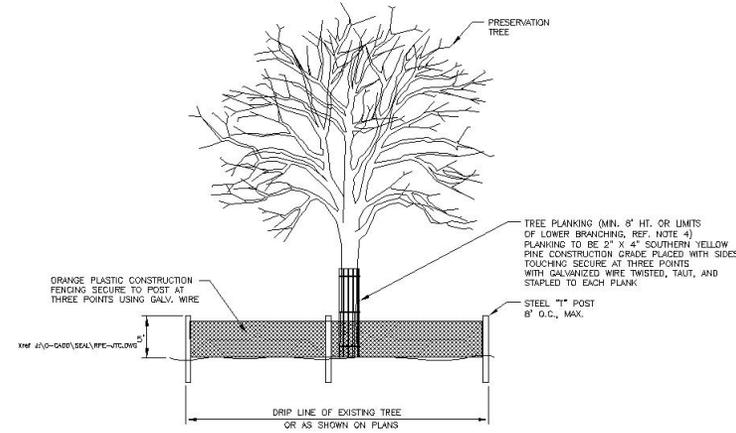
TREE PROTECTION FENCING DETAIL A  
NOT TO SCALE



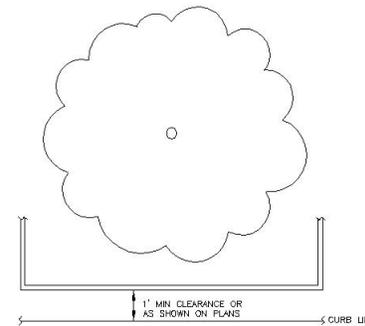
TREE PROTECTION FENCING DETAIL B  
NOT TO SCALE



ROOT PRUNING DETAIL  
NOT TO SCALE



1 TREE PROTECTION DETAIL



2 TREE PROTECTION DETAIL

- NOTES:**
- ALL TREES SHOWN ON THE TREE PRESERVATION PLANS WITH (A) SHALL BE PROTECTED THROUGHOUT CONSTRUCTION WITH TREE PROTECTION.
  - TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
  - FENCING SHALL BE LOCATED AS SHOWN ON DRAWINGS, OR COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES AND WILL BE LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIFLINE). THE DRIFLINE DEFINES THE "ROOT ZONE" WITHIN THE LIMITS OF FENCING, THE CONTRACTOR SHALL PREVENT THE FOLLOWING FROM OCCURRING WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE:
    - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS.
    - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 3" CUT OR FILL) OR TRENCHING NOT REVIEWED OR AUTHORIZED.
    - WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT.
    - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRMS.
  - WHERE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8' (OR TO THE LIMITS OF THE LOWER BRANCHING AS INDICATED ON TREE PROTECTION PLANS).
  - ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND TO MINIMIZE ROOT DAMAGE AND SOIL COMPACTION. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA. GRADE SHALL REMAIN UNCHANGED WHERE POSSIBLE.
  - ANY ROOT SEVERED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES DRYING OF THE ROOT DUE TO EVAPORATION.
  - TREES IMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE WATERED THOROUGHLY ONCE A WEEK DURING PERIODS OF HOT AND/OR DRY WEATHER. TREE CROWNS SHALL BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
  - NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 3" MAXIMUM SHALL BE PERMITTED WITHIN THE DRIFLINE OF TREES. NO PERMANENT SOIL OR MULCH IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
  - PRUNING SHALL BE PROVIDED BY THE CONTRACTOR TO PROVIDE CLEARANCE FOR STRUCTURES OR CONSTRUCTION ACTIVITIES. PRUNING SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS, ONLY WITH PRIOR APPROVAL FROM AUTHORITY'S ENGINEER. ALL PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE MAI PRUNING STANDARDS), AND BY AN EXPERIENCED AND QUALIFIED ARBORIST WHOSE PRIMARY BUSINESS IS TREE CARE.
  - PROVIDE CORRECTIVE PRUNING AT THE COMPLETION OF CONSTRUCTION TO REMOVE ANY BROKEN OR DAMAGED LIMBS, UNDER THE DIRECTION OF THE AUTHORITY'S ENGINEER.
  - IF REQUIRED, ROOT PRUNE BY TRENCHING A CLEAN 4" WIDE X 24" DEEP CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH IRRIGATION TRENCHER TO MINIMIZE DAMAGE TO REMAINING ROOTS. MARK AND REVIEW TRENCH LINE WITH AUTHORITY'S ENGINEER PRIOR TO TRENCHING.
  - AS SOON AS 4" WIDE X 24" DEEP TRENCH IS CUT, EXPOSED ROOTS SHALL BE HAND CUT TO CREATE CLEAN ROOT CUTS. AS SOON AS HAND CUTS ARE COMPLETE, BACKFILL TRENCH WITH A SANDY LOAM TOPSOIL PLACED IN 6" LIFTS, AND COMPACTED AS REQUIRED BY SPECIFICATIONS.
  - IN AREAS WHERE LIME STABILIZATION ABUTS OR ENROUCHES UPON ROOT ZONES, AND WHERE ROOT PRUNING IS CALLED FOR, INSTALL 10-MIL PLASTIC SHEETING TO FULL DEPTH OF ROOT PRUNING TRENCH AND 6" OVER TOP. CUT AND REMOVE EXPOSED PLASTIC AT COMPLETION OF WORK.

