

**Notice of City Council  
AGENDA**

**March 26, 2024 at 6:00 PM**

**NOTICE IS HEREBY GIVEN** that a Meeting of the Montgomery City Council will be held on **Tuesday, March 26, 2024**, at **6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may view the meeting live on the City’s website under Agenda/Minutes and then select **Live Stream Page (located at the top of the page)**. The meeting will be recorded and uploaded to the City’s website.

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE TO FLAGS**

**VISITOR/CITIZENS FORUM:**

Citizens are invited to speak for three (3) minutes on matters relating to City Government that relate to agenda or non-agenda items. Prior to speaking, each speaker must be recognized by the Presiding Officer. All speakers should approach the podium to address Council and give their name and address before sharing their comments. City Council may not discuss or take any action on an item, but may place the issue on a future agenda.

**CONSENT AGENDA:**

- 1.** Approval of the following:
  - (a) City Council Workshop Minutes 02-26-2024.
  - (b) City Council Meeting Minutes 03-12-2024.

**CONSIDERATION AND POSSIBLE ACTION:**

- 2.** Consideration And Possible Action on A Proposed Cost Share with MISD for the CTE Center Waterline Extension
- 3.** Consideration and possible action on: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, APPROVING AN AGREEMENT FOR A LOCAL ON-SYSTEM IMPROVEMENT PROJECT IN ACCORDANCE WITH SECTION 222.052 OF THE TEXAS TRANSPORTATION CODE.
- 4.** Consideration and possible action on the reappointment of Dan Walker to the MEDC Board of Directors.
- 5.** Consideration and possible action regarding award and execution of construction contract for the Buffalo Springs Drive Roadway Improvements project.
- 6.** Consideration and possible action on approval of construction plans for Redbird Meadows Phase 1A.
- 7.** Consideration and possible action regarding entering into a Right of Entry Agreement with Montgomery County MUD No. 160 to allow for access for potential emergency repairs to a City sanitary sewer line.

**DEPARTMENTAL REPORTS:**

- [8.](#) Public Works Report
- [9.](#) Utility Operations Report
- [10.](#) City Engineer's Report.
- [11.](#) Finance Report, including Utility/Permit and Sales Tax
- [12.](#) February 2024 Court Report
- [13.](#) Police and Code Enforcement Report

**EXECUTIVE SESSION:**

Adjourn into Closed Executive Session as authorized by the Texas Open Meetings Act, Chapter 551 of the Government Code of the State of Texas.

NO executive session items at time of publication.

**POSSIBLE ACTION FROM EXECUTIVE SESSION:**

**COUNCIL INQUIRY:**

Pursuant to Texas Government Code Sect. 551.042 the Mayor and Council Members may inquire about a subject not specifically listed on this Agenda. Responses are limited to the recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

**ADJOURNMENT**

/s/ Nici Browe

Nici Browe, City Secretary. TRMC

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on March 22, 2024 at 4:15 p.m.

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*This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodations.*

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**City Council Workshop  
MINUTES  
February 26, 2024 at 6:00 PM**

**CALL TO ORDER**

Mayor Byron Sanford called the meeting to order at 6:00 p.m.

Present:	Byron Sanford	Mayor
	Carol Langley	City Council Place #1
	Casey Olson	City Council Place #2
	Sara Countryman	City Council Place #3
	Cheryl Fox	City Council Place #4
	Stan Donaldson	City Council Place #5

Also Present:	Gary Palmer	City Administrator
	Diana Titus	Deputy City Secretary

**WORKSHOP ITEMS:**

1. Review and Discuss the Proposed Scope of Work from Kendig Keast Collaborative to Provide Professional Planning Services through a Professional Services Contract with the City of Montgomery. The following are the proposed deliverables:

Future Land Use/Thoroughfare/Open Space Plans, Ordinance Recodification into a Unified Development Ordinance (UDO), Small Area Master Plan of Key Node(s)

Mr. Palmer gave a brief history of the project and how they got here. He stated he identified this as a priority at the strategic planning session over the summer. They did a Request for Qualifications for this project which is recodification, master planning and future land use planning, focus phase, and gateways within the whole project. He said Request for Qualifications was for professional planning services.

Mr. Palmer said they received very good responses. Kendig Keast Collaborative (KKC), of which Bret Keast is the CEO of came in with the best qualifications and were considered the most qualified. He said process wise they will start negotiating the scope of work and negotiating a contract with that firm. If at any point they decide they cannot negotiate a scope of work then we would let KKC know we are going to move on.

Mr. Palmer said they are at that point now where we have negotiated a scope of work which is what you have in front of you. Everything you see is a result of meetings they have had with Mr. Keast. They have gone back and forth on some things and what is in this presentation is the bare minimum of what they need to do to be successful in this project. The blue text is labeled as optional and on the last page you will see where all the narrative you have in these sections culminates in the back and should correspond with those phases.

Mr. Palmer said he will read through everything and give them an opportunity to answer any questions they may have. If there are things that are confusing he will have Mr. Keast explain what they mean so everyone can feel comfortable with approving the scope of work.

Mr. Palmer said they will not be making a decision tonight but he is looking for feedback on what everyone feels they should fund, what they should maybe not fund, and then answer any questions.

Councilmember Sara Countryman asked if they are doing this against their Comprehensive Plan. She said they have not updated it since 2020.

Mr. Palmer asked what do you mean against it.

Councilmember Sara Countryman said she looked it up in the State of Texas and they use it for their planning guide. She asked if they will they be going in conjunction with the planning guide they have adopted or are these two different plans.

Mr. Palmer said they are two different plans. He said he does not know offhand but assumes the State of Texas requires the City to have a Comprehensive Plan.

Councilmember Sara Countryman said they do.

Mr. Palmer said if you are going to plan and develop you need to have certain things in place. He said this plan in his mind is complementary to the Comprehensive Plan but he does not think one is subordinate to the other. If he had to say one is subordinate to the other, he would say the Comprehensive Plan is the overall land use, land development plan this would be a component of how they are going to meet some of those objectives within that plan.

Councilmember Sara Countryman said she just wants to make sure they are keeping that at the top of the forefront and not have two completely different plans.

Mr. Palmer said they may find some things in this process that they may want to go back and look at in the Comprehensive Plan that maybe they did not address or they addressed it but they are now finding that the environment is different, social changes are different then they may want to go back and address.

Councilmember Sara Countryman asked if they do find that second scenario do they have to go back and redo the Comprehensive Plan and vote on it to adopt and amend it.

Mr. Palmer replied yes.

Mr. Palmer said they are at the process where they want to negotiate the scope of work and feel good about the work they are going to be doing over the next 12 to 15 months with KKC.

Mr. Palmer read through Scope of Work Exhibit A and asked for Mr. Keast to explain what the Unified Development Ordinance (UDO) is.

Mr. Keast said the chapters you see listed there will all be organized together under one cover and will become one document. He said if a builder, engineer, or developer comes in you would hand them one ordinance instead of six different ordinances. He said all procedures will be spelled out for every process and all definitions will be consolidated into one section which will be a lot easier to use and for you to administer.

Mr. Palmer said cities either have an ordinance like they have which goes section by section or a Unified Development Code ordinance where everything is a one stop shop place. If you are a

developer you are not searching the entire ordinance trying to find something that might be in this section, but also says it in this section and there are conflicts. This will take care of this issue and make things much more user friendly. Mr. Palmer said the Unified Development Ordinance (UDO) is one thing but to get to that there are some other planning things they knew they would have to do.

Mr. Palmer said they need to develop a future land use plan which involves them defining how they want to see their city develop and backing that up and coming back with future land use categories that they will then use when people want to develop. They will have these categories adopted to help guide those decision making processes to let the development come in.

Mr. Palmer said part of the future land use process includes a map. They will look at a thoroughfare plan which they do have now and which reflects the County's desires. They will also develop an open space plan so they can inventory what open space they have, do some calculations, identify what they want to preserve, what they do not want to preserve and have a map that reflects that for development.

Mr. Palmer added two components that he feels are very important for this process are doing small area master plans. He said they talked about doing some master planning on a large tract property that are still left over in the Buffalo Springs PD area where Home Depot is being developed but also on the southside of SH 105 in the Stewart Lake area that he also feels is very ripe for development and is going to be a big footprint for them in the City. He thinks they should also do some planning on that parcel. Mr. Palmer said with the Unified Development Code (UDC) and how they are going to build that based on these two master planned areas he thinks are very critical to this process for the success of this project.

Mr. Palmer continued reading through the project administration. He said KKC will be coordinating with City staff in developing a project schedule for completion of services which would include dates of deliverables, periods of review, and meetings for the duration of the project. The project schedule will be coordinated so that the City's Project Director can provide status reports to the Planning and Zoning Commission, City Council and other boards and commissions at regular milestones in the ordinance development process.

Mr. Palmer stated KKC will complete project management activities to ensure schedule adherence, cost control, and quality assurance. These activities will include preparation and maintenance of the project schedule, frequent communication and coordination with the City's Project Director, and submittal of written progress reports in conjunction with each monthly invoice.

Mr. Palmer explained how Mr. Keast broke the core project services down into three stages that consist of near-term plans and ordinance amendments, UDO drafting and mapping, and UDO implementation.

Mr. Palmer asked if near-term plans and ordinance amendments would be the interim ordinances.

Mr. Keast said yes and the process is going to run from 12 to 15 months but there are a lot of things that need to be addressed sooner than that. He said they do not want the development to happen without having some good standards.

Mr. Keast said they also talked about downtown. He said the current district is basically for up and down SH 105 as well as downtown. They need standards in place for downtown to make sure that anything that comes in reflects the historic character and put that in as an interim deliverable.

Mr. Keast said multi-family site building design standards need to be functional and well designed.

Mr. Keast stated the last piece is commercial districts. He said with Home Depot coming in he wished they could have had this done before so they could have addressed how they stack items in their parking lot and how they screen their outdoor items.

Mr. Keast said they will be coming to them making sure what they are writing is what Council wants to happen. They do not want to make things overly difficult or so simply so they need to find out where to set that bar.

Mr. Keast said his vision is Montgomery has a special character, a fantastic downtown and a draw. He does not want to see this community get overrun by development with a bunch of 5,000 square foot lots with no sidewalks and poor standards that in a few years wish you would have addressed this before it was developed. He wants to make sure they are reserving open space corridors and if they want to do trails they have room to do trails and that they are not just filling every inch of development, but thinking about the character of these neighborhoods and how they function. They want to create neighborhoods not subdivisions.

Mr. Palmer said this first stage is really about setting up the bones of the project doing logistics and data gathering. Also in this phase they will set up the advisory committee which is going to steer this project. They will be doing a lot of the work with them in going through the codes. Process and meeting wise they are going to be doing a lot of work. This is also where they start doing the community engagement meetings with the HOA's. They will also be developing focus groups and engaging with them as well to do more of the data gathering, asking questions, getting answers. After that they will move into the future land use, thoroughfare, and open space plans.

Mayor Sanford said if you go to 100 people in this town and ask their opinion it will be 50/50. He said they want to grow but they want to grow smart. He stated he has been here three years and this is the first time they have a strategic way. He noted that Councilmember Carol Langley, Councilmember Sara Countryman, and himself since 2020 have seen three years of frustration because they had no mechanism. Whatever is there in the 2020, this is actually what gets them down the road. His point is there is a certain amount of space, they do expect to get some on the south end but are blocked on the west for all practical purposes because of water rights. There has to be the right mix of strong tax economics. Jobs come with that but you need to be able to guide so the people do not just say we do not want that because some things you say you do not want this but what you really mean is in his opinion, you want Home Depot but under the right sets of all these other issues they may have. Case in point is they are already in the top five of their tax and they have not sold a hammer. That is a game changer. If you have people that are big economic develop people, you have to have certain land space. Some wanted to build a wall around Montgomery 10 years ago and it just stopped growing. There are others that are saying by golly and the school district is one of them because the school district always has growth. He said their deal is different as it is about tax base. He asked if that is going to be interwoven and suggested it be upfront.

Mr. Keast said Mayor Sanford raised an excellent point and that is a good filter for this whole process which is to make sure everything is being set up and to really optimize the area you have, putting you in a position where you can say no. He stated not all development is good development. They need to be able to say no when they think that is the best for the City or they will wait until they get what they want to get. They do a land use plan, a transportation plan in making sure they can distribute and move traffic so they do not create a congested mess. They need to think holistically how this community is going to grow but even beyond the current city limits what is the ultimate planning area and what area can you grow into. They need to start thinking in terms of do people want to opt into the extraterritorial area instead of being in Conroe

or elsewhere. He said they will be talking about all those issues but Mayor Sanford is exactly right in economic development is our friend.

Mayor Sanford said there are three phases on the costs and stage one is within the budget for this fiscal year. He asked Mr. Keast that in order to accomplish what you just said 1.4 future land use and 1.6 interim ordinance amendments that get these people up and running in the manner in which the City desires, are those things in place for the fiscal year and do you anticipate that.

Mr. Keast replied said yes those will be that first year. Trying to stabilize and get all the things in place they need to feel comfortable about where they are then they can proceed with drafting everything else. He said if something comes up along the way and you need to move something forward, they will move something forward. If they are drafting a big piece and all of the sudden someone comes in and is pushing for some type of development they can rush that forward and draft it to help you out.

Mr. Palmer said he asked Mr. Keast to break it down into the phases understanding that if they get to a point where they cannot afford to do another phase, it is a natural stopping point for them in the project.

Councilmember Casey Olson said unfortunately they are at the point where they cannot afford not to do this so they are going to have to make this happen.

Councilmember Casey Olson said his question on the stages is the timeline. He said he knows 12 to 15 months was probably a realistic number so are they looking at every six months as a phase.

Mr. Keast said they can break out a schedule. He said he would think the first phase will probably be eight months.

Councilmember Casey Olson asked if that is the kickoff.

Mr. Keast said basically all the one points.

Mayor Sanford said that will complete this fiscal year. He said in theory fiscal year 2024-2025 would then be phase two and basically the whole picture is somewhere around a three to three and a half year venture.

Councilmember Casey Olson said no it is 18 months.

Mayor Sanford asked all three phases.

Councilmember Casey Olson said exactly.

Mr. Keast said between now and October they can finish all of phase I and the timing actually works out quite nice.

Mr. Keast said stage three right now is optional and that is why it is in blue text.

Councilmember Casey Olson asked if stage three is part of the 18 months.

Mr. Keast said no, but like the development manual they could be working on that in the last stage and that is the handbook you give the engineers that tells them everything they need to submit, here is a checklist, a timeline, the process. There will also be applications and that will need to be redone so when this is adopted someone comes in they have an application that asks

them for everything they will need to submit to comply. Assistance is also included with the first few applications to make sure all the parts of the new ordinance are being applied to those applications which would be on the applicants and would not have to come out of the general fund.

Councilmember Sara Countryman asked if that was code enforcement.

Mr. Keast replied no but it is the same mechanism. He said the applicant would submit an escrow with the application and they would draw from that. If there would be funds left over they would give back or if it is a large project, add to it. The applicant would be paying for it rather than the City.

Councilmember Cheryl Fox said she was looking through the zoning ordinances they have now and some of it covers commercial waste. She said she has a big issue with open dumpsters and asked how are they going to handle that.

Mr. Keast said that is always included in zoning. He said they will either cross reference it or repeal it and have it replaced. He said part of their analysis is to find all the nooks and crannies in the ordinance and if they are good as is they will cross reference and if they need to be rewritten they will rewrite them.

Councilmember Sara Countryman asked if they adopt new provisions for the dumpsters in the ordinance how long do they have to get the dumpster moved.

Mr. Keast said they would set up a time period.

Councilmember Casey Olson said he knows dumpsters are an eyesore but they need to deal with garbage.

Mr. Keast responded there are usually enclosures with gates.

Councilmember Cheryl Fox said she feels bad for some of the small businesses because she knows it is an expense. She spoke with one of the business owners and they pay \$9,000.

Mr. Keast said when a business like Wendy's comes in it is all masonry and it will match the building, but when you have mom and pop shops and downtown they can write different standards.

Councilmember Cheryl Fox said in other words the solid waste portion for their ordinance would actually go away and be in with the zoning also.

Mr. Keast replied yes and they will have a section on all the design standards such as parking lot design, access, circulation, landscaping, signage, and lighting.

Mr. Palmer said the phase I items are the critical pieces. He said getting the future land use plan in place and getting some of these ordinance set up is critical.

Mr. Palmer said they will discuss HOA meetings, focus groups, future land use, thoroughfare, and open space plans. He said they need a future land use plan.

Councilmember Casey Olson said they have one that was never adopted.

Mr. Palmer said they do not have a plan. They have a map they adopted based on the capital improvement advisory committee recommendations.



Councilmember Casey Olson said he does not think that was ever adopted.

Mr. Palmer said they did because they have to do land use assumptions in order to impact fees and part of that process is adopting those assumptions which they then use that as their future land use map.

Mr. Keast said those are critical for a lot of purposes because they want to make sure the land use districts on the map match the zoning districts

Councilmember Casey Olson asked if it will also give them multiple commercial zoning options.

Mr. Keast replied yes.

Mr. Palmer said the nice thing about the Unified Development Code is it is very graphic. He said not only will you have text that talks about what can or cannot be done in the development you also have graphics that illustrate exactly what they are talking about.

Mr. Palmer said after they went through the first iteration of the scope of work they were only going to propose to do the lake area, Buffalo Springs PD area as far as master planning. After they discussed it he said he thinks it is very important they do the same thing on the south side of SH 105 with the Stewart Lake property. He said obviously the only issue is these plans are expensive. They are \$45,000 a piece.

Mr. Keast said if they did them both it would be \$75,000. He said they talked about doing a design strategy where they actually come in, you explain what you want to see, what you like or do not like. They then present their sketch and ask if they are on the right path and then that is the point of them writing in the regulations. He said they will basically illustrate a lot of the things they hear from them about how can they reserve space for greenways, open space and have houses that back up to open space rather than other houses or commercial, how they connect all these things together, street systems, and parks. After they draw up those plans they will write out of the design principles that they will then use to write the regulations from. They want to make sure they are visualizing what your vision of Montgomery is and then writing the regulations to put that on the ground.

Mr. Palmer said one of the things you will see in here and with the Stewart Lake properties in the packet is the blue text where Mr. Keast is talking about the charrette process. He said they would facilitate a three day workshop with whoever they decide are the stakeholders for that master plan area. He said you have an area of the City you want to master plan. You would need to assemble focus groups together; show them the elements you are looking at with maybe some parameters in place for them to design. Maybe they would do a visual preference survey or show on the screen different types of designs people voted on if they liked it or not. He said there are many ways to do that.

Councilmember Casey Olson said they did something like that.

Councilmember Sara Countryman said they did that for the Comprehensive Plan for downtown. She said there were five different groups of A&M students that presented each of their ideas.

Councilmember Casey Olson said there were presentations of the different views of the street.

Councilmember Sara Countryman said the presentations included walkability versus just parking versus green, versus modern.

Mayor Sanford said that plan was simply historic downtown. He said this is the right timing because the plan development has gone out but this time it is the right time to move forward.

Mayor Sanford asked if what they are doing at the March 12<sup>th</sup> Council meeting is simply to adopt the plan to officially begin.

Mr. Palmer said yes, the contract.

Mayor Sanford said going forward from that each step has to be ratified by Council. He said he can see where this is taking the place of a tours district by putting this umbrella of consideration of what they want these streets to look like in a particular area.

Mayor Sanford said he thinks whatever the steering committee is, it is going to be the steering committee for several years to come. He said each step of the way you have a workshop and then bring it to Council for approval.

Mr. Keast said the interim regulations will have to be adopted and they will draft them so they can just plug into the new code.

Mr. Keast said for design principles, future land use plan and thoroughfare and open space plans they will bring all of those together and have a workshop and then adopt them all.

Mayor Sanford said he can see where this would make City staff happy because when you are going with agenda to agenda you are rolling with a master plan and there are not so many things coming at them from different directions. He thinks this is going to help City staff.

Mr. Keast discussed the master plan they did for Brenham. He said it was 500 acres and your Buffalo Springs is 800 acres. He said this is a raw piece of ground right now. They worked with the community and drew it up as different housing types. There are larger and smaller lots, townhomes, multi-family all blended together with a walkable mixed use center and then commercial area. They thought about tying in the road system with what is adjacent to it, land uses that are along the abutting property line and work with what is adjacent to it. They do not want to put big boxes in someone's backyard. They preserve all the flood plain area that has open space and have trails all throughout it. When they do this they calibrate all the lot sizes of the density. If they ask the developer to give them a lot of open space they compensate them by letting them do different housing types so they get their density up and that is why they have a mix of different housing types in different areas which is fairly common. There is different character within the same development. He said to think about it holistically so they can save open space areas, plan for parks and trails and recreation areas, make it walkable and bikeable.

Councilmember Sara Countryman asked if this is out toward Brenham.

Mr. Keast said yes. He said this is just an example of what they would do for the City.

Councilmember Sara Countryman asked if they were thinking this would be on the other side of Brookshire Brothers on the big lot.

Mr. Keast said yes.

Mr. Palmer said it would be a plan they can give developers that the developers can find and understand.

Councilmember Sara Countryman said City Council sets the standards and they do not.

Mr. Keast said it is not open ended. The PUD is going to spell out if you build this housing type these are your setbacks, this is how you park it.

Councilmember Sara Countryman asked so there would be no negotiation or variance.

Mr. Keast responded yes. He said it will be like puzzle pieces. It will have all the housing types and designs and setbacks, but they have all the standards so it is not just open ended because you would get run over.

Mr. Palmer said you take something like this, market it and go out after the developer you want to see come here to the City and get one person that may be a general for this whole thing. If they meet these standards then you can bypass these steps in the process.

Councilmember Sara Countryman asked meaning free infrastructure.

Mr. Palmer said no, meaning if you design to these standards maybe they have a process set up where you do not have to go through all of these steps like planning and zoning if they do what we have already planned.

Mayor Sanford said it streamlines things.

Mr. Palmer said it is predictable so people who want to invest here know this is an adopted plan and know if they design to these standards they are going to be successful.

Councilmember Casey Olson asked if they still have to put in their streets.

Councilmember Sara Countryman said yes.

Mr. Palmer said this does not give them any money at all.

Mr. Keast said they have a certified economic developer on their team who can write proposals, work with the developer, and help bring people to the table.

Casey Olson said if you are borrowing that money or even a fraction of it the longer you are not selling houses you are losing money.

Mr. Palmer said they proposed the same thing for both sides. He said they have this one for regulating and the same type situation for Stewart Lake.

Councilmember Sara Countryman asked if they could do anything for Lake Stewart. She said her understanding is that is not to be touched until 2090.

Mr. Palmer asked the lake itself.

Councilmember Sara Countryman said yes the whole property.

Councilmember Casey Olson asked what do you mean not to be touched.

Councilmember Sara Countryman said what he told me is he is not wanting anything to do with that and it is in his will and it is for his grandkids with all of their trusts.

Mr. Palmer said that is good actually.

Councilmember Sara Countryman said he has it to where it is locked down until he is way gone.

Mr. Palmer said so they plan it whenever that is.

Councilmember Casey Olson said they have to apply. They cannot say well it is our property and we can do what we want. They must go by the plan.

Councilmember Sara Countryman said now that Buffalo Springs PD is expired they can do that.

Mr. Palmer said yes.

Mr. Palmer said in his opinion in order to be very successful with a project like this you have to have heavy community engagement. The problem with that is it cost money, it is very time consuming and you may not get the right people in the right room. He said the three days of design charrette is expensive but it also is a process that will produce a very community based plan. If you do not want to have a situation where maybe you go through an evolution and adopt something as a City, if you do not have a strong community engagement component you will have people in the back who are always going to want to fight that. Coming out front with this three day intensive community based engagement component will take that away. So when you are thinking about the cost of this maybe think about some of the stuff on the backend of the cost that will help them.

Mr. Keast said they can piggyback them. He said if they do two properties so they do not have to do it twice.

Mr. Palmer said some of these optional items may be worth them looking at and doing.

Councilmember Sara Countryman asked if this is for people who are living within the City limits, outside the City limits or anybody.

Mr. Palmer said it is up to them who they want to have.

Mayor Sanford said there are people who have approached him from church on the south end about having water run. He told them they need to have a compelling reason to do that for the City. When you have these developments they are compelling and they already go to spot one and naturally they could go a bit further in that development or just include them in that development as a church for example. He said there are people with farms who say they are ready to sell and this entices that. This is the various thing that he would get approached with over and over is here they are ready to sell in certain spots and what can they do. He said it is about water and sewer to begin with and City services being able to connect there.

Mr. Keast said they want to make sure that when developers come in they extend the utilities to and through.

Mr. Palmer said the optional 3D model visualization is very cool and is a great element to have for these master plans, but it is an added cost. He said if they had a developer that was interested or just as part of the community engagement process they could use this and see exactly what it would look like from the street level.

Mr. Keast said it is very effective to put on your website to use for marketing purposes and show people your vision.

Mayor Sanford said he can see where the optional stage three fits almost 100 percent in the EDC budget, the amount of which is not out of EDC's ability to get that funded within a fiscal year.

Councilmember Casey Olson said he sees Stewart Lake which is optional but asked what is the other one.

Mr. Palmer said that is [*inaudible*]. They are proposing to do that. The add option will be Stewart Lake.

Councilmember Sara Countryman said what is already here is established for the master plan and then what could be and Stewart Lake is a whole other thing.

Mr. Keast said yes and then writing the ordinance and putting what they envision on the ground.

Councilmember Sara Countryman asked what if there is an opportunity in flight where someone is looking to buy property today and tomorrow they adopt a new ordinance. She asked how does that affect them.

Councilmember Casey Olson said there are some laws that protect them and there are certain things that they cannot retro.

Mr. Keast said they have worked with communities that have done an emergency ordinance or passed a moratorium for a certain period of time until the ordinance is in place. He said they have done that multiple times just to make sure something does not happen.

Councilmember Sara Countryman said and they are not in any kind of possibility to be sued for that.

Mr. Keast said if they sent in an application it is too late as they have vested themselves.

Mr. Palmer said as soon as they start a project that is when the vesting occurs.

Mr. Palmer said the ordinance they are going to be passing only gives them a certain amount of time.

Mr. Palmer said if they do the three day intensive workshops through KKC that is the community engagement component. If they do not want to do that then they will have to do something internal. City staff will have to do some level of engagement for people to be involved in this decision making process. Mr. Palmer said if they cannot afford for KKC to host the three day intensive workshop, City staff will still need to do some type of community engagement component.

Mr. Keast said they would set up in the community center or some public space and bring people in. He said they will be talking with property owners and people can tell them about utilities and drainage. At the end they can pin up sketches on a board to help illustrate what they heard then a final drawing will be done.

Councilmember Casey Olson said he does not see an issue with any of the options as they just need to do it. He asked what does the timeline look like. He knows they are saying 18 months but he needs the timeline broken down so he can see exactly what is happening when.

Councilmember Sara Countryman said eight months is the first one for the kickoff.

Mr. Keast said if they are given the green light tonight he will do a schedule from start to finish from week to week.

Mayor Sanford asked if he could bring it to their next City Council meeting on March 12<sup>th</sup>.

Mr. Keast said yes.

Councilmember Casey Olson said the biggest thing is making sure the timeline fits their budget.

Mr. Keast said if need be, they can span into the third budget year.

Mr. Palmer said they spoke of having a natural stopping space between these phases in case they should run out of money. He said the first phase will take them through the end of October.

Mr. Palmer said the first phase is getting set up and doing the master planning, a thoroughfare plan and getting everyone engaged in working on the Unified Development Ordinance (UDO) adoption and drafting. He said that is a heavy lift for the advisory committee they will be putting together. It basically involves KKC and City staff working through all the ordinance amendments and everything they want to change and bringing it back to the advisory committee. They will then work with the advisory committee getting their guidance and input to then be able to present it to the Planning Commission for recommendation and then present to City Council for adoption.

Mr. Keast said they will have a midpoint briefing and check-ins with Council to make sure they are headed on the right path.

Councilmember Sara Countryman asked how big is the advisory committee.

Mr. Keast said it will consist of 12-15 people.

Mayor Sanford asked Mr. Keast if he has noticed when a city enters into something like this it facilitates a staff shift of duties. He said for example if your given staff is not able to keep up with the IT of the web base and all these different things the staff is probably going to need to shift and how do you do that going into this process.

Mr. Keast said they would not need to have any additional staff as they would do what they do now. Whenever you adopt an ordinance they would send the ordinance to them and they would codify it within two weeks.

Mayor Sanford asked if KKC would take care of the web base, the marketing strategies and everything.

Councilmember Casey Olson said it is \$1,500 a year for the first part and \$2,500 after that.

Mayor Sanford said that is a good deal.

Mayor Sanford said he wanted to make sure it did not over burden the staff.

Councilmember Casey Olson said it should actually lighten the load.

Mr. Keast said their clients have told them their number of phone calls and drop in visits has dropped dramatically because now they can find everything on their phone.

Mr. Palmer said they have Municode which they can still use this with this project. He said the issues they will run into are graphics and the UDC is traditionally graphic heavy so they will want to have a company that can host the graphics. He stated Municode can do that but they are having some issues with it.

Mr. Keast said they charge you per graphic.

Councilmember Sara Countryman asked if there is a link they can go to on KKC's site.

Mr. Keast said there are a couple options. He said one is to link the UDO into the Municode site so when you get to that title it launches Incode. The other option is to put the whole code of

ordinances in the same system so you can hyperlink with everything together. He said they have 25 different features, include GIS mapping and lookup features so people can find what regulations apply to their lot or address.

Councilmember Casey Olson asked if it allows them to get out of Municode and go straight to Incode.

Mr. Keast said yes and when there is an ordinance they do it in no more than two weeks.

Councilmember Casey Olson asked what they have to pay Incode.

Mr. Palmer said it is \$1,500 a year.

Mr. Palmer showed a screen view of Roswell and said this is what the City of Montgomery's would look like if they stayed with Municode. Mr. Palmer said it is not a bad product but Roswell paid a lot for it. He said Municode is an option, but it is not the best option.

Councilmember Casey Olson said he would rather have them in one system instead of having a hyperlink.

Mayor Sanford said that was his point where you bring in lots of deals and it is tough to retrain staff to even use that or to get to the public in a more streamlined way because they are still searching for ways to communicate in a unified way for basic things in the City.

Mr. Keast presented different examples of what can be done in Incode such as choosing a land use category, then clicking on districts of where to build a hotel which then provides a map that highlights all the properties across the community where a hotel can be built. He said they also have it in 3D.

Councilmember Carol Langley asked how old is the company.

Mr. Keast replied they have been doing this since the mid 90's but have been going full force for the past 15 years.

Mr. Keast said the good thing is they will actually write the City's ordinance directly in the software. He suggested they wait until later to incorporate add-ons because they would not be able to be used until later.

He continued with Incode features showing how you are able to click on a house or building and even use the Google street view. He said they tie into the Appraisal District so you have the parcel number, whether or not they are in the City limits, if they have council boards, electric providers, mailing address, assessment value and all that type of information. He said included are links that apply to all the regulations that apply to that lot and from there you can go right into the zoning ordinance. He continued saying the maps change when the regulations change automatically.

Mr. Keast said the smart search tool does not require you go to a map but if someone clicks on search and parcel with the appropriate parcel number or address it will bring up a report that shows the lot, the house, all the setbacks, and all the land uses permitted on that lot which can then be created as a pdf. He said as you build they can put in water and sewer lines and fire hydrants and you can start building this data base and have it all available.

Councilmember Casey Olson asked what the cost is.

Mr. Keast said they bundle all of the GIS items together to get the cheapest price. He said there is a one time billing fee and an annual fee that includes periodic updates, making sure connection with the Appraisal District is working correctly, and troubleshooting,

Councilmember Casey Olson asked what is the annual fee.

Mr. Keast said the annual fee is around \$8,000.

Councilmember Sara Countryman said the bill fee is \$9,000 and the annual fee is \$8,000.

Mr. Keast said replied yes. He said the City's engineering firm is setting up the GIS and they can continue to do what they are doing. This will basically communicate with that and then they can tie in all these extra features.

Councilmember Sara Countryman said they use to have a GIS system.

Mr. Palmer said WGA is rebuilding their system. He said this is a great functionality, a great tool to have and very user friendly but again it is expensive.

Councilmember Sara Countryman asked if this would be tied into their website.

Mr. Keast said they will give the City a URL so when you go to the page for the ordinance you click on it. He said it will go to the map, the smart search, to the ordinance and you can put it wherever you want to.

Councilmember Sara Countryman said this is going to mitigate a lot of headache.

Mr. Keast said it all formats on the phone too.

Mayor Sanford asked how do you specifically market that.

Mr. Keast said you need to put it front and center on your website. He said often times they will put a flyer on the application and will have a business card attached that will give them the link or they can scan it in with their phone through a QR code.

Mr. Keast said once the engineers and people who come here a lot get onto this they will love it because all of their questions will be answered.

He said they also have an application for management where they can actually go in and submit everything and pay online which routes to City staff who review it. All the emails are pre-written so when they are done with the review they just click a button and it emails the client. The client then can see the status of their application whether it is approved or pending so all the information is out there for everyone to see.

Councilmember Sara Countryman asked Mr. Keast if they write the software.

Mr. Keast said he hired a software developer and he story worded everything to tell him how it functions.

Mr. Palmer said the UDO draft stage 2 is the next fiscal year. He said if they decide to do the web-based platform it is exactly what Mr. Keast is talking about and they would start building that. If they do not implement the web-based platform then Mr. Keast will deliver to them copies of Word and they would need to get that published and they would still be on the same platform with Municode.



Councilmember Casey Olson said there are going to be ordinances they do not touch that are in Municode and asked how do they get those over.

Mr. Keast said they will pull them over.

Mr. Palmer said the UDO drafting is where they get into the meat of the work working heavily with the advisory committee bringing modules or sections of the ordinance to them and then putting it through the process. The advisory committee will meet with City staff and then meet with Council.

Mayor Sanford asked if when Mr. Keast comes to their Council meeting on March 12<sup>th</sup> will they be able to say for example City Council midpoint briefing or 2.2 at least they expect to be able to (such and such) August of 2024 to be at that point and be able to be that precise on the time.

Mr. Keast said yes.

Councilmember Sara Countryman asked what is the downside.

Mr. Keast said he has been doing this for 35 years. If they involve people and answer questions and build an agreement with them even though they may not all agree on the same things but if they can get to the final endpoint they can get this adopted. If they do not pay attention and disregard certain people who show up at Council last minute not happy that is why they are building this process as they are testing the community all along the way.

Mr. Keast said the hazard is when you get into these processes people see it as an opportunity to resolve every problem they ever had in Montgomery, Texas. They need to keep focused on what they need to do.

Councilmember Stan Donaldson asked how they will protect the integrity of the Historical District.

Mr. Keast responded they have a professional who has written historic preservation ordinances and plans for cities all over the country. He said she is an expert in historic preservation and she will look at what you have and work with you making recommendations about things you may want to consider adding or strengthening. She will be able to say here are the things that you really need to have as elements within that and here is how they administer and help you build that process. He said you will tell them how far you want to go or not go.

Councilmember Stan Donaldson said it is getting out of hand that there are four different types of fences going in there. Some are hurricane fences and some are eight-foot regular cedar plank fences. He said it is just a mismatch of different views. He also commented there is a modern house going in there and really does not fit with the architecture of the Historical District.

Mr. Keast said those are the types of things you can discuss with Marsha about and she can advise how to handle that. He said it is a matter of how detailed you want to get as you can layer on too much regulation so you need to figure out what your priorities are. What are items you really want to address and where can you give some leeway.

Councilmember Stan Donaldson asked how are the new ordinances going to fit in with what they already have. He said he can understand when they are looking at new development but his main thing is wanting to get the City up to 5,000 people.

Councilmember Sara Countryman asked who is driving the bus.

Mr. Keast said his staff will be up front as far as facilitating but Council will call the shots and staff is going to direct them and answer questions.

Councilmember Sara Countryman said they have done things before and it seems to die off and does not happen. She wants to make sure they stay moving forward and not get stale.

Mr. Keast said they are very methodical and very diligent in all of their documentation and even in the process moving forward.

Councilmember Sara Countryman asked if Mr. Palmer should keep in touch with him or should Mr. Keast keep in touch with Mr. Palmer. She wants to make sure they keep the momentum going.

Mayor Sanford said that is where the steering committee comes in because you need the head of Planning and Development and the head of EDC in that steering committee and now you get the input of people who are developers and real estate people. He said that is really just a small handful of people right now.

Mr. Palmer said they talked about two Council members and two Planning Commission members on the advisory board.

Mr. Keast added some from the HOA and some from the school district as well.

Mr. Palmer said once this project goes it is going.

Mr. Keast said ultimately it comes down to Council saying drive the bus let us go. As long as Council is on board they are ready to go.

Mr. Palmer said the rest of this scope is the optional stuff.

Mr. Keast said it is the development manuals, the applications, updating those and spelling it out like a handbook so the developer has everything they need with checklists.

Councilmember Casey Olson said once they have the rest of it you almost have to have it so it all matches up.

Mr. Palmer said they will have to do this at some point at some level after the project is over. He said he asked Mr. Keast to separate the things out that were not critical to the success of the project. He said these are things they can do on the backend or they can add them to the contract now. He said he just wanted to give Council some alternatives.

Councilmember Casey Olson said Mayor Sanford brought up a very good point. He asked what parts of it can they pawn off on EDC.

Mr. Palmer said it is a conversation they need to have with EDC and try and work that out. He said there should be some skin in the game.

Councilmember Sara Countryman agreed.

Mr. Keast said they work a lot with EDC's that are funded.

Councilmember Sara Countryman asked if there is an amount you cannot do for the State.

Councilmember Casey Olson said it has to apply to the rules of an EDC so whatever they are paying for it cannot be for City admin or anything like that so that is where you pull out pieces of the project and say this is economical development.

Mr. Palmer said EDC is essentially paying for a lot of this for this year now because they pulled a lot of money from them for other things which relieves the general fund.

Councilmember Sara Countryman said she knows they borrowed from EDC in the past.

Councilmember Carol Langley asked what is the next step.

Mr. Palmer said the next step would be to bring this back to Council on March 12<sup>th</sup> with the actual agreement. He said if there is anything Council thinks they should work out between now and March 12<sup>th</sup> to let him know.

Councilmember Casey Olson asked how soon they need the 12-15 person committee.

Mr. Palmer said he wants to start working on that soon. They can start thinking about who they would want on this committee. He said all he asks is that they choose people who can work with other people. He would like to see two City Council members and two Planning Commission members so they have cross pollination and if they want to appoint other people from the City to let him know.

Councilmember Casey Olson said he would like to see someone from EDC on the committee.

Mr. Palmer said he does not think it needs to be a formal appointment. He said to let him know and he will contact the people and engage their interest. He also said he wants to keep as much of this as informal as possible so they are not getting caught up in the process because it just gets delayed.

Councilmember Stan Donaldson said he would prefer it if they could wait a bit longer than March 12<sup>th</sup>.

Councilmember Casey Olson asked what are they waiting on.

Councilmember Stan Donaldson said he would rather have the committee set in place. He said they have another councilmember position to fill and the list of eligible people is short.

Councilmember Sara Countryman said that position will not even be possibly up for eligibility until May and even then it is up to Council's discretion if they even want to fill that position.

Councilmember Stan Donaldson asked they do not have to fill it.

Councilmember Sara Countryman said no.

Mayor Sanford said they went the first year of his mayoral administration with sometimes only three or four councilmembers.

Mr. Palmer said there is not a set number for this committee. He said if he or someone else wants someone on the committee down the road they can do that.

Councilmember Sara Countryman asked if they are getting closer to making a decision on the EDC Director position that could be part of this.

Mr. Palmer said possibly as he needs to bring it to Council to add that position into the organizational chart.

Councilmember Sara Countryman asked if he found a candidate.

Mr. Palmer said yes.

**ADJOURNED at 7:25 P.M.**

Submitted by: \_\_\_\_\_  
Diana Titus, Deputy City Secretary  
Reviewed by:

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Nici Browe TRMC, City Secretary

\_\_\_\_\_  
Mayor, Byron Sanford

**City Council  
MINUTES**

**March 12, 2024, at 6:00 PM**

**CALL TO ORDER**

Mayor Byron Sanford called the meeting to order at 6:00 p.m.

- Present:        Byron Sanford        Mayor
- Carol Langley        City Council Place #1
- Casey Olson        City Council Place #2
- Sara Countryman    City Council Place #3
- Cheryl Fox        City Council Place #4
- Stan Donaldson    City Council Place #5

Also Present: Dave McCorquodale    Assistant City Administrator

                  Nici Browe        City Secretary & Director of Administrative Services

**Issuance of a Proclamation to the American Allegiance for Theatre & Education- Theatre in our Schools.**

Mayor Sanford presented a proclamation to the Montgomery High School representative of Thespians.

**INVOCATION**

Mayor Sanford provided the Invocation.

**PLEDGE OF ALLEGIANCE TO FLAGS**

**VISITOR/CITIZENS FORUM:**

Mr. Phillip Lafevre spoke to the city council regarding his opinion on the waterlines and the school district. With the new development in the city, it could drive hundreds to the city. They will all be paying taxes to the school district. He had heard that MISD was going to delay the project by a year as they could not reach an agreement with the City.

He went on to say that the waterline was originally part of the PD, which has now expired. Fifteen years ago, along with engineers etc., we did a lot of planning, everything he did was always in sync with the city bridges etc.

He stated that Blyle at that time was the engineer and there was discussion about looping the waterline around the city to FM149/FM1097, up Buffalo Springs and actually paid with a 380 Agreement which we have yet to receive any money on. There was also a discussion on not putting the water line under {inaudible} so we recorded two easements the end of Anna Lane and the other Harlem, both of those easements go down to the loop and could potentially join. It was always the intention to take one of those and go east not across the creek. It is not his decision, but he wants to say if that's the reason for the delay the school district deserves this opportunity.

**CONSENT AGENDA:**

1. Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and H-E-B, LP. (Dev. No. 2402) and authorizing the city engineer to prepare a Feasibility Study.
2. Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Montgomery Independent School District for renovation of the Montgomery High School campus. (Dev. No. 2405).
3. Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Montgomery Independent School District for redevelopment of the MISD Fuel Station located at 13900 Liberty Street. (Dev. No. 2408).
4. Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Lone Star Cowboy Church for driveway improvements. (Dev. No. 2407).
5. Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Tri Pointe Homes Texas, Inc. (Dev. No. 2409) and authorizing the city engineer to prepare a Feasibility Study for a proposed 108.8-acre single-family residential development.
6. Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Taylor Morrison of Texas, Inc. and authorizing the city engineer to prepare a Feasibility Study for a proposed 56-acre single-family residential development along the northeast corridor of Lone Star Parkway. (Dev. No. 2404).
7. Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and K. Hovnanian of Houston II, LLC for Hills of Town Creek Section Five, a proposed 18.5-acre single-family residential development. (Dev. No. 2406).
8. Approval of the following:
  - (a) City Council Workshop Minutes 02-12-2024
  - (b) City Council Meeting Minutes 02-27-2024

Councilmember Sara Countryman stated that she would like to ask the City Secretary why a comment she made while discussing the cancelation of the election did not make it into the minutes.

Ms. Browe responded that with the timeline she was working with to get the minutes for submission as well as the workload, she has to look at what are material facts and pertinent to the motion/item. However, she accepts this is pertinent “saving taxpayers \$25,000 by not holding an election” and will add them in to the set of minutes.

Councilmember Sara Countryman moved to approve the Consent Agenda to include amending the minutes for 02-27-2024 to include the statement as just discussed. Councilmember Cheryl Fox seconded the motion. **Motion Passed (5-0).**

**CONSIDERATION AND POSSIBLE ACTION:**

9. Discussion and possible action to approve the FY2022-2023 audit presented by Belt Harris Pechacek, LLLP.

Mayor Byron Sanford stated that while we wait for Darla to arrive the council would proceed on with the agenda and then come back to this item.

Ms. Darla Deer provided her presentation on the City's Audit. She began by extending her thanks and appreciation to the Finance Director, Maryann Carl, as they had asked for an awful lot of information this time and it was received in a very timely fashion.

The city received an "unmodified opinion", this is the highest level of assurance.

The General Fund Revenues were \$5,964,729.00 and expenditures of \$4,950,648.00 with a net positive change of \$1,013,115.00. The end of year fund balance is a positive of \$3,018,069.00.

The safe area for expenses and fund balance should be 25%, currently the city is sitting at 61% therefore the city has a healthy fund balance.

Overall, the city came in under budget by \$84,171.00.

Councilmember Stan Donaldson asked if it was normal for it to take as many months as it has to get an audit?

Ms. Deer stated this was the normal timeframe.

Councilmember Casey Olson made a statement thanking Staff and especially Maryann Carl, Finance Director, for coming in under budget and it was they who did the hard work, not the council.

Councilmember Casey Olson moved to accept the Financial Audit FY 2022/2023 as presented. Councilmember Stan Donaldson seconded the motion. **Motion Passed (5-0).**

10. Consideration and Possible Action on An Agreement Between the City of Montgomery Texas and Kendig Keast Collaborative Inc (KKC). to Provide Professional Planning Services to the City. Specifically, KKC Will Oversee the Master Planning of Key Areas Within the City, Development of Future Land Use, Thoroughfare, and Open Space Plans and Oversee the Recodification of Sections of the City Municipal Ordinance and Zoning Ordinance Resulting in an Up to Date, Streamlined, Unified Development Ordinance.

Mr. Dave McCorquodale introduced this item and reminded the city council that this was the item that had been workshopped extensively with Kendig Keast at the recent workshop and council meeting. Mr. Palmers cover memo outlines the steps required and includes the scope of work.

Mayor Byron Sanford stated that council had reviewed it extensively and the benefits of what needs to take place.

Councilmember Stan Donaldson stated he takes exception to this. I object to the process.

He went on to say that we (the council) are responsible for the taxpayers' funds, and we are being asked to spend \$350,000. Not a bid, or even a competitive comparison of others two or three others, so we are just going to say Ok because the City Administrator told us this to be true. We don't know if that is the best deal.

Councilmember Stan Donaldson stated we have three or four ordinances up tonight being changed; we didn't need anyone to do that for us.

He added that in his opinion we have a got a lot in the Fire, this is not a priority, he showed a Downtown Master Plan and stated here is this plan, in 2021 and not a thing from it has been done, like the signs we make plans and don't finish it and it didn't even make into this.

Councilmember Casey Olson stated he had to interject and stop Councilmember Donaldson from continuing to misspeak about things.

The signs by the way were not a city project but an EDC project and has already been completed.

That plan was not contracted, it was done by TX A&M students, not by our city engineers.

Councilmember Stan Donaldson asked well who did the golf course thing.

Councilmember Casey Olson responded that it was the students.

Councilmember Stan Donaldson responded ok, well forget about the plans, as far as he is concerned the city has plans but nothing comes to fruition.

Councilmember Casey Olson stated this is standard for this type of contract, \$350,000. We don't go out for a bid.

City Attorney Alan Petrov spoke to Councilmember Stan Donaldson and explained that unlike construction contracts, this is a professional service contract, therefore we ask for request for qualifications RFQ's. This was done and through that process you seek the most qualified and at that point you negotiate the best pricing.

Councilmember Casey Olson stated we can't make a decision based on money it is against state law for this type of contract.

Councilmember Stan Donaldson said that he hadn't seen any others in the packet just this one.

Councilmember Casey Olson stated that is because the council allowed Gary to choose.

Councilmember Stan Donaldson shook his head and said that it wasn't right and asked who chose the best qualified. He said how will we be able to determine the value in two or so years what we got out of it.

Councilmember Casey Olson stated the City Administrator, Gary Palmer. He then explained why the city does Master Designs: instead of letting the developer say as long as I follow the ordinance, I can put anything I want in here, however, if we master design it, they have to build what we design.

Councilmember Sara Countryman spoke to Councilmember Donaldson and said how many developers do we have come in here that are upset because they are told something yet read something different. This will streamline the process and it's clear what is to be built where and not in the spirit of I like this person and not the next. Therefore, it gives us structure and believes over time this will give us a big ROI.

Councilmember Casey Olson stated as a businessperson the last thing I want to is jump through a whole bunch of hoops. Every time a person or developer has to come before council to get a variance or whatever it is a pain in the neck, it delays projects and that costs money, time is money, so the rules will be clear, they are very standardized, a much better way of doing business. We have a stigma of "hard to do business with".

Mayor Byron Sanford said and even more specifically, when we sat down and looked at the goals with Gary this summer on the wall, this would scratch the itch of five of the top seven. Some of which are specific to that Master Plan, we are running out of space and that was the big driving force, we all talked about it where we were being inundated with so many variances, with situation where some people thought one thing, and some found out not to be true. This gives guidance to the staff to be more specific and direct and upfront in a way that gives them simplistic language from people who are clearly qualified, and that's the big point he wants to



make and while councilmember Donaldson brings up some valid points, that was in a confined area, where this is a more comprehensive approach.

Councilmember Sara Countryman stated that with the city being on the map and with so much influx coming in if we don't get our own table set, we don't want someone setting it for us.

Councilmember Stan Donaldson responded he understands that but the process is killing him, as we have a plan in the zoning commission right now, and really if he was on the Commission right now his feelings would be a little bit hurt, as we are bringing somebody from the outside of the city to tell us what to do. Seems we have enough qualified people to get what we need done right here. If they would just get together and talk about it.

Councilmember Casey Olson the purpose and role of the Planning & Zoning Commission is to make sure projects that are brought to them follow the ordinances, and right now our ordinances are a mess that is why we need to redo them. It will make their job much easier.

Mayor Byron Sanford stated that to that point they will be freer as like all bodies right now it feels like we have to do too much, so this will be simplified. We have a book of ordinances that is this thick and something which no one can fully understand, therefore, we are counting on lawyers and engineers to make it where regular folks can understand. He feels this is the comprehensive way to get that done.

Councilmember Casey Olson stated on the bleach program, we voted to stop that two years ago both Cheryl and I, we voted to not do it as it was a want not a need. It did nothing perse to improve the quality of the products, it was a safety thing.

Councilmember Stan Donaldson he understood but the reason he brings it up is we have a tight budget this is \$350,000 and yet we need a City Secretary, a Finance Tech and an Economic Development Director, he does not want to have to increase taxes next year and he does not see where we are in the financial position to be able to spend that this year.

Councilmember Sara Countryman said we have it budgeted to spend this year in this year's budget.

Councilmember Stan Donaldson says he knows, it says \$150,000 in the line time, but its going to cost \$125,000 to start, and that another thing about this process they hit us low in the beginning and then next we know its \$250,000 and the next thing I know it's a \$100,000 for software.

Councilmember Casey Olson stated that the original project is going to cost \$150,000 and at any point once we go through the original project we can chose not to continue, these are the steps we all went through in the workshop, the one the two the three and at the workshop we all agreed we could go through the whole thing first year then we can chose what we want.

Councilmember Sara Countryman said yes, we can A La Carte it.

Councilmember Stan Donaldson said, "well I hear you but that is easier said than done because when you have someone who has got \$350,000 coming to their pocketbook, they are not all of a sudden going to drop the ball on it without a little hustle. To him he states is what the builders do, they come in tell us one thing and do another.

Councilmember Sara Countryman said that she doesn't want councilmember Donaldson thinking this is a tunnel vision thing, based on all the cities that KKC has done this for, remember we were given those at the workshop .....multiple speakers.

Councilmember Casey Olson .....multiple speakers, we are not their paycheck ok.

Councilmember Cheryl Fox said that she thinks everyone should appreciate Stan for his caution and concerns.

The council agreed.

Councilmember Sara Countryman moved to approve the City Administrator to execute and agreement in the amount of \$345,351.00 as presented. Councilmember Cheryl Fox seconded the motion. **Motion Passed (4-1) Councilmember Stan Donaldson voted against.**

11. Consideration and possible action on variance requests for minimum lot width and minimum lot area as submitted by Taylor Morrison of Texas, Inc.

Mr. Dave McCorquodale reminded the city council that this item has been workshopped and was the former Summer Wind Development. The new developer has applied for two variances, there are no side yard variances. There will be 10 feet on either side of the property, 55-foot lots.

The Planning & Zoning Commission has met and has no objections to the request and has recommended approval. The Developer Taylor Morrison is here for any questions.

Councilmember Sara Countryman moved to approve the variances as requested. Councilmember Stan Donaldson seconded the motion. **Motion Passed (5-0).**

12. Consideration and possible action on a sign variance request for the Montgomery Bend development entry sign.

Mr. McCorquodale introduced this item and stated that the Pulte Development on FM 1097 wish to put a sign up similar to our monument sign, however per the code of ordinances, the elements being requested cannot be approved by staff, it has to be approved by city council. However, staff are recommending approval.

Councilmember Casey Olson asked if it has been seen by the Planning & Zoning Commission?

Mr. McCorquodale responded that the signs are not required to go before the Planning & Zoning Commission.

Councilmember Sara Countryman asked if there would be any landscaping at the bottom of the sign.

Mr. McCorquodale stated yes you can add that, much like they did at Pizza Shack.

Councilmember Carol Langley stated that on the plans it has a note stating landscape plan.

Chris Roznovsky, WGA stated he was just informed by a Pulte representative that there will be landscaping at the sign.

Councilmember Sara Countryman move to approve the sign variance with the condition that landscaping is added around the sign. Councilmember Cheryl Fox seconded the motion. **Motion Passed (5-0).**

13. Public Hearing for the purpose of giving all interested persons the right to be heard on a proposed amendment to Chapter 78, Subdivisions, of the City Code of Ordinances to define and regulate vesting rights of property owners and regulate stalled development projects within the City.

Mr. Dave McCorquodale explained that this is the amendment that has been workshopped to prevent stalled development, the process requires a public hearing before adoption.

**Mayor Byron Sanford opened the Public Hearing at 6:47 P.M.**

No members of the public addressed the city council.

Councilmember Casey Olson stated this is why we need the work that KKC will do.

Councilmember Stan Donaldson stated he could not distinguish between the two years and the five years in the ordinance. He also said if a homeland owner does this they are held to the same standards as a developer.

Councilmember Sara Countryman stated yes that they would.

**Mayor Byron Sanford closed the Public hearing at 6:50 P.M.**

- 14. Consideration And Possible Action On A Proposed Amendment To Chapter 78, Subdivisions, Article II, Administration, to Add Section 78-29 - Vested Rights to the City Code Of Ordinances.

Councilmember Sara Countryman moved to approve the Ordinance as presented. Councilmember Casey Olson seconded the motion. **Motion Passed (5-0).**

- 15. Consideration and possible action on granting the City Administrator Gary Palmer the authorization to renew the City’s Inter-local Agreement for the Provision of Fleet Maintenance Services by the City of Conroe.

Police Lieutenant Joe Belmares informed the city council that this agreement is with the city of Conroe to assist with their fleet maintenance efforts. They would only be used when its possible, and as an extra option to their current vendors.

Councilmember Casey Olson moved to approve the Interlocal Agreement as presented. Councilmember Stan Donaldson seconded the motion. **Motion Passed (5-0).**

- 16. Presentation of the Police Department’s 2023 Racial Profiling Report.

Police Lieutenant Joe Belmares explained to the council that this is the state TCOLE statistics that is required to be filed annually.

Councilmember Stan Donaldson moved to approve the Racial Profiling Report as presented. Councilmember Casey Olson seconded the motion. **Motion Passed (5-0).**

- 17. Annual review of contracts with Cody’s Lawn Service, LLC for “Grounds Maintenance” and “ROW Mowing and Lift Station Weed Control” regarding the service costs and level of service.

Mr. Mike Muckleroy informed the council that annually he is required to provide an annual review of the ground’s maintenance contracts. He went on to explain that there are no changes, and that the contractor does a great job.

Councilmember Sara Countryman agreed and stated he does a good job.

Councilmember Stan Donaldson inquired about the process for selecting this contract, as he does not see three bids and where the breakdown is for the cost of the contract.

Councilmember Casey Olson informed Councilmember Stan Donaldson that this is a three-year contract, and we are in year two of that, there was a bid process originally, the contract provides for an annual review.

Councilmember Casey Olson moved to approve the annual review of Cody’s Lawn Service. Councilmember Stan Donaldson seconded the motion. **Motion Passed (5-0).**

18. Consideration and possible action regarding amending Chapter 90, Section 90-71 of the Code of Ordinances to Increase the Fee Charged for Grease Trap Inspections.

Mr. Mike Muckleroy informed the city council that now Hays is the city’s operator. This is the cost with \$5.00 above cost of the grease trap inspections.

Councilmember Cheryl Fox inquired what hays was charging the city.

Mr. Muckleroy responded that it was \$60.00.

Councilmember Sara Countryman moved to approve the Ordinance for the Grease Trap Inspection Fee as presented. Councilmember Casey Olson seconded the motion. **Motion Passed (5-0).**

19. Consideration And Approval of a Resolution of City of Montgomery Adopting The 2024 Montgomery County Multi-jurisdictional Hazard Mitigation Plan.

Mr. McCorquodale explained that the county provides this to the city annually, and are more aspirational goals.

Councilmember Carol Langley stated that having this adopted also assists the city when applying for grants.

Councilmember Casey Olson moved to approve the resolution as presented. Councilmember Sara Countryman seconded the motion. **Motion Passed (5-0).**

**City Council Convened into Executive Session at 7:01 P.M.**

**City Council Reconvened into Regular Session at 7:21 P.M.**

**EXECUTIVE SESSION:**

Adjourn into Closed Executive Session as authorized by the Texas Open Meetings Act, Chapter 551 of the Government Code of the State of Texas.

**551.072 (deliberation regarding real property) - 213 Prairie Street**

**POSSIBLE ACTION FROM EXECUTIVE SESSION:**

No motions were made from discussions in the Executive Session..

**COUNCIL INQUIRY:**

Mayor Sanford stated that Mr. Kelvin Arnsworth a pillar of the community who created “Yo Momma’s BBQ” had passed away. Mayor Sanford felt that the staff should do something to honor Mr. Arnsworth contribution to Montgomery, such as a plaque etc.

Councilmember Stand Donaldson stated he was very disappointed that the Chamber of Commerce has changed its name and that now the name Montgomery is not in it and we don’t appear to have any connection whatsoever.

Councilmember Sara Countryman reassured councilmember Donaldson that the city can still participate, but he is unaware of the history and all the backchannel issues, with burnt bridges which led the chamber to merge.

Councilmember Sara Countryman asked Mr. McCorquodale about eh fence on the Jacobs Lot, as she did not see any permits for it, or if it even went to Planning & Zoning, it just appeared.

Mr. McCorquodale responded that he would definitely get with Mr. Muckleroy and Mr. Palmer and have them provide the council with an answer, he is however, aware that the city built the fence.

**ADJOURNMENT**

Councilmember Casey Olson moved to adjourn the meeting. Councilmember Sara Countryman seconded the motion. **Motion Passed (5-0).**

**The meeting was adjourned at 7:27 P.M.**

Submitted by: \_\_\_\_\_  
Nici Browe TRMC, City Secretary

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Mayor, Byron Sanford

*fer*

**Montgomery City Council  
AGENDA REPORT**

<b>Meeting Date:</b> March 26, 2024	<b>Budgeted Amount:</b> \$0
<b>Department:</b> Administration	<b>Prepared By:</b> G. Palmer

**Subject**

Consideration And Possible Action on A Proposed Cost Share with MISD for the CTE Center Waterline Extension

**Recommendation**

Discuss and Consider for Approval; If approved direct the City Attorney to draft a Cost Share Agreement for execution.

**Discussion**

Per our February 27<sup>th</sup> Workshop, in your packets is a breakdown of the complete cost to extend the waterline within the CTE center project to an appropriate point in which to continue the public waterline loop.

MISD is requesting a 50/50 split on the cost so the City of Montgomery would be responsible for providing \$112,176.94 toward the waterline extension.

The funding source within the current budget is TBD.

<b>Approved By</b>		
City Administrator	Gary Palmer	Date: March 4, 2024

# Subcontractor Pricing



Sub-Contractor: Deanco, Inc.

Date : 2/9/2024

Project: MISD CTE & AG Science Package 3 No: 2326

Description: Public Waterline

MATERIAL	QUANTITY	UNIT	UNIT PRICE	TOTAL
6" C900 DR-18 (Hydrant Lead/Valve Boxes)	40	LF	\$ 12.46	\$ 498.40
12" C900 DR-18 (Public Waterline)	2060	LF	\$ 45.18	\$ 93,070.80
6" Gate Valve	4	EA	\$ 948.56	\$ 3,794.24
12" Gate Valve	5	EA	\$ 2,667.00	\$ 13,335.00
Fire Hydrant	4	EA	\$ 3,204.85	\$ 12,819.40
12X11.25 Bend	1	EA	\$ 234.00	\$ 234.00
12X12 Tee	1	EA	\$ 478.00	\$ 478.00
12X6 Tee	3	EA	\$ 325.00	\$ 975.00
Megalugs, Tracer Wire, Misc. Fittings/Mat.	1	LS	\$ 7,188.52	\$ 7,188.52
Bank Sand	34	LDS	\$ 150.00	\$ 5,100.00
C-Sand 2 Sak/Tn	17	TNS	\$ 28.66	\$ 487.22
SUBTOTAL				\$ 137,980.58
MARKUP 6.00%				\$ 8,278.83
<b>TOTAL</b>				<b>\$ 146,259.41</b>

SUBCONTRACTOR	QUANTITY	UNIT	UNIT PRICE	TOTAL
Haul Off Utility Spoils	28	LDS	\$ 75.00	\$ 2,100.00
				\$ -
SUBTOTAL				\$ 2,100.00
MARKUP 5.00%				\$ 105.00
<b>TOTAL</b>				<b>\$ 2,205.00</b>

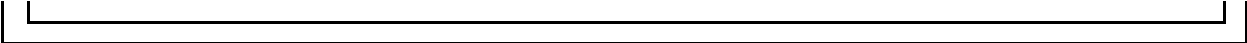
LABOR	QUANTITY	UNIT	RATE	TOTAL
Foreman	85	HOURS	\$ 40.00	\$ 3,400.00
Operator	85	HOURS	\$ 29.56	\$ 2,512.60
Operator	85	HOURS	\$ 27.25	\$ 2,316.25
Operator	85	HOURS	\$ 27.25	\$ 2,316.25
Pipelayer	85	HOURS	\$ 26.52	\$ 2,254.20
Pipelayer Assistant	85	HOURS	\$ 25.79	\$ 2,192.15
Laborer	85	HOURS	\$ 24.33	\$ 2,068.05
Laborer	85	HOURS	\$ 24.33	\$ 2,068.05
Laborer	85	HOURS	\$ 24.33	\$ 2,068.05
SUBTOTAL				\$ 21,195.60
LABOR BURDEN 45.00%				\$ 9,538.02
LABOR MARKUP 6.00%				\$ 1,271.74
<b>TOTAL</b>				<b>\$ 32,005.36</b>

EQUIPMENT	QUANTITY	UNIT	RATE	TOTAL
Foreman Truck	85	HOURS	\$ 33.32	\$ 2,832.20
700 Dozer	85	HOURS	\$ 116.30	\$ 9,885.50
250 Excavator	85	HOURS	\$ 166.05	\$ 14,114.25
Loader	85	HOURS	\$ 91.62	\$ 7,787.70
Compactor	85	HOURS	\$ 79.77	\$ 6,780.45
SUBTOTAL				\$ 41,400.10
MARKUP 6.00%				\$ 2,484.01
<b>TOTAL</b>				<b>\$ 43,884.11</b>

\*Note: 10% Markup allowed for Subcontractor's own forces, 5% for Sub-subcontractor.

TOTALS	
MATERIAL	\$ 146,259.41
SUBCONTRACTOR	\$ 2,205.00
LABOR	\$ 32,005.36
EQUIPMENT	\$ 43,884.11
<b>GRAND TOTAL \$ 224,353.88</b>	

NOTES:





Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> March 26, 2024	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action on: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, APPROVING AN AGREEMENT FOR A LOCAL ON-SYSTEM IMPROVEMENT PROJECT IN ACCORDANCE WITH SECTION 222.052 OF THE TEXAS TRANSPORTATION CODE.

**Recommendation**

Staff recommends approval of the Agreement and Resolution as presented.

**Discussion**

The engineers memo and supporting documents are attached.

**Approved By**

Planning & Development Director and Assistant City Administrator	Dave McCorquodale	Date: 03/20/2024



March 20, 2024

City Council  
City of Montgomery  
101 Old Plantersville Rd.  
Montgomery, Texas 77316

Re: Buffalo Springs Drive and SH-105 Signal Improvements  
City of Montgomery

Dear Mayor and Council:

We reviewed the Local On-System Agreement (LOSA) for the referenced project on behalf of the City of Montgomery (the "City"). The purpose of the LOSA is for TxDOT (the "State") to assume all ownership and maintenance costs associated with the completed improvements. The City will be responsible for the construction, construction supervision and construction inspection in accordance with the States guidelines. The City will incur all direct and indirect costs associated with the referenced project. The indirect costs are estimated at \$1,067.20 by the State and the direct costs are estimated at \$515,611.19 for the construction of the proposed signal improvements. As a reminder, all cost are covered by Home Depot per the development agreement.

We recommend approval to the LOSA as submitted.

If you have any questions or comments, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky".

Chris Roznovsky, PE  
Engineer for the City

CVR/akg

Z:\00574 (City of Montgomery)\\_900 General Consultation\Correspondence\Letters\2024\2024.03.06 MEMO TO Council RE Redbird Meadows Phase 1A.docx

Enclosures: LOSA  
Resolution

Cc (via email): Mr. Gary Palmer – City of Montgomery, City Administrator  
Ms. Nici Browe – City of Montgomery, City Secretary  
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development

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<b>District #</b>	<b>HOU-12</b>
<b>Code Chart 64 #</b>	<b>28680</b>
<b>Project Name</b>	SH 105 at Buffalo Springs Drive

STATE OF TEXAS           §

COUNTY OF TRAVIS       §

**AGREEMENT  
For A  
LOCAL ON-SYSTEM IMPROVEMENT PROJECT**

**THIS AGREEMENT** (Agreement) is made by and between the State of Texas, acting by and through the Texas Department of Transportation called the “State”, and the **City of Montgomery**, acting by and through its duly authorized officials, called the “Local Government.” The State and Local Government shall be collectively referred to as “the parties” hereinafter.

**WITNESSETH**

**WHEREAS**, the Texas Transportation Code, Section 201.103 establishes that the State shall design, construct and operate a system of highways in cooperation with local governments and Section 222.052 authorizes the Texas Transportation Commission to accept contributions from political subdivisions for development and construction of public roads and the state highway system within the political subdivision; and

**WHEREAS**, the Texas Transportation Commission passed Minute Order Number **116522**, authorizing the State to accept Local Government funded projects performed on the state highway system. The project covered by this Agreement includes only work within the state right of way as described in the Agreement, Article 2, Scope of Work (Project); and,

**WHEREAS**, the Governing Body of the Local Government has approved entering into this Agreement by resolution, ordinance, or commissioners court order dated **{Enter Date of Resolution}**, which is attached to and made a part of this Agreement as Attachment C, Resolution, Ordinance, or Commissioners Court Order (Attachment C) for the improvement covered by this Agreement. A map showing the Project location appears in Attachment A, Project Location Map (Attachment A), which is attached to and made a part of this Agreement.

**NOW, THEREFORE**, in consideration of the premises and of the mutual covenants and agreements of the parties, to be by them respectively kept and performed as set forth in this Agreement, it is agreed as follows:

**AGREEMENT**

**1. Period of the Agreement**

This Agreement becomes effective when signed by the last party whose signing makes the Agreement fully executed. This Agreement shall remain in effect until the completed Project is accepted by the State or unless terminated as provided below.

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## 2. Scope of Work

The Project consists of the design and construction of a traffic signal at the intersection of SH 105 and Buffalo Springs Drive in Montgomery, Montgomery County, Texas, as shown in attachment A. All design and construction work shall be provided by Local Government.

## 3. Local Project Sources and Uses of Funds

- A. The total estimated cost of the Project is shown in Attachment B, Local On-System Improvement Project Budget (Attachment B), which is attached to and made a part of this Agreement. The estimated funds from the Local Government are shown in Attachment B. The State will pay for no Project costs performed by or managed by Local Government under this Agreement.
- B. Attachment B shows how necessary resources for completing the Project will be provided by major cost categories. These categories may include but are not limited to: (1) costs of real property (right of way); (2) costs of utility work; (3) costs of environmental assessment and remediation; (4) cost of preliminary engineering and design; (5) cost of construction and construction management; and (6) any other Project costs.
- C. The Local Government shall be solely responsible for all of its costs associated with the Project provided for in this Agreement. The Local Government shall be responsible for cost overruns for the Project in excess of the estimated amount to be paid by the Local Government on Attachment B. The Local Government shall also be responsible for direct and indirect costs incurred by the State related to performance of this project if so indicated on Attachment B. If the State determines that the on-system improvements are of significant operational benefit to the State, the State may waive its direct or indirect costs. The State's waiver of its direct or indirect costs shall be indicated on Attachment B by showing the State as responsible for these costs. When the Local Government is responsible for the State's direct or indirect costs, the amount indicated on Attachment B is a fixed fee and not subject to adjustment except through the execution of an amendment to this Agreement.
- D. Prior to the performance of any engineering review work by the State, the Local Government shall pay to the State the amount of direct and indirect State costs specified in Attachment B.
- E. Whenever funds are paid by the Local Government to the State under this Agreement, the Local Government shall remit a check or warrant made payable to the "Texas Department of Transportation" or may use the State's Automated Clearing House (ACH) system for electronic transfer of funds in accordance with instructions provided by TxDOT's Financial Management Division. The funds shall be deposited and managed by the State and are not refundable.
- F. The Local Government will begin construction on the Project within 12 months after execution of the Agreement.
- G. The Local Government will complete construction and receive the State's acceptance of the project within 36 months after the date the State authorizes in writing for the Local Government to commence construction of the Project.
- H. If the Local Government chooses not to or fails to complete the work once construction on the Project commences, the State may terminate this Agreement in accordance with paragraph 4.C. below. The State may address unfinished construction work as it

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determines necessary to protect the interests of the State, which includes returning the Project area to its original condition or completing the work using State forces or contractors. The Local Government shall pay all costs incurred by the State under this provision.

#### **4. Termination of this Agreement**

This Agreement shall remain in effect until the Project is completed and accepted by the State, unless:

- A. The Agreement is terminated in writing with the mutual consent of the parties;
- B. The State terminates the Agreement in writing due to the Local Government's failure to comply with paragraphs 3.F or 3.G; or
- C. The Agreement is terminated by one party because of a breach, in which case any cost incurred because of the breach shall be paid by the breaching party.

#### **5. Amendments**

Amendments to this Agreement due to changes in the character of the work, terms of the Agreement, or responsibilities of the parties relating to the Project may be enacted through a mutually agreed upon, written amendment. Amendments may not include the addition of State or Federal funds. If any funds other than Local Government funds are proposed, this Agreement must be terminated and a new agreement with appropriate terms and clauses executed in its place.

#### **6. Remedies**

This Agreement shall not be considered as specifying the exclusive remedy for any Agreement default, but all remedies existing at law and in equity may be availed of by either party to this Agreement and shall be cumulative.

#### **7. Architectural and Engineering Services**

The Local Government has responsibility for the performance of architectural and engineering services. The engineering plans shall be developed in accordance with the applicable *State's Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges* and the special specifications and special provisions related to it. The Project design shall, at a minimum conform to applicable State manuals.

The State shall review the plans, specifications, and estimates provided by the Local Government upon completion or at any time deemed necessary by the State. Should the State determine that the complete plans, specifications, and estimates for the Project are not acceptable, the Local Government shall correct the design documents to the State's satisfaction. Should additional specifications or data be required by the State, the Local Government shall redesign the plans and specifications to the State's satisfaction. The costs for additional work on the plans, specifications, and estimates shall be borne by the Local Government.

#### **8. Environmental Assessment and Mitigation**

Development of a transportation project must comply with applicable environmental laws. The Local Government is responsible for:

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- A. The identification and assessment of any environmental problems associated with the development of the Project governed by this Agreement.
- B. The cost of any environmental problem's mitigation and remediation.
- C. Providing any public meetings or public hearings required for development of all required environmental documents and obtaining all required permits and approvals.
- D. The preparation of documents required for the environmental clearance of the Project.

Before the advertisement for bids, the Local Government shall provide to the State written documentation from the appropriate regulatory agency or agencies that all environmental clearances and approvals have been obtained.

### 9. **Right of Way and Real Property**

The Local Government shall acquire all required right of way and necessary right of entry for performance of the Project in accordance with applicable requirements of the Texas Department of Transportation Right of Way Manual, State law, and Federal law governing the acquisition of real property including but not limited to Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 Title 42 U.S.C.A. Section 4601 et seq. Right of way acquired for improvements to the state highway system shall be acquired in the name of the State. Local Government shall provide right of entry to State personnel and its authorized representatives to areas off the state highway system throughout the duration of the Project for the State to perform inspection and oversight of the Project.

### 10. **Utilities**

The Local Government shall be responsible for the adjustment, removal, or relocation of utility facilities for the Project in accordance with applicable State and Federal laws, regulations, rules, policies, and procedures, including any cost to the State of a delay resulting from the Local Government's failure to ensure that utility facilities are adjusted, removed, or relocated before the scheduled beginning of construction. The Local Government will not be reimbursed for the cost of required utility work. The Local Government must obtain advance approval for any variance from established procedures.

### 11. **Compliance with Texas Accessibility Standards and ADA**

Local Government shall ensure that the plans for and the construction of the Project are in compliance with standards issued or approved by the Texas Department of Licensing and Regulation (TDLR) as meeting or consistent with minimum accessibility requirements of the Americans with Disabilities Act (P.L. 101-336) (ADA).

### 12. **Construction Responsibilities**

- A. The Local Government shall advertise for construction bids, issue bid proposals, receive and tabulate the bids, and award and administer the contract for construction of the Project. Administration of the contract includes the responsibility for construction engineering and for issuance of any change orders, supplemental agreements, amendments, or additional work orders that may become necessary subsequent to the award of the construction contract. Project plans and specifications for improvements on the state highway system must be approved by the State prior to advertising for construction. Upon selection of a contractor and prior to commencing construction

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within the state highway system right of way, the Local Government shall request and obtain written authorization to commence construction of the Project from the State. The Local Government will supervise and inspect all work performed hereunder and provide such engineering inspection and testing services as may be required to ensure that the construction is accomplished in accordance with the approved plans and specifications. All construction change orders impacting the proposed improvements, traffic control, environmental mitigation, or drainage on the state highway system require written pre-approval by the State prior to execution by the Local Government.

- B. Upon completion of the Project, the Local Government will issue and sign a "Notification of Completion" acknowledging the Project's construction completion. A copy will be provided to the State prior to State's final acceptance of the improvements.
- C. Prior to the State's acceptance of the improvements on the state highway system, Local Government shall furnish to the State written certification from a Texas Registered Professional Engineer that the Project was constructed in substantial compliance with the Project's plans, specifications, and quality assurance requirements.

**13. Project Maintenance**

After Local Government completion of the work and acceptance by the State, the State will be responsible for maintenance of the improvements within the state highway system right of way outside the boundaries of an incorporated city. This obligation may be fulfilled through other agreements signed by the State.

**14. Notices**

All notices to either party shall be delivered personally or sent by certified or U.S. mail, postage prepaid, addressed to that party at the following address:

<b>Local Government</b>	<b>State</b>
City Engineer City of Montgomery 101 Old Plantersville Road Montgomery, TX 77316	Director of Contract Services Texas Department of Transportation 125 E. 11 <sup>th</sup> Street Austin, Texas 78701

All notices shall be deemed given on the date delivered in person or deposited in the mail, unless otherwise provided by this Agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that notices shall be delivered personally or by certified U.S. mail, and that request shall be carried out by the other party.

**15. Legal Construction**

If one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions and this Agreement shall be construed as if it did not contain the invalid, illegal, or unenforceable provision.

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**16. Responsibilities of the Parties**

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party, and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

**17. Ownership of Documents**

Upon completion or termination of this Agreement, copies of all documents and data prepared under this Agreement by the Local Government for improvements within the state highway system right of way shall be provided to the State prior to State acceptance of the Project without restriction or limitation on their further use. The originals shall remain the property of the Local Government. At the request of the State, the Local Government shall submit any Project information required by the State in the format directed by the State.

**18. Compliance with Laws**

The parties shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this Agreement. When required, the Local Government shall furnish the State with satisfactory proof of this compliance.

**19. Sole Agreement**

This Agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings or written or oral agreements respecting the Agreement's subject matter.

**20. Inspection of Books and Records**

The parties to this Agreement shall maintain all books, documents, papers, accounting records, and other documentation relating to costs incurred and engineering inspection and testing services performed under this Agreement and shall make such materials available to the State and the Local Government or their duly authorized representatives for review and inspection at its office during the Agreement period and for seven (7) years from the date of completion of work defined under this Agreement or until any impending litigation or claims are resolved. Additionally, the State and the Local Government and their duly authorized representatives shall have access to all the governmental records that are directly applicable to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

**21. Insurance**

Before beginning work on the state highway system, the Local Government and its contractor performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on state right of way. Self-insurance documentation acceptable to the State may be substituted for all or part of the coverage's required for the Local Government. This coverage shall be maintained until all work on the state right of way is complete. If coverage is not maintained, all work on state right of way shall cease immediately, and the State may recover damages and all costs of completing the work.



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**22. Pertinent Non-Discrimination Authorities**

During the performance of this Agreement, the Local Government, for itself, its assignees, and successors in interest agree to comply with all applicable Federal and State nondiscrimination statutes and authorities.

**23. Signatory Warranty**

Each signatory warrants that the signatory has necessary authority to execute this Agreement on behalf of the entity represented.

Each party is signing this agreement on the date stated under that party's signature.

**THE STATE OF TEXAS**

**THE LOCAL GOVERNMENT**

\_\_\_\_\_  
Signature

Kenneth Stewart  
\_\_\_\_\_  
Typed or Printed Name

Director of Contract Services  
\_\_\_\_\_  
Typed or Printed Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

Chris Roznovsky  
\_\_\_\_\_  
Typed or Printed Name

City Engineer  
\_\_\_\_\_  
Typed or Printed Title

\_\_\_\_\_  
Date

CSJ #	0338-03-097
District #	HOU-12
Code Chart 64 #	28680
Project Name	SH 105 at Buffalo Springs Drive

**ATTACHMENT A  
PROJECT LOCATION MAP**



<b>CSJ #</b>	<b>0338-03-097</b>
<b>District #</b>	<b>HOU-12</b>
<b>Code Chart 64 #</b>	<b>28680</b>
<b>Project Name</b>	SH 105 at Buffalo Springs Drive

**ATTACHMENT B  
LOCAL ON-SYSTEM IMPROVEMENT PROJECT BUDGET  
(Locally Funded and Performed Project)**

The Local Government is responsible for 100% of the costs allocated to it as described below, including overruns.

Description	Estimated Costs	Subtotals
<b>PROJECT PHASES:</b> Work performed by the Local Government or its Consultant or Contractor		
Environmental	\$0	
Right of Way	\$0	
Engineering	\$205,000	
Utility Work	\$15,000	
Construction	\$350,000	
Subtotal for Project Phases		\$570,000
<b>DIRECT STATE COSTS:</b>	<b>Paid By:</b> <input checked="" type="checkbox"/> Local Government <input type="checkbox"/> State	
Environmental	\$200.00	
Right of Way	\$200.00	
Engineering	\$8,200	
Utility Work	\$600	
Construction	\$14,000	
Subtotal for Direct State Costs		\$23,200
<b>INDIRECT STATE COSTS:</b>	<b>Paid By:</b> <input checked="" type="checkbox"/> Local Government <input type="checkbox"/> State	
Subtotal for Indirect State Costs		\$1,067.20
<b>TOTAL ESTIMATED COST OF PROJECT</b>		<b>\$594,627.20</b>

<b>\$1,067.20</b>	Fixed price amount of payment by the Local Government to the State for the State's direct and indirect costs as stated in Article 3, C and D of the Agreement.
-------------------	--

<b>CSJ #</b>	<b>0338-03-097</b>
<b>District #</b>	<b>HOU-12</b>
<b>Code Chart 64 #</b>	<b>28680</b>
<b>Project Name</b>	SH 105 at Buffalo Springs Drive

**ATTACHMENT C  
RESOLUTION, ORDINANCE, OR COMMISSIONERS COURT ORDER**

{Insert Local Government Resolution, Ordinance, or Commissioners Court Order}

**RESOLUTION NO. 24-\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, APPROVING AN AGREEMENT FOR A LOCAL ON-SYSTEM IMPROVEMENT PROJECT IN ACCORDANCE WITH SECTION 222.052 OF THE TEXAS TRANSPORTATION CODE.**

**WHEREAS**, the Texas Transportation Code, Section 201.103 establishes that the State shall design, construct and operate a system of highways in cooperation with local governments and Section 222.052 authorizes the Texas Transportation Commission to accept contributions from political subdivisions for development and construction of public roads and the state highway system within the political subdivision; and,

**WHEREAS**, the Texas Transportation Commission passed Minute Order Number **116522**, authorizing the State to accept Local Government funded projects performed on the state highway system. The project covered by this Agreement includes only work within the state right of way as described in the Agreement; and,

**WHEREAS**, the City Council of Montgomery, Texas approves entering into this Agreement by resolution dated \_\_\_\_\_, which is attached to and made a part of this Agreement, for the improvement covered by this Agreement.

**NOW, THEREFORE**, in consideration of the premises and of the mutual covenants and agreements of the parties, to be by them respectively kept and performed as set forth in this Agreement, it is agreed as follows:

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS:**

**Section 1.** **THAT** the City Council approves the Agreement for A Local On-System Improvement Project.

**Section 2.** **THAT** this Resolution shall be effective immediately upon its passage.

**PASSED, APPROVED and ADOPTED** this, the \_\_\_ day of \_\_\_\_\_, 2024.

**CITY OF MONTGOMERY, TEXAS**

\_\_\_\_\_  
Byron Sanford, Mayor

**ATTEST:**

---

Nicola Browe, City Secretary

**APPROVED AS TO FORM:**

---

Alan P. Petrov, City Attorney

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> March 26, 2024	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action on the reappointment of Dan Walker to the MEDC Board of Directors.

**Recommendation**

Staff recommends reappointment of Dan Walker to the MEDC Board

**Discussion**

MEDC Director Dan Walker intended to step away from MEDC after serving two terms on the Board of Directors. Recently, Mr. Walker expressed interest in continuing to serve another term and is asking for reappointment to the MEDC Board of Directors.

**Approved By**

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 03/20/2024

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> March 26, 2024	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action regarding award and execution of construction contract for the Buffalo Springs Drive Roadway Improvements project.

**Recommendation**

Staff recommends a motion to award the Buffalo Springs Drive Roadway Improvements Project to Scythe Construction, LLC to include the base bid and Alternate No. 1 in the amount of \$663,116.25 and 100 calendar days to achieve final completion.

**Discussion**

The city engineer’s memo and supporting documents are attached.

<b>Approved By</b>		
Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 03/20/2024





March 20, 2024

The Honorable Mayor and City Council  
 City of Montgomery  
 101 Old Plantersville Road  
 Montgomery, Texas 77316

Re: Buffalo Springs Drive Roadway Improvements  
 City of Montgomery  
 TIN No. 74-2063592

Dear Mayor and Council,

We received bids for the referenced project for the City of Montgomery at the Ward, Getz & Associates, PLLC on March 15, 2024, at 9:30 am. Bids were publicly opened and read at that time. Five (5) bid proposals were received. For your convenience, a summary of the bid tabulation is enclosed. Scythe Construction, L.L.C. submitted the lowest base bid plus total alternate no. 1 proposal in the amount of \$663,116.25 and 100 calendar days to achieve final completion.

We have not worked with Scythe Construction, L.L.C. in the past. We have reviewed and verified Scythe Construction, L.L.C. qualifications and checked their references and find them to be an acceptable contractor. We recommend the referenced project be awarded to Scythe Construction, L.L.C. based on their base bid plus total alternate no. 1 in the amount of \$663,116.25 and 100 calendar days to achieve final completion.

Upon your approval, we will prepare the appropriate contract documents for execution. Should you have any questions or require any additional information, please call me at 713-789-1900.

Sincerely,

Chris Roznovsky, PE  
 Engineer for the City

CR/jmr

Z:\00574 (City of Montgomery)\014 Buffalo Springs Drive\4.0 CONSTRUCTION\4.03 Contracts\00574-014-00 - ROA Pending Signature.docx

Enclosure: Bid Tabulation Summary

cc (via email): Mr. Gary Palmer – City of Montgomery, City Administrator  
 Ms. Nici Browe – City of Montgomery, City Secretary  
 Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney  
 Scythe Construction, L.L.C., Contractor



**BID SUMMARY**

**BUFFALO SPRINGS DRIVE ROADWAY IMPROVEMENTS**

**FOR**

**CITY OF MONTGOMERY**

**PROJECT NO.: 00574-014-00**

**DATE: 03/15/2024 @ 9:30 AM**

	Bidder	Total Base Bid	Total Base Bid Plus Total Alternate No. 1	Total Calendar Days	Bid Form Signature Page	Bid Security	1295 Form	Addendums	
								No. 1	No. 2
1	Scythe Construction, L.L.C.	\$574,064.25	\$663,116.25	100	Yes	Yes	Yes	Yes	Yes
2	Roman Emperors Road, LLC	\$580,505.00	\$757,405.00	100	Yes	Yes	Yes	Yes	Yes
3	DVL Enterprises, LLC	\$710,729.00	\$822,819.00	100	Yes	Yes	Yes	Yes	Yes
4	Aranda Brothers Construction Co., Inc.	\$744,430.50	\$835,910.50	100	Yes	Yes	No	Yes	Yes
5	Environmental Allies, LLC	\$769,818.75	\$912,464.76	100	Yes	Yes	Yes	Yes	Yes
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									

Denotes mathematical error/discrepancy in calculation and/or missing requirement



March 19, 2024

Home Depot U.S.A., Inc  
2455 Paces Ferry Rd.  
Attn: Nick Harper, Senior Corporate Counsel  
Atlanta, GA 30339-4024

Re: Escrow Account Summary  
Buffalo Springs Roadway and Signal Improvements  
City of Montgomery

Mr. Harper:

As you are aware, per the executed Economic Development Incentive Agreement between the City of Montgomery, Texas and Home Depot U.S.A., Inc. (the "Agreement") there are certain improvements to the Buffalo Springs Dr. and SH-105 intersection to be completed. The intent of this letter is to summarize both the status and cost of those projects in accordance with the Agreement.

Per the agreement, Home Depot has paid the required \$139,500.00 initial deposit for costs and/or expenses related to the design, survey, geotechnical analysis, construction materials testing, and competitive bidding for the Road Improvements and Signal Improvement projects.

The Signal Improvement Project was publicly bid on January 17, 2024, and awarded by City Council on January 23, 2024. Per the enclosed letter, dated January 25, 2024, Home Depot was requested and subsequently made the required 2<sup>nd</sup> deposit for construction, contingencies, construction administration, and inspection. We have since held a pre-construction meeting with the contractor. The contractor expects to have all materials delivered by late July 2024, and complete construction in mid September 2024.

Additionally, on March 15, 2024, the City received public bids for the Roadway Improvements project. As a reminder, the project was bid with 2 alternates for varying lengths of the roadway improvements project to ensure the total project cost stayed within the Cap stated in the Agreement. Enclosed is a copy of the bid tabulation. We plan to recommend City Council award the project to Scythe Construction, LLC based on their low base bid plus alternate in the amount of \$663,116.25 and 100 calendar days for completion at their March 27, 2024 meeting.

Below is a summary table of the cost for both projects:

City of Montgomery  
Escrow Deposit Summary (Home Depot)  
March 19, 2024

		Roadway Improvements	Signal Improvements
1	Initial Deposit <sup>(1)</sup> (Design, Reimbursable Expenses, and Bid Phase Services)	\$ 124,500.00 <sup>(2)</sup>	\$ 15,000 <sup>(2)</sup>
2	Construction Contract Amount	\$ 663,116.25	\$ 409,227.12
3	Construction Contingencies (15%)	\$ 99,467.44	\$ 61,384.07
4	Construction Administration and Inspection	\$ 35,000.00	\$ 30,000.00
5	Total Required for 2 <sup>nd</sup> Deposit (Lines 2, 3, and 4)	\$ 797,583.69	\$ 500,611.19 <sup>(2)</sup>
6	Total Amount (Lines 1 and 5)	\$ 922,083.69	\$ 515,611.19
	Not to Exceed Amount <sup>(3)</sup>	\$ 2,000,000.00	
	Total Estimated Project Amount	\$ 1,437,694.88	
	<b>Total Amount (Not to Exceed Amount minus Total Estimated Project Amount)</b>	<b>\$ 562,305.12</b>	

## Notes:

1. This cost covers the fees associated with the design, preliminary design, design, and reimbursable expenses and bid phase services for the reference projects.
2. As of March 19, 2024, these items have been paid.
3. As outlined by the Economic Development Agreement, the escrow deposits of the Roadway Improvements and the Signal Improvements made by Home Depot are not to exceed this number. In the event additional funds are needed for this project the City will be responsible for such costs.

If you have any questions, please do not hesitate to ask.

Sincerely,

Chris Roznovsky, PE  
City Engineer

CVR/zlgt

Z:\00574 (City of Montgomery)\\_900 General Consultation\Legal\Agreements\Home Depot\HD Escrow Deposit Summary.docx

Attachments – Buffalo Springs Signal Improvement Escrow Fund Deposit Letter  
Buffalo Springs Roadway Improvement Bid Tabulation

Cc (via email): Mr. Gary Palmer – City of Montgomery, City Administrator  
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development  
Ms. Nici Browe – City of Montgomery, City Secretary  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



101 OLD PLANTERSVILLE ROAD, MONTGOMERY, TEXAS 77316  
Telephone: (936) 597-6434

January 25, 2024

Home Depot U.S.A., Inc.  
2455 Paces Ferry Rd.  
Attn: Wakesha Edwards  
Atlanta, GA 30339-4024

Re: Notice of the Required Signal Improvement Escrow Fund Deposit  
Buffalo Springs Drive & SH-105 Traffic Signal  
City of Montgomery, Texas

Ms. Edwards:

This letter is to inform you that the City Council awarded the construction contract for the referenced project at their January 23, 2024, meeting. The contract was awarded to Traf-Tex, Inc. based on their qualifications and low base bid price in the amount of \$408,122.12 and 150 Calendar days.

Per the Development agreement with the City of Montgomery (the "City") dated October 11, 2023 (the "Agreement"), you are responsible for depositing "...the amount of the Signal Improvement bid and, for contingency expenses, fifteen percent (15%) of the total amount of the Signal Improvement bid...". You are also responsible for depositing "...the amount for construction administration and inspection..." with the City.

These amounts are broken down as follows:

Bid Amount	\$ 408,122.12
15% Contingencies	\$ 61,218.32
Construction Administration and Inspection	\$ 37,000.00
<b>Total</b>	<b>\$ 506,340.44</b>

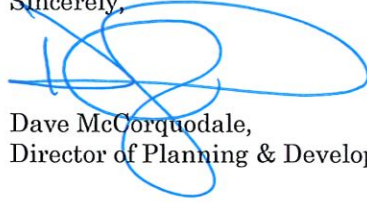
The enclosed memo further outlines the scope of engineering services to be provided, which was presented to the City Council at their September 12, 2023 meeting.

Please provide a deposit of \$506,340.44 by February 13, 2024 to fund the Signal Improvement Escrow Fund for the construction of the Buffalo Springs Drive & SH-105 Traffic Signal.

**Mayor**, Byron Sanford  
**Councilmembers:** Carol Langley; Casey Olson; Sara Countryman; Cheryl Fox; Stan Donaldson

If you have any questions, please do not hesitate to ask.

Sincerely,



Dave McCorquodale,  
Director of Planning & Development

CC: Home Depot U.S.A., Inc.  
2455 Paces Ferry Rd.  
Attn: Nick Harper, Senior Corporate Counsel  
Atlanta, GA 30339-4024



WARD, GETZ & ASSOCIATES, PLLC  
 TEXAS REGISTERED ENGINEERING FIRM F-9756  
 4526 Research Forest Dr, Suite 175  
 The Woodlands, TX 77381  
 713.789.1900

# Buffalo Springs Drive Roadway Reconstruction & Traffic Signal at Highway 105 W and Buffalo Springs Drive

## City of Montgomery

This proposal is submitted pursuant to and in accordance with that certain Professional Services Agreement dated May 25, 2021, by and between Ward, Getz & Associates, PLLC and the City of Montgomery (the "City").

WGA understands the City plans to reconstruct Buffalo Springs Drive from Highway 105 W to approximately 1100 LF North of the intersection of Highway 105 W and Buffalo Springs Drive.

### SCOPE OF WORK

- *Preliminary & Design Phase Services*
  - *WGA will create a preliminary layout and coordinate with the City for approval. This phase will include internal/ external project kickoff meetings and the establishment of the design and schedule.*
  - *WGA will develop drawings and specifications for the successful construction of the full roadway reconstruction along Buffalo Springs Drive.*
  - *Design changes initiated by the Client after the design is complete may result in a request for additional authorization.*
  - *WGA will develop contract documents for the signal installation at the intersection of Highway 105 W and Buffalo Springs Drive based on the engineered drawings and specifications to be provided by Texas Department of Transportation (TxDOT)*
- *Construction Administration*
  - *Coordinate advertising for bids, hold a pre-bid conference, answer questions from bidders, hold bid opening, prepare bid tabulation, and prepare recommendation of award. Signal and roadway reconstruction projects will be bid separately.*
  - *Prepare construction contracts and coordinate execution of the same for both signal and roadway reconstruction contracts.*
  - *Issue notices to proceed and hold pre-construction meetings.*
  - *Review of construction submittals and RFIs for both contracts.*
  - *Preparation of pay estimates, change orders, and other associated construction documents for both contracts.*
  - *General oversight and coordination of both construction contracts.*



WARD, GETZ & ASSOCIATES, PLLC  
 TEXAS REGISTERED ENGINEERING FIRM F-9756  
 4526 Research Forest Dr, Suite 175  
 The Woodlands, TX 77381  
 713.789.1900

- **Field Project Representation**
  - *Onsite inspection by a Field Project Representative for approximately 10 hours per week (including travel time) for the duration of the projected contract periods of performance (120 days).*
  - *Onsite inspection by the project team throughout the duration of the projects to attend periodic site visits, final walkthrough inspections, etc.*
  
- **Additional Services and Reimbursable Expenses**
  - *Includes construction staking, construction materials testing, advertising expenses, and other reimbursable expenses for both the signal and roadway reconstruction contracts.*
  - *Construction services over 20% of original contract periods of performance.*

**ENGINEERING COST**

The cost to perform the scope of services described above is as follows:

Preliminary & Design Phase (Roadway) -	\$75,000	(Lump Sum)
Preliminary & Design Phase (Signal Bid Package) -	\$7,500	(Lump Sum)
Bidding Expenses (Roadway) -	\$2,500	(Lump Sum)
Bidding Expenses (Signal) -	\$2,500	(Lump Sum)
Construction Administration (Roadway) -	\$15,000	(Time and Materials)
Construction Administration (Signal) -	\$12,000	(Time and Materials)
Field Project Representation (Roadway) -	\$20,000	(Time and Materials)
Field Project Representation (Signal) -	\$15,000	(Time and Materials)
Additional Services & Reimbursable Expenses -	\$25,000	(Time and Materials)
Surveying and Geotechnical Investigation-	\$27,000	(Time and Materials)

**WGA requests City Council’s authorization to proceed with the preparation of the design plans for the Buffalo Springs Drive Roadway Reconstruction on a lump sum and time and materials basis, as described above.**

**SCHEDULE**

Authorization to Proceed	1	calendar days*
Survey	45	calendar days
Design	90	calendar days
Bidding	30	calendar days
Contracts	30	calendar days
Construction	120	calendar days
<b>TOTAL DURATION</b>	<b>316</b>	<b>calendar days</b>

\*If approved, the effective start date is the following business day from the date of acceptance.



Buffalo Springs Drive Full Depth Reconstruction				
Prepared by: Ward Getz and Associates			Date: August 1, 2023	
SCOPE 2 - 8" CONCRETE ROADWAY; 1,100'				
DESCRIPTION	UNIT	QTY	UNIT COST	EXTENSION
<b>CONCRETE ROADWAY</b>				
PROOF ROLL SUBGRADE	HR	8	\$95.00	\$ 1,000.00
CEMENT TREAT SUBGRADE (NEW MATERIAL) (8")	SY	6200	\$4.00	\$ 25,000.00
CEMENT	TON	1400	\$150.00	\$ 210,000.00
CONCRETE PAVEMENT (REINF-CRCP) (8")	SY	6200	\$75.00	\$ 465,000.00
ROADWAY EXCAVATION	CY	4200	\$10.00	\$ 42,000.00
CONC CURB (TY II)	LF	250	\$8.00	\$ 2,000.00
BLADING (DITCH REGRADING)	STA	12	\$100.00	\$ 1,200.00
<b>SIGNING AND PAVEMENT MARKINGS</b>				
REFL PAV MRK TY II (W)6"(SLD)(100MIL)	LF	2500	\$1.00	\$ 2,500.00
REFL PAV MRK TY II (Y)6"(SLD)(100MIL)	LF	3600	\$1.00	\$ 3,600.00
REFL PAV MRK TY II (W) 24" (SLD)	LF	50	\$5.00	\$ 250.00
REFL PAV MRK TY II (W) (ARROW)	EA	10	\$65.00	\$ 650.00
REFL PAV MRK TY II (W) (WORD)	EA	4	\$75.00	\$ 300.00
SIGNING	LS	1	\$12,000.00	\$ 12,000.00
<b>TRAFFIC CONTROL PLAN</b>				
BARRIER	LF	150	\$60.00	\$ 9,000.00
BARRICADES, SIGNS AND TRAFFIC HANDLING	LS	1	\$2,500.00	\$ 2,500.00
<b>SW3P</b>				
SILT FENCE	LF	2200	\$2.50	\$ 5,500.00
ROCK FILTER DAMS	LF	200	\$40.00	\$ 8,000.00
EROSION CONTROL LOGS	LF	200	\$4.00	\$ 800.00
CONSTRUCTION EXITS	SY	200	\$35.00	\$ 7,000.00
<b>MISCELLANEOUS</b>				
MOBILIZATION, BONDS, AND INSURANCE	LS	1	\$50,000.00	\$ 50,000.00
IRRIGATION SYSTEM	LS	1	\$12,000.00	\$ 12,000.00
ELECTRICAL SLEEVES	LS	1	\$5,000.00	\$ 5,000.00
SITE RESTORATION	LS	1	\$10,000.00	\$ 10,000.00
<b>SIGNAL</b>				
SIGNAL	LS	1	\$350,000.00	\$ 350,000.00
CONTINGENCY	LS	20%		\$ 245,000.00
			<b>CONSTRUCTION SUB TOTAL</b>	<b>\$ 1,470,300</b>
<b>ENGINEERING, SURVEYING, TESTING, ETC.</b>				
DESIGN - SIGNAL BID PACKAGE				\$ 7,500.00
DESIGN - ROADWAY				\$ 75,000.00
BIDDING - SIGNAL				\$ 2,500.00
BIDDING - ROADWAY				\$ 2,500.00
ADDITIONAL SERVICES - UTILITY COORDINATION				\$ 10,000.00
CONSTRUCTION ADMIN - SIGNAL				\$ 12,000.00
CONSTRUCTION ADMIN - ROADWAY				\$ 15,000.00
INSPECTION - SIGNAL				\$ 15,000.00
INSPECTION - ROADWAY				\$ 20,000.00
SURVEYING (TOPO & STAKING)				\$ 13,000.00
GEOTECHNICAL INVESTIGATION				\$ 12,000.00
REIMBURSIBLES (TESTING, REPRODUCTION, ADVERTISING)				\$ 15,000.00
			<b>TOTAL</b>	<b>\$ 1,669,800</b>

BUFFALO SPRINGS DRIVE ROADWAY IMPROVEMENTS



FOR  
CITY OF MONTGOMERY  
PROJECT NO.: 00574-014-00  
DATE: 03/15/2024 @ 9:30 AM

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	1		2		3		4		5	
				Scythe Construction, L.L.C.		Roman Emperors Road, LLC		DVL Enterprises, LLC		Aranda Brothers Construction Co., Inc.		Environmental Allies, LLC	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
<b>BASE BID (STA. 0+00 TO STA. 9+00)</b>													
<b>UNIT A: MOBILIZATION</b>													
1	Move-in and start up including all permits, performance, payment and maintenance bonds for the City of Montgomery and TxDOT.	LS	1.00	\$22,750.00	\$22,750.00	\$40,000.00	\$40,000.00	\$50,000.00	\$50,000.00	\$60,000.00	\$60,000.00	\$19,500.00	\$19,500.00
2	Site restoration including sodding of disturbed area, as necessary, complete in place. Contractor to ensure growth of vegetation (sod) by whatever means necessary, including re-sodding, over-sodding or watering at no separate pay.	LS	1.00	\$32,000.00	\$32,000.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00	\$19,500.00	\$19,500.00
3	Furnish and install TCP (road closure and detour) signs, per plan, and as directed by engineer.	LS	1.00	\$1,406.00	\$1,406.00	\$20,000.00	\$20,000.00	\$5,000.00	\$5,000.00	\$8,500.00	\$8,500.00	\$3,500.00	\$3,500.00
<b>UNIT A: SUBTOTAL</b>				<b>\$56,156.00</b>		<b>\$65,000.00</b>		<b>\$65,000.00</b>		<b>\$83,500.00</b>		<b>\$42,500.00</b>	
<b>UNIT B: SITE PREPARATION &amp; DEMOLITION</b>													
1	Site Preparation of Public Right of Way: Removal and dispose of existing vegetation, rubbish, debris, organic matter, demolition/excavation of existing roadway and other objectionable material per the specifications (includes stripping existing topsoil; stockpiling topsoil; replacing topsoil over all disturbed areas unless otherwise instructed; chipping and hauling organic matter and disposed material offsite; and positive drainage for the entire site).	SY	5,523.00	\$0.50	\$2,761.50	\$4.00	\$22,092.00	\$9.00	\$49,707.00	\$5.00	\$27,615.00	\$5.00	\$27,615.00
2	Remove and dispose of existing 3" thick asphalt pavement. All material removed shall become the property of the Contractor and shall be disposed of offsite in a legal manner.	SY	4,111.00	\$2.75	\$11,305.25	\$10.00	\$41,110.00	\$7.00	\$28,777.00	\$25.00	\$102,775.00	\$13.00	\$53,443.00
3	Remove and dispose of existing concrete by saw cutting. All material removed shall become the property of the Contractor and shall be disposed of offsite in a legal manner.	LF	234.00	\$36.00	\$8,424.00	\$10.00	\$2,340.00	\$20.00	\$4,680.00	\$5.00	\$1,170.00	\$6.00	\$1,404.00
4	Restore existing gravel driveway and ten-inch (10") PVC pipe to original condition, as directed by the Engineer.	LS	1.00	\$3,275.00	\$3,275.00	\$12,000.00	\$12,000.00	\$5,000.00	\$5,000.00	\$6,500.00	\$6,500.00	\$2,600.00	\$2,600.00
5	Remove and dispose of existing drainage inlet top - cap and seal. All material removed shall become the property of the Contractor and shall be disposed of offsite in a legal manner.	EA	1.00	\$1,685.00	\$1,685.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$3,000.00	\$3,000.00	\$1,750.00	\$1,750.00
6	Construction Staking Allowance, Complete in Place. (Fix Item Total Amount of \$1,200.00)	LS	1.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
7	Broadcast Seeding of Disturbed Area, Complete in Place.	SY	2,775.00	\$0.75	\$2,081.25	\$2.00	\$5,550.00	\$1.00	\$2,775.00	\$0.50	\$1,387.50	\$0.50	\$1,387.50
<b>UNIT B: SUBTOTAL</b>				<b>\$30,732.00</b>		<b>\$86,292.00</b>		<b>\$94,139.00</b>		<b>\$143,647.50</b>		<b>\$89,399.50</b>	
<b>UNIT C: STORM WATER POLLUTION PLAN</b>													
1	Furnish, install, and maintain Storm Water Pollution Prevention Plan as directed in the plans for the duration of the project.	LS	1.00	\$4,400.00	\$4,400.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00	\$1,500.00	\$1,500.00
2	Placement of reinforced filter fabric fence, as per Stormwater Pollution Prevention Plan and as directed by the Engineer (including installation, maintenance, and removal after construction).	LF	1,531.00	\$4.25	\$6,506.75	\$5.00	\$7,655.00	\$3.00	\$4,593.00	\$4.00	\$6,124.00	\$2.00	\$3,062.00
3	Placement of filter dams per Stormwater Pollution Prevention Plan and as directed by the Engineer (including installation, maintenance, and removal after construction).	EA	4.00	\$1,350.00	\$5,400.00	\$2,000.00	\$8,000.00	\$750.00	\$3,000.00	\$550.00	\$2,200.00	\$750.00	\$3,000.00
4	Concrete wash out area, complete in place.	EA	1.00	\$1,100.00	\$1,100.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00	\$2,000.00	\$2,000.00

BUFFALO SPRINGS DRIVE ROADWAY IMPROVEMENTS

FOR

CITY OF MONTGOMERY

PROJECT NO.: 00574-014-00

DATE: 03/15/2024 @ 9:30 AM



ITEM NO.	DESCRIPTION	UNIT	QUANTITY	1		2		3		4		5	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
5	Placement of filter dams per Stormwater Pollution Prevention Plan and as directed by the Engineer (including installation, maintenance, and removal after construction).	EA	3.00	\$1,700.00	\$5,100.00	\$2,000.00	\$6,000.00	\$500.00	\$1,500.00	\$550.00	\$1,650.00	\$750.00	\$2,250.00
<b>UNIT C: SUBTOTAL</b>				<b>\$22,506.75</b>		<b>\$27,655.00</b>		<b>\$15,093.00</b>		<b>\$16,974.00</b>		<b>\$11,812.00</b>	
<b>UNIT D: ROADWAY</b>													
1	Eight inch (8") thick reinforced concrete pavement performed in accordance with the City of Montgomery Standard Specifications, DES. CONT., Proof roll subgrade.	SY	4,704.00	\$63.50	\$298,704.00	\$60.00	\$282,240.00	\$85.00	\$399,840.00	\$75.00	\$352,800.00	\$90.00	\$423,360.00
2	HMAC, Dense Graded Type "D" (3-Inch Thick) including tack coat, subgrade, complete in place.	SF	306.00	\$32.50	\$9,945.00	\$20.00	\$6,120.00	\$10.00	\$3,060.00	\$9.00	\$2,754.00	\$225.00	\$68,850.00
3	Eight inch (8") thick subgrade preparation performed in accordance with the City of Montgomery Standard Specifications, Complete in place.	SY	5,100.00	\$1.75	\$8,925.00	\$2.00	\$10,200.00	\$4.00	\$20,400.00	\$6.50	\$33,150.00	\$6.50	\$33,150.00
4	Eight inch (8") thick subgrade stabilization performed in accordance with the City of Montgomery Standard Specifications, "Lime Stabilized Subgrade". (70 lbs per SY)	TONS	179.00	\$475.00	\$85,025.00	\$400.00	\$71,600.00	\$350.00	\$62,650.00	\$330.00	\$59,070.00	\$311.00	\$55,669.00
5	Six-inch (6") yellow thermoplastic paint traffic stripes.	LF	1,121.00	\$3.50	\$3,923.50	\$3.00	\$3,363.00	\$2.00	\$2,242.00	\$3.00	\$3,363.00	\$2.00	\$2,242.00
6	Six-inch (6") white thermoplastic paint traffic stripes.	LF	2,090.00	\$2.00	\$4,180.00	\$3.00	\$6,270.00	\$2.00	\$4,180.00	\$2.00	\$4,180.00	\$2.00	\$4,180.00
7	Eight-inch (8") white thermoplastic paint traffic stripes.	LF	225.00	\$4.00	\$900.00	\$6.00	\$1,350.00	\$5.00	\$1,125.00	\$3.00	\$675.00	\$2.25	\$506.25
8	Twenty four-inch (24") wide solid white stop line.	LF	83.00	\$10.00	\$830.00	\$10.00	\$830.00	\$15.00	\$1,245.00	\$9.00	\$747.00	\$8.00	\$664.00
9	Twenty four-inch (24") yellow paint stripes	LF	835.00	\$10.00	\$8,350.00	\$8.00	\$6,680.00	\$15.00	\$12,525.00	\$9.00	\$7,515.00	\$8.00	\$6,680.00
10	Furnish and install street and stop signs, per plans.	EA	5.00	\$1,450.00	\$7,250.00	\$500.00	\$2,500.00	\$500.00	\$2,500.00	\$1,000.00	\$5,000.00	\$500.00	\$2,500.00
11	Pavement marking tabs (TYII-A-A, TYI-C)	LS	1.00	\$895.00	\$895.00	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00	\$900.00	\$900.00	\$500.00	\$500.00
12	Pavement marking (words, arrows, double arrows)	EA	5.00	\$340.00	\$1,700.00	\$200.00	\$1,000.00	\$300.00	\$1,500.00	\$300.00	\$1,500.00	\$350.00	\$1,750.00
13	Ditch regrading (both sides of roadway).	LF	900.00	\$5.00	\$4,500.00	\$5.00	\$4,500.00	\$10.00	\$9,000.00	\$15.00	\$13,500.00	\$5.50	\$4,950.00
14	Installation of four inch (4") SCH. 40 PVC Irrigation sleeve. Complete	LF	371.00	\$32.00	\$11,872.00	\$5.00	\$1,855.00	\$30.00	\$11,130.00	\$35.00	\$12,985.00	\$36.00	\$13,356.00
15	Type II six inch (6") (monolithic) concrete curb in accordance with TXDOT Standard Specifications. Item to include embankment fill for median.	LF	310.00	\$57.00	\$17,670.00	\$5.00	\$1,550.00	\$10.00	\$3,100.00	\$7.00	\$2,170.00	\$25.00	\$7,750.00
<b>UNIT D: SUBTOTAL</b>				<b>\$464,669.50</b>		<b>\$401,558.00</b>		<b>\$536,497.00</b>		<b>\$500,309.00</b>		<b>\$626,107.25</b>	
<b>TOTAL BASE BID</b>				<b>\$574,064.25</b>		<b>\$580,505.00</b>		<b>\$710,729.00</b>		<b>\$744,430.50</b>		<b>\$769,818.75</b>	

BUFFALO SPRINGS DRIVE ROADWAY IMPROVEMENTS



FOR  
CITY OF MONTGOMERY  
PROJECT NO.: 00574-014-00  
DATE: 03/15/2024 @ 9:30 AM

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	1		2		3		4		5	
				Scythe Construction, L.L.C.		Roman Emperors Road, LLC		DVL Enterprises, LLC		Aranda Brothers Construction Co., Inc.		Environmental Allies, LLC	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
<b>ALTERNATE NO. 1 (STA. 9+00 TO END)</b>													
<b>ALT- UNIT A: MOBILIZATION</b>													
1	Site restoration including sodding of disturbed area, as necessary, complete in place. Contractor to ensure growth of vegetation (sod) by whatever means necessary, including re-sodding, over-sodding or watering at no separate pay.	LS	1.00	\$3,750.00	\$3,750.00	\$20,000.00	\$20,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$19,933.91	\$19,933.91
<b>ALT- UNIT A: SUBTOTAL</b>				<b>\$3,750.00</b>		<b>\$20,000.00</b>		<b>\$5,000.00</b>		<b>\$5,000.00</b>		<b>\$19,933.91</b>	
<b>ALT- UNIT B: SITE PREPARATION &amp; DEMOLITION</b>													
1	Site Preparation of Public Right of Way: Removal and dispose of existng vegetation, rubbish, debris, organic matter, demolition/ excavation of existing roadway and other objectionable material per the specifications (includes stripping existing topsoil; stockpiling topsoil; replacing topsoil over all disturbed areas unless otherwise instructed; chipping and hauling organic matter and disposed material offsite; and positive drainage for the entire site).	SY	990.00	\$0.70	\$693.00	\$10.00	\$9,900.00	\$9.00	\$8,910.00	\$5.00	\$4,950.00	\$3.96	\$3,920.40
2	Remove and dispose of existng 3" thick asphalt pavement. All material removed shall become the property of the Contractor and shall be disposed of offsite in a legal manner.	SY	450.00	\$4.50	\$2,025.00	\$80.00	\$36,000.00	\$40.00	\$18,000.00	\$25.00	\$11,250.00	\$29.54	\$13,293.00
3	Broadcast Seeding of Disturbed Area, Complete in Place.	SY	800.00	\$2.00	\$1,600.00	\$5.00	\$4,000.00	\$1.00	\$800.00	\$0.80	\$640.00	\$0.26	\$208.00
<b>ALT- UNIT B: SUBTOTAL</b>				<b>\$4,318.00</b>		<b>\$49,900.00</b>		<b>\$27,710.00</b>		<b>\$16,840.00</b>		<b>\$17,421.40</b>	
<b>ALT- UNIT C: STORM WATER POLLUTION PLAN</b>													
1	Placement of reinforced filter fabric fence, as per Stormwater Pollution Prevention Plan and as directed by the Engineer (including installation, maintenance, and removal after construction).	LF	360.00	\$4.25	\$1,530.00	\$5.00	\$1,800.00	\$3.00	\$1,080.00	\$4.00	\$1,440.00	\$2.31	\$831.60
<b>ALT- UNIT C: SUBTOTAL</b>				<b>\$1,530.00</b>		<b>\$1,800.00</b>		<b>\$1,080.00</b>		<b>\$1,440.00</b>		<b>\$831.60</b>	
<b>ALT- UNIT D: ROADWAY</b>													
1	Eight inch (8") thick reinforced concrete pavement performed in accordance with the City of Montgomery Standard Specifications, DES. CONT., Proof roll subgrade.	SY	700.00	\$64.00	\$44,800.00	\$120.00	\$84,000.00	\$90.00	\$63,000.00	\$75.00	\$52,500.00	\$114.66	\$80,262.00
2	Eight inch (8") thick subgrade preparation performed in accordance with the City of Montgomery Standard Specifications, Complete in place.	SY	800.00	\$3.25	\$2,600.00	\$5.00	\$4,000.00	\$5.00	\$4,000.00	\$6.50	\$5,200.00	\$13.77	\$11,016.00
3	Eight inch (8") thick subgrade stabilization performed in accordance with the City of Montgomery Standard Specifications, "Lime Stabilized Subgrade". (70 lbs per SY)	TONS	28.00	\$1,100.00	\$30,800.00	\$400.00	\$11,200.00	\$350.00	\$9,800.00	\$330.00	\$9,240.00	\$401.28	\$11,235.84
4	Six-inch (6") yellow thermoplastic paint traffic stripes.	LF	300.00	\$1.65	\$495.00	\$5.00	\$1,500.00	\$2.00	\$600.00	\$2.00	\$600.00	\$3.13	\$939.00
5	Six-inch (6") white thermoplastic paint traffic stripes.	LF	300.00	\$1.65	\$495.00	\$5.00	\$1,500.00	\$2.00	\$600.00	\$2.00	\$600.00	\$3.13	\$939.00
6	Four-inch (4") (2-way) reflectorized yellow raised pavement markers (type II A-A).	EA	6.00	\$44.00	\$264.00	\$500.00	\$3,000.00	\$50.00	\$300.00	\$10.00	\$60.00	\$11.21	\$67.26
<b>ALT- UNIT D: SUBTOTAL</b>				<b>\$79,454.00</b>		<b>\$105,200.00</b>		<b>\$78,300.00</b>		<b>\$68,200.00</b>		<b>\$104,459.10</b>	
<b>TOTAL ALTERNATE NO. 1</b>				<b>\$89,052.00</b>		<b>\$176,900.00</b>		<b>\$112,090.00</b>		<b>\$91,480.00</b>		<b>\$142,646.01</b>	
<b>TOTAL BASE BID + ALTERNATE NO.1</b>				<b>\$663,116.25</b>		<b>\$757,405.00</b>		<b>\$822,819.00</b>		<b>\$835,910.50</b>		<b>\$912,464.76</b>	

Denotes mathematical error/discrepancy in calculation

Z:\00574 (City of Montgomery)\014 Buffalo Springs Drive\4.0 CONSTRUCTION\4.02 Bids & Bid Tab\Bid Summary & Bid Tab\Bid Tabulation.xlsx

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> March 26, 2024	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action on approval of construction plans for Redbird Meadows Phase 1A.

**Recommendation**

Staff recommends a motion to approve the construction plans for Redbird Meadows Phase 1A as submitted.

**Discussion**

The city engineer’s memo and supporting documents are attached.

<b>Approved By</b>		
Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 03/20/2024

# CONSTRUCTION PLANS FOR WATER, SANITARY SEWER AND DRAINAGE FACILITIES & PAVING AND APPURTENANCES TO SERVE

## REDBIRD MEADOWS PHASE 1A DEV. NO. 2006

### MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 215 CITY OF MONTGOMERY, TEXAS

**JOB. NO. 2980-0101**

**DATE: MARCH 2024**

NOTES

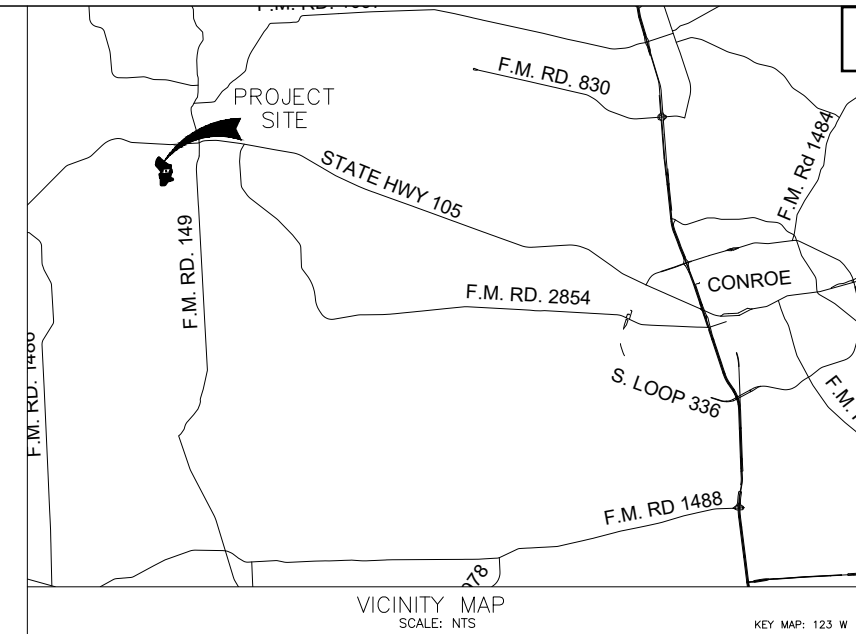
1. ALL STORM SEWER, OVERFLOW SWALES, OUTFALL DITCHES, CHANNELS AND BOX CULVERTS SHALL BE MAINTAINED BY MONTGOMERY COUNTY M.U.D. NO. 215.
2. THE MASTER DRAINAGE FOR THE REDBIRD DEVELOPMENT IS BEING DESIGNED BY LJA TO MEET OR EXCEED MINIMUM REQUIREMENTS OF CITY OF MONTGOMERY, TEXAS, AND MONTGOMERY COUNTY, TEXAS. ALL STORM SEWERS, NATURAL DRAINAGE COURSES, OR IMPROVED DRAINAGE CHANNELS HAVE ADEQUATE CAPACITY FOR THE FLOWS INDICATED IN THE DRAINAGE ANALYSIS. THE DRAINAGE DATA PRESENTED IN THESE PLANS CONFORMS TO THE LJA MASTER DRAINAGE PLAN AND ALL APPLICABLE CITY OF MONTGOMERY DRAINAGE REQUIREMENTS.

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK	
CITY OF MONTGOMERY, CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR	DATE

MONTGOMERY COUNTY FIRE MARSHALL	
Approved: _____ <span style="font-size: x-small;">Fire Marshall</span>	
Date: _____	

APPROVED FOR CONSTRUCTION

BY \_\_\_\_\_ DATE \_\_\_\_\_



SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES
3. DRAINAGE LAYOUT
- 3A. DRAINAGE LAYOUT CONT'D
4. PAVING AND SIDEWALK LAYOUT
- 4A. PAVING AND SIDEWALK LAYOUT CONT'D
5. STREET LIGHTS LAYOUT
- 5A. STREET LIGHTS LAYOUT CONT'D
6. DRAINAGE AREA MAP
- 6A. DRAINAGE AREA MAP CONT'D
7. 5YR STORM CALCS
- 7A. 5 YR STORM CALCS CONT'D
- 7B. 100YR CALCS
- 7C. 100 YR STORM CALCS CONT'D
8. STORM WATER POLLUTION PREVENTION PLAN
- 8A. STORM WATER POLLUTION PREVENTION PLAN CONT'D
9. CLEARING PLAN
- 9A. CLEARING PLAN CONT'D
10. LANDSCAPE PLAN
- 10A. LANDSCAPE PLAN CONT'D
11. WATER AND SANITARY LAYOUT
- 11A. WATER AND SANITARY LAYOUT CONT'D
12. EXISTING TOPOGRAPHY
13. OVERALL LAYOUT PONDS B1&B2
14. GRADING OVERALL LAYOUT
15. ROADSIDE STORM A AND B
16. KAMMERER DRIVE
17. LONE RANGER DRIVE (BEGIN TO STA. 11+00)
18. LONE RANGER DRIVE (11+00 TO END) & VIZSLA COURT
19. BASSET HOUND DRIVE (BEGIN TO STA. 13+00)
20. BASSET HOUND DRIVE (13+00 TO END)
21. GUNNER DRIVE & GUNNER COURT & KODA BEAR COURT
22. PLOTT HOUND DRIVE & BARBET COURT
23. PLOTT HOUND COURT & STORM OUTFALL 'A'
24. CATAHOUILA COURT
25. STORM OUTFALL B & STORM OUTFALL C
26. GEORGIA KELLER DRIVE
27. BRITTANY WAY (BEGIN TO STA. 7+00)
28. BRITTANY WAY (STA. 7+00 TO END)
29. BRITTANY COURT & CHESAPEAKE COURT & OFFSITE SAN. A
30. STORM OUTFALL D & E & OFFSITE SANITARY B
31. POND B1 & POND B2
32. OFFSITE SANITARY C
33. OFFSITE SANITARY D (BEGIN TO 14+00)
34. OFFSITE SANITARY E (STA. 14+00 TO 23+00)
35. OFFSITE SANITARY F (STA 23+00 TO END)
36. PAVING DETAILS
37. PAVING DETAILS II
38. PAVING DETAILS III
39. SANITARY DETAILS I
40. SANITARY DETAILS II
41. WATER DETAILS I
42. WATER DETAILS II
43. WATER DETAILS III
44. DRAINAGE DETAILS I
45. DRAINAGE DETAILS II
46. DRAINAGE DETAILS III
47. STORM WATER POLLUTION PREVENTION PLAN DETAILS



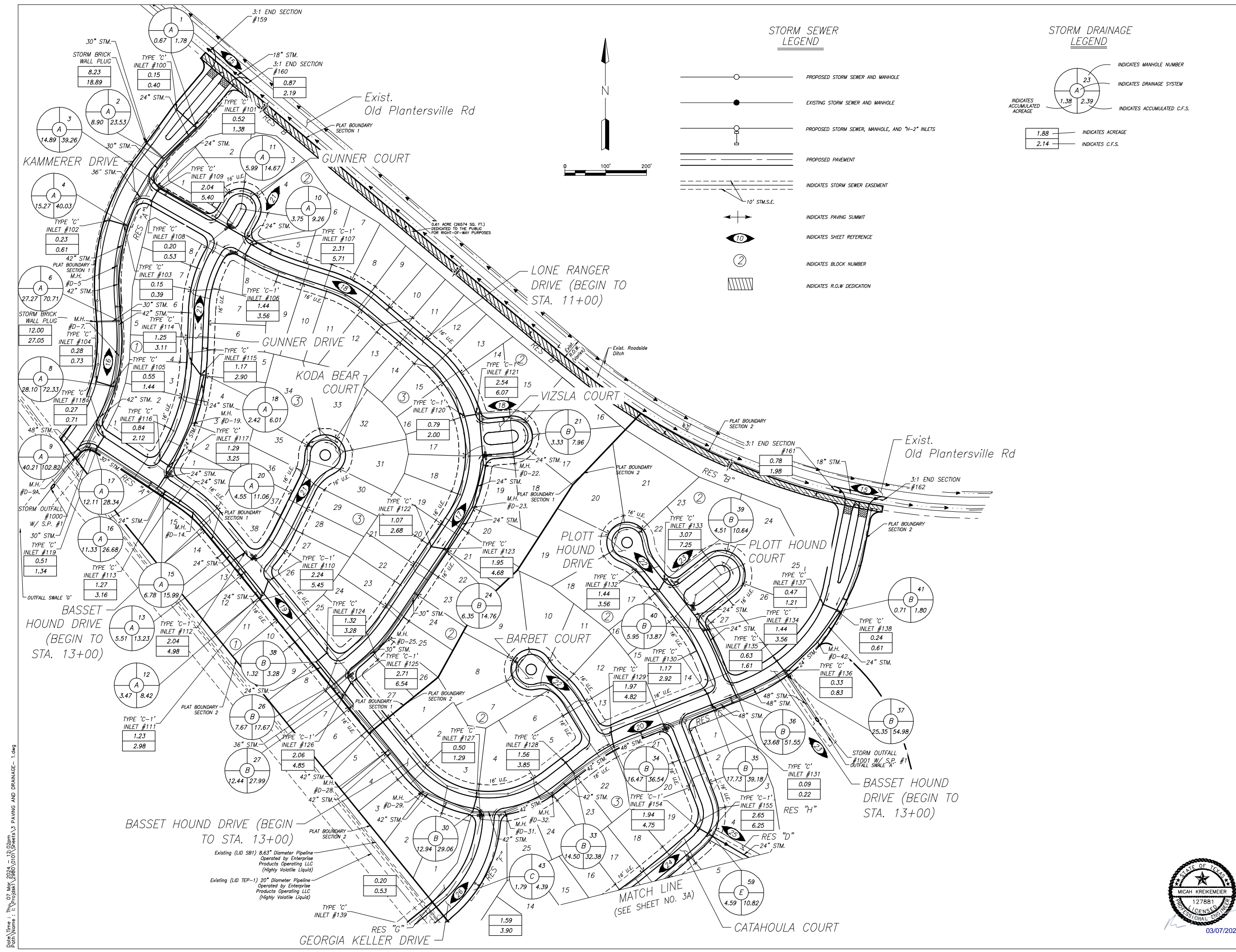
**ENGINEER:  
LJA Engineering, Inc.**

3600 W Sam Houston Parkway S  
Suite 600  
Houston, Texas 77042

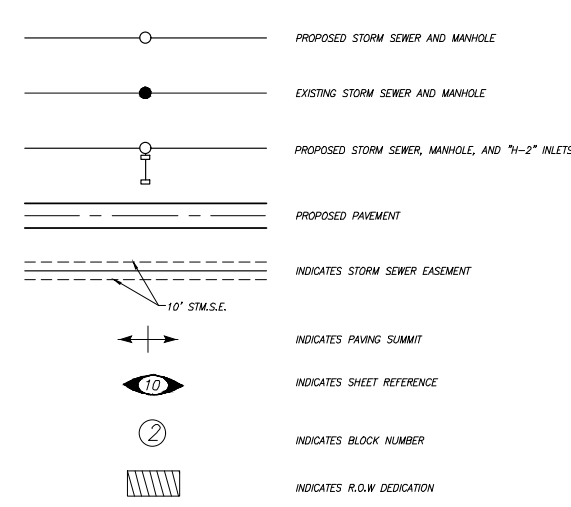
Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386

**REDBIRD DEVELOPMENT, LLC**

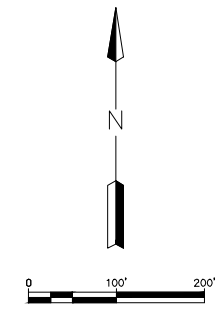
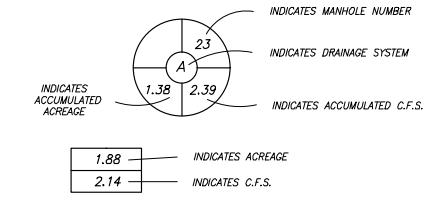




**STORM SEWER LEGEND**



**STORM DRAINAGE LEGEND**



**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS. NAVD 88.  
 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 3,502,367.4350 Y = 255,445.6670

100YR. W.S.E. = 299.04' AT OUTFALL #1000  
 100YR. W.S.E. = 305.61' AT OUTFALL #1001  
 100YR. W.S.E. = 279.14' AT OUTFALL #1002  
 100YR. W.S.E. = 279.68' AT OUTFALL #1003  
 100YR. W.S.E. = 297.86' AT OUTFALL #1004  
 100YR. W.S.E. = 297.42' AT OUTFALL #1005

FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
  - 2) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - 3) PAVING CONTRACTOR SHALL TAKE EXTREME CAUTION IN SUBGRADE MANIPULATION IN THIS AREA. STORM SEWER PIPE IS IN OR WITHIN 6" OF SUBGRADE.
  - 4) CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
  - 5) CEMENT STABILIZED SAND FOR BACKFILL CROSSING ALL PAVEMENT SHALL BE INCIDENTAL.
  - 6) ALL STORM SEWER TO BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 215.
  - 7) ALL MANHOLE RIM ELEVATIONS WILL NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND.
  - 8) IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.
  - 9) ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB
  - 10) SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB

DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER  
 SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

**DRAINAGE LAYOUT**

**LJA Engineering, Inc.**

3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386

LJA PROJECT NO.: 2980-0101

DRAWN: T.C.M./D.D. DESIGN: S.G./M.B. DATE: FEB.2024

SCALE: 1" = 100'

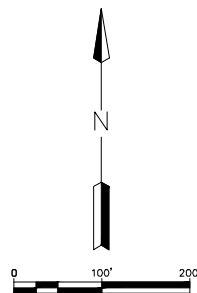
03/07/2024

SHEET NO. 3 OF 47

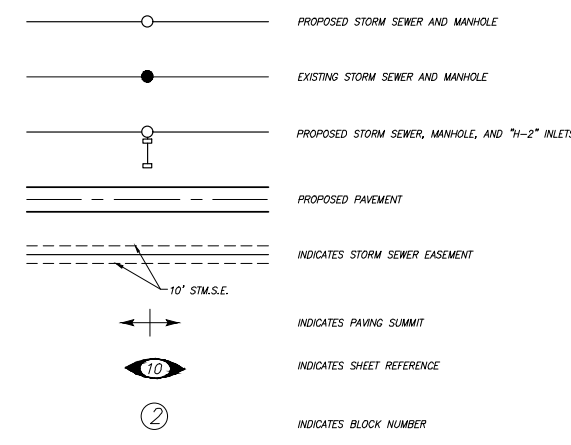
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REDBIRD MEADOWS PHASE 1A - 2980-0101

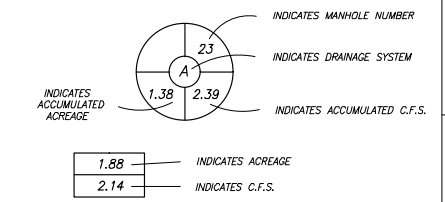




**STORM SEWER LEGEND**

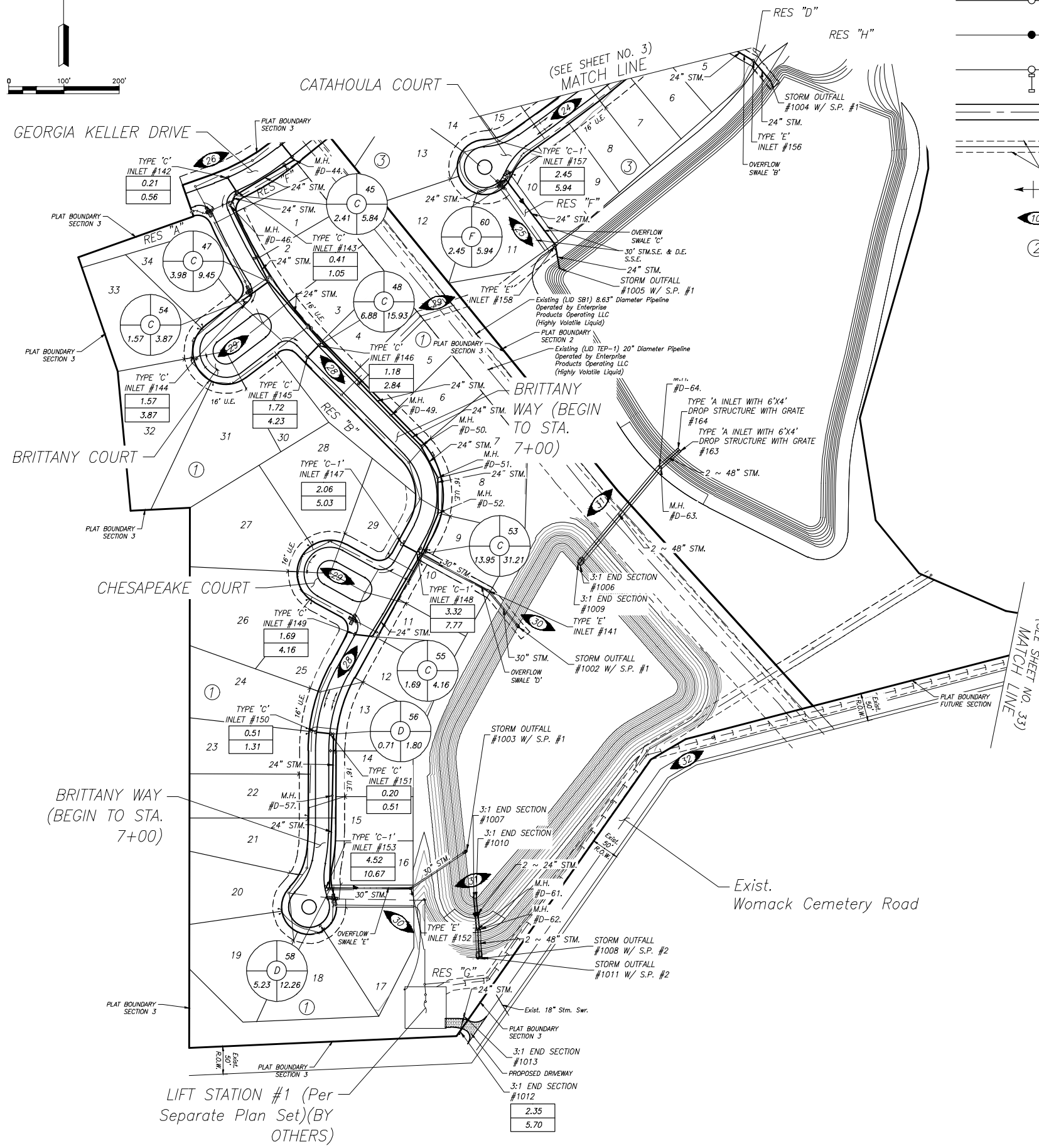


**STORM DRAINAGE LEGEND**



**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS. NAVD 88.  
 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
 100YR. W.S.E. = 299.04' AT OUTFALL #1000  
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 100YR. W.S.E. = 297.42' AT OUTFALL #1005  
 FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
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  - 3) PAVING CONTRACTOR SHALL TAKE EXTREME CAUTION IN SUBGRADE MANIPULATION IN THIS AREA. STORM SEWER PIPE IS IN OR WITHIN 6" OF SUBGRADE.
  - 4) CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
  - 5) CEMENT STABILIZED SAND FOR BACKFILL CROSSING ALL PAVEMENT SHALL BE INCIDENTAL.
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Date/Time : Thu, 07 Mar 2024 - 12:04pm  
 Path Name : I:\Projects\2980\0101\Sheets\A\_PAVING AND DRAINAGE CONT'D.dwg

LIFT STATION #1 (Per Separate Plan Set)(BY OTHERS)

DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY MUNICIPAL UTILITY DISTRICT NO. 215

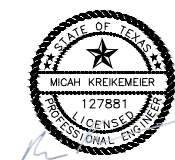
REDBIRD MEADOWS PHASE 1A

DRAINAGE LAYOUT CONT'D

**LJA Engineering, Inc.**

3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386

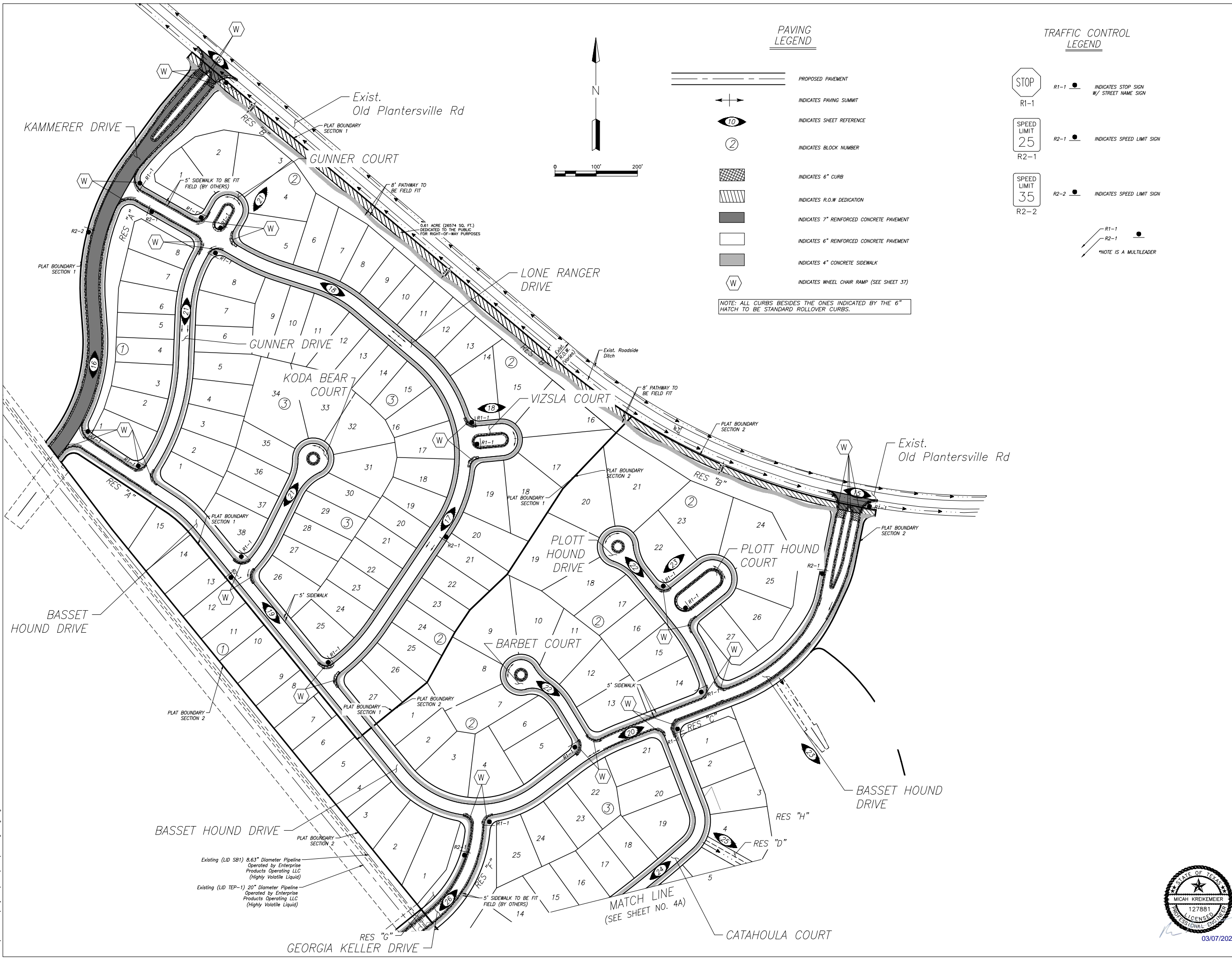
LJA PROJECT NO.: 2980-0101



DRAWN: T.C.M./D.D. DESIGN: S.G./M.B. DATE: FEB. 2024

SCALE: 1" = 100'

03/07/2024



**PAVING LEGEND**

- PROPOSED PAVEMENT
- INDICATES PAVING SUMMIT
- INDICATES SHEET REFERENCE
- INDICATES BLOCK NUMBER
- INDICATES 6" CURB
- INDICATES R.O.W DEDICATION
- INDICATES 7" REINFORCED CONCRETE PAVEMENT
- INDICATES 6" REINFORCED CONCRETE PAVEMENT
- INDICATES 4" CONCRETE SIDEWALK
- INDICATES WHEEL CHAIR RAMP (SEE SHEET 37)

NOTE: ALL CURBS BESIDES THE ONES INDICATED BY THE 6" HATCH TO BE STANDARD ROLLOVER CURBS.

**TRAFFIC CONTROL LEGEND**

- STOP  
R1-1 INDICATES STOP SIGN W/ STREET NAME SIGN
- SPEED LIMIT 25  
R2-1 INDICATES SPEED LIMIT SIGN
- SPEED LIMIT 35  
R2-2 INDICATES SPEED LIMIT SIGN
- R1-1  
R2-1  
NOTE IS A MULTILEADER

**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS. NAVD 88.  
 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
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 100YR. W.S.E. = 297.86' AT OUTFALL #1004  
 100YR. W.S.E. = 297.42' AT OUTFALL #1005  
 FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
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CITY OF MONTGOMERY, CITY ENGINEER  
 SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

**PAVING AND SIDEWALK LAYOUT**

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386

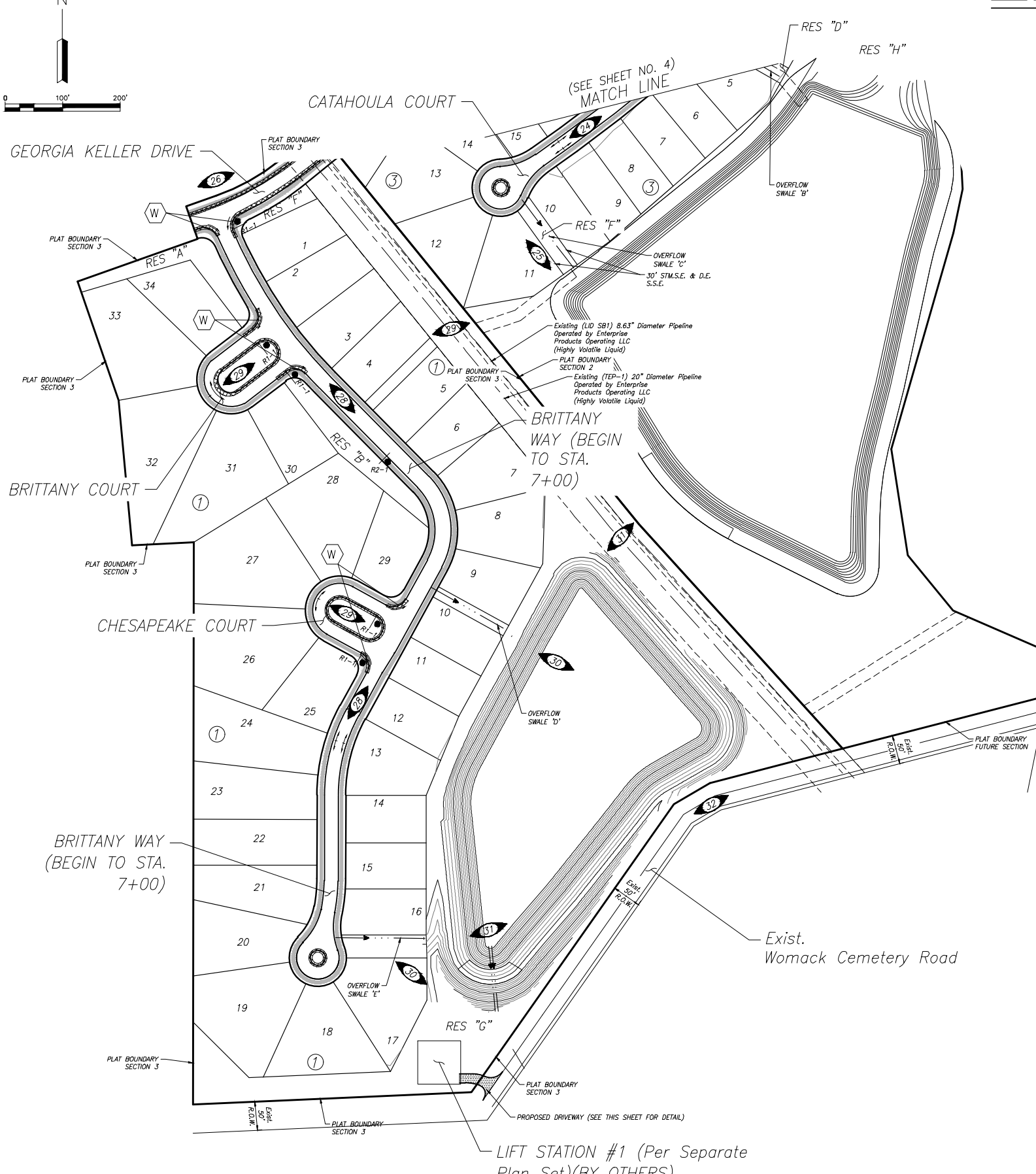
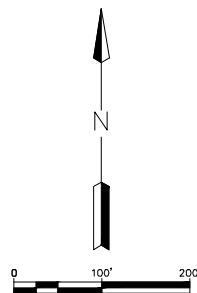
LJA PROJECT NO.: 2980-0101



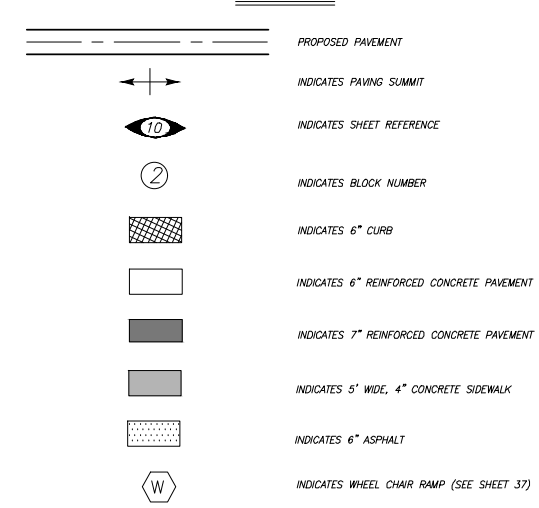
DRAWN: T.C.M/D.D. DESIGN: S.G.M/B. DATE: FEB. 2024  
 SCALE: 1" = 100'  
 SHEET NO. 4 OF 47

Date/Time : Wed, 06 Mar 2024 3:47pm  
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REDBIRD MEADOWS PHASE 1A - 2980-0101

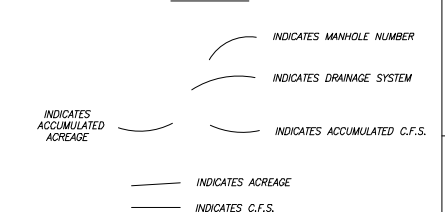


**STORM SEWER LEGEND**

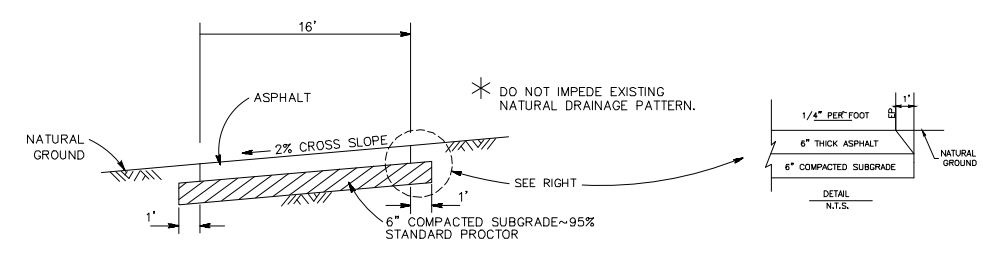
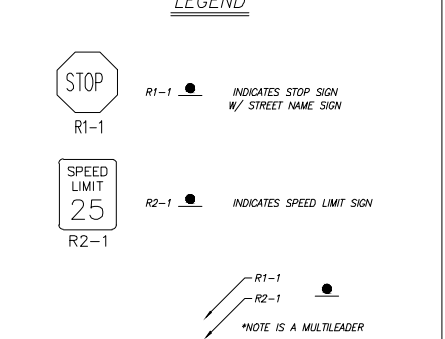


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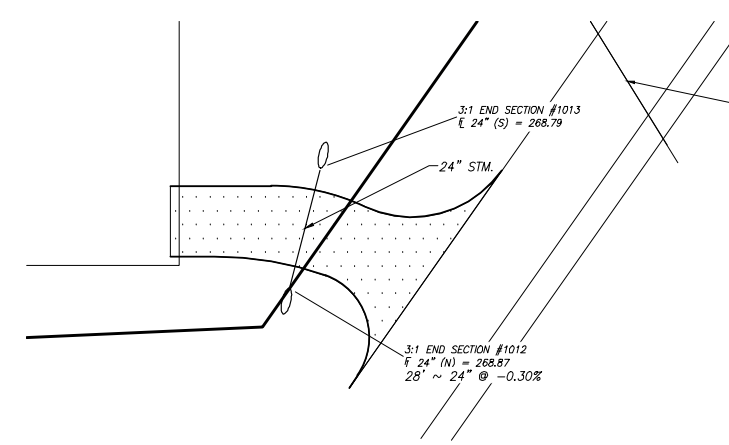
**STORM DRAINAGE LEGEND**



**TRAFFIC CONTROL LEGEND**



TYP. SECTION PROP. DRIVEWAY



PROP. DRIVEWAY PLAN VIEW DETAIL  
SCALE: 1"=20'

**BENCHMARK:**  
ALL ELEVATIONS SET TO NGS. NAVD 88.  
MONUMENT DESIGNATION ELEV. 190.963  
BRASS DISC SET IN CONCRETE LOCATED BY  
COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
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100YR. W.S.E. = 297.42' AT OUTFALL #1005  
FIRM PANEL NO. 48339C0200G & 48339C0350G  
EFFECTIVE DATE: AUGUST 18, 2014  
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CITY OF MONTGOMERY, CITY ENGINEER  
SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY  
MUNICIPAL UTILITY  
DISTRICT NO. 215

REDBIRD MEADOWS  
PHASE 1A

**PAVING AND SIDEWALK LAYOUT CONT'D**

**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042 FRN - F-1386

LJA PROJECT NO.: 2980-0101

DRAWN: T.C.M./D.D. DESIGN: S.G./M.B. DATE: FEB. 2024

SCALE: 1" = 100'

SHEET NO. 4A OF 47

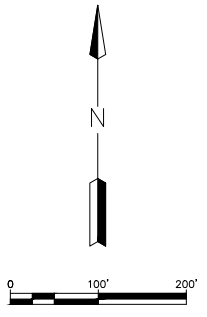


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REDBIRD MEADOWS PHASE 1A - 2980-0101



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 FIRM PANEL NO. 48339C0200G & 48339C0350G  
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**TRAFFIC CONTROL LEGEND**

⊙ INDICATES STREET LIGHT LOCATION (APPROXIMATE 300' INTERVALS)

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CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 SIGNATURE VALID FOR ONE (1) YEAR

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

**STREET LIGHTS LAYOUT**

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386



LJA PROJECT NO.: 2980-0101

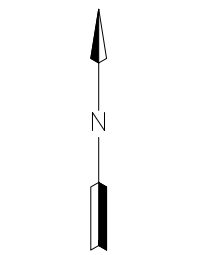