- Tree Evaluation & Protection Plan Developed by Certified Arborist
- Construction Oversight by Arborist to Monitor Contractor

# Anticipated Schedule

Final Submittal to City – July 2019

Bid Construction Project – August through September 2019

Construction Contractor NTP – October 2019

Anticipated Construction Completion – September 2020\*

\* Duration impacted by weather, construction material availability and utility relocations



# Notifications

Prior to Beginning Construction

Contractor will distribute to all residents

All contact information is available at the bottom of the letter

Residents are encouraged to contact us if they have any question or concerns during construction

## CITY OF BELLAIRE Department of Public Works

The City of Bellaire is working for you. The City of Bellaire's Public Works Department is performing construction as part of the following project in your area:

Project Name: \_\_\_\_\_

Dates of Construction: \_\_\_\_\_ to \_\_\_\_\_

**The work will include:**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Storm Sewer    | <input type="checkbox"/> Street Paving | <input type="checkbox"/> Street Lights  |
| <input type="checkbox"/> Water Lines    | <input type="checkbox"/> Sidewalks     | <input type="checkbox"/> Street Overlay |
| <input type="checkbox"/> Sanitary Sewer | <input type="checkbox"/> Driveways     |   |

**Your public utility service will:**

- Be affected     Not be affected

**Access to your driveway will:**

- Be affected     Not be affected

**The Contactor performing the work is:**

\_\_\_\_\_

For immediate issues with construction, please contact the Construction Manager at: \_\_\_\_\_ Email Address: [srbellaire@arkkengineers.com](mailto:srbellaire@arkkengineers.com) Phone: 713-400-2755

### CITY OF BELLAIRE

Please contact the Construction Managers phone number at 713-400-2755 or e-mail at [srbellaire@arkkengineers.com](mailto:srbellaire@arkkengineers.com) to request or report the following:

- Information for this project,
- If you perceive damage has been done to your property,
- Your yard needs to be restored in the right of way with items such as landscaping, sprinklers, grass, or to
- Report a concern.

The Construction Manager will ensure the contractor makes repairs as soon as possible.

As in all construction work, there will be designated work areas for excavation and moving equipment. Please be advised to exercise appropriate caution when traveling in or through these areas. Also, there may be times that water and/or sewer service may temporarily be unavailable. Every effort will be made to inform you of planned shutdowns of service. However, emergency situations may arise which may force the immediate shutdown of service. In these instances, every effort will be made to restore your service as quickly as possible.

Driveway access may be affected as a part of this project. There will be times you may have to share a driveway with your neighbor while pavement/ driveways are being replaced in front of your house or park on the street. All work is to be performed within the City's right-of-way (ROW). This ROW extends 5 to 15 feet from the back of the existing curb, depending on the area.

During the design of this project, an arborist may have been engaged to perform an assessment of the trees in the area and to develop a tree protection plan. If necessary this plan will be implemented by the contractor to ensure adequate protection of the trees during construction.

## CITY OF BELLAIRE

### *Department of Public Works* **MISSION**

*Our primary mission is to improve and maintain the city's civil Infrastructure (streets, traffic control, potable water, wastewater) and to provide solid waste collection and disposal.*

**Andrew S. Friedberg, Mayor**

### **Council Members**

Position 1 – Neil Verma  
Position 2 – Trisha S. Pollard  
Position 3 & Mayor Pro Tem – Gus E. Pappas  
Position 4 – Pat McLaughlan  
Position 5 – Michael Fife  
Position 6 – David R. Montague

# Underground Utility Construction



# Road Reconstruction



# Driveway Construction



# Frequently Asked Questions

**Q: Where do I call to report problems?**

Please contact the City's Construction Manager at 713-400-2755 or [bobby.vasek@arkkengineers.com](mailto:bobby.vasek@arkkengineers.com)

**Q: What about our trees?**

A. The City and the contractor will make every effort to protect existing trees in the areas affected by the project.

# Frequently Asked Questions

**Q: At some point, will I have issues with my driveway?**

A. Access to driveways will be maintained as much as possible. The majority of driveways will be poured in halves to allow for continued access. In the event an issue with access arises, the contractor will notify residents, through a door hanger, when they will be affected, and meet with them prior. Weather could have some impacts on these occurrences.

**Q: What should residents with sprinkler systems be prepared for?**

Your sprinkler heads may be capped in the right-of-way during construction to keep your sprinkler working in the rest of the yard. Take pictures of the sprinkler heads in the "on" position and be sure the pictures clearly show the number and the location of the sprinklers/heads that you have. These pictures should help resolve any questions when the construction company restores the sprinkler system. You may want a garden hose and traditional sprinkler ready to use if your sprinklers are shut down during this time.

# Frequently Asked Questions

**Q: What about landscaping near streets, sidewalks and curbs?**

A. If you have specific landscaping within the ROW you would like to save, the City will do their best to preserve the landscaping. Grass will be restored in yards upon completion of all construction.

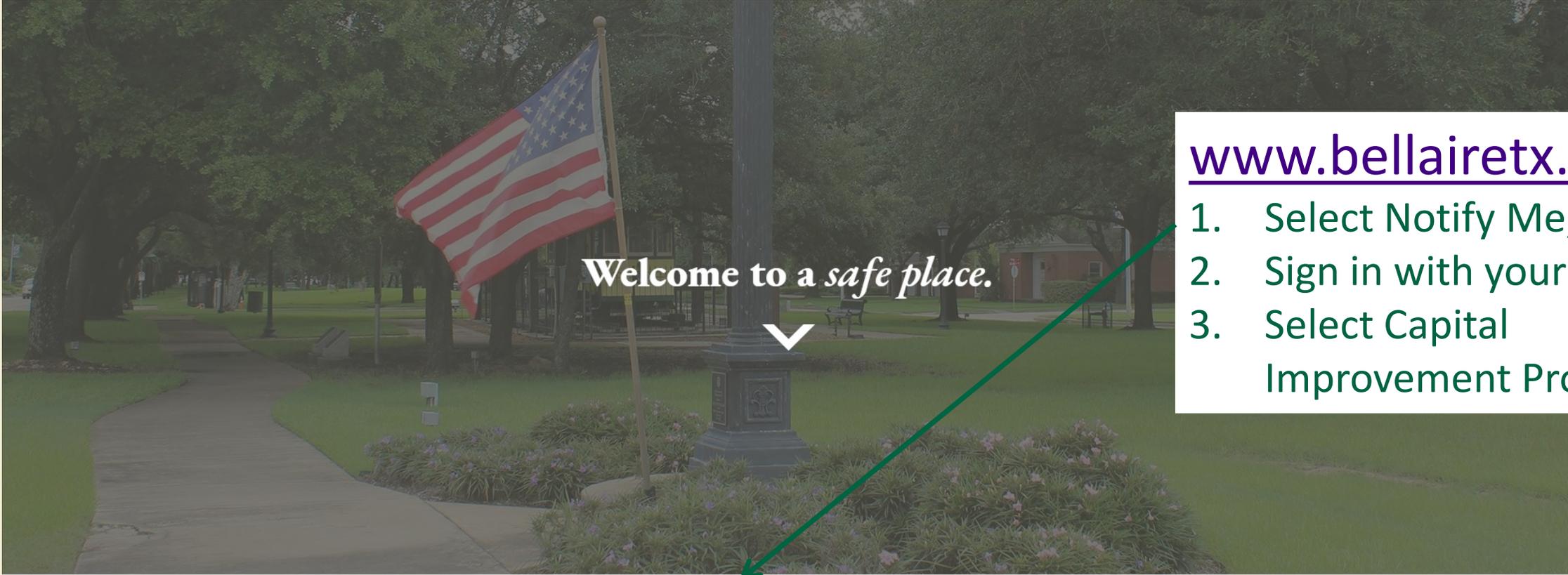
**Q: How can residents be sure that all restoration will occur properly?**

A. Restoration of yards, sprinkler systems, etc. will occur once all construction is complete. Additionally, final payment to the contractor will not be approved until the City completes their own assessment to ensure restoration is sufficient. Please call the Construction Manager at 713-400-2755 to document any concerns so that they can be addressed at the end of the project. Do not make the repairs yourself. The contractor will make them at the appropriate time during the course of construction.

# Sign up for Project Notifications

Create an Account - Increase your productivity, customize your experience, and engage in information you care about. Sign In

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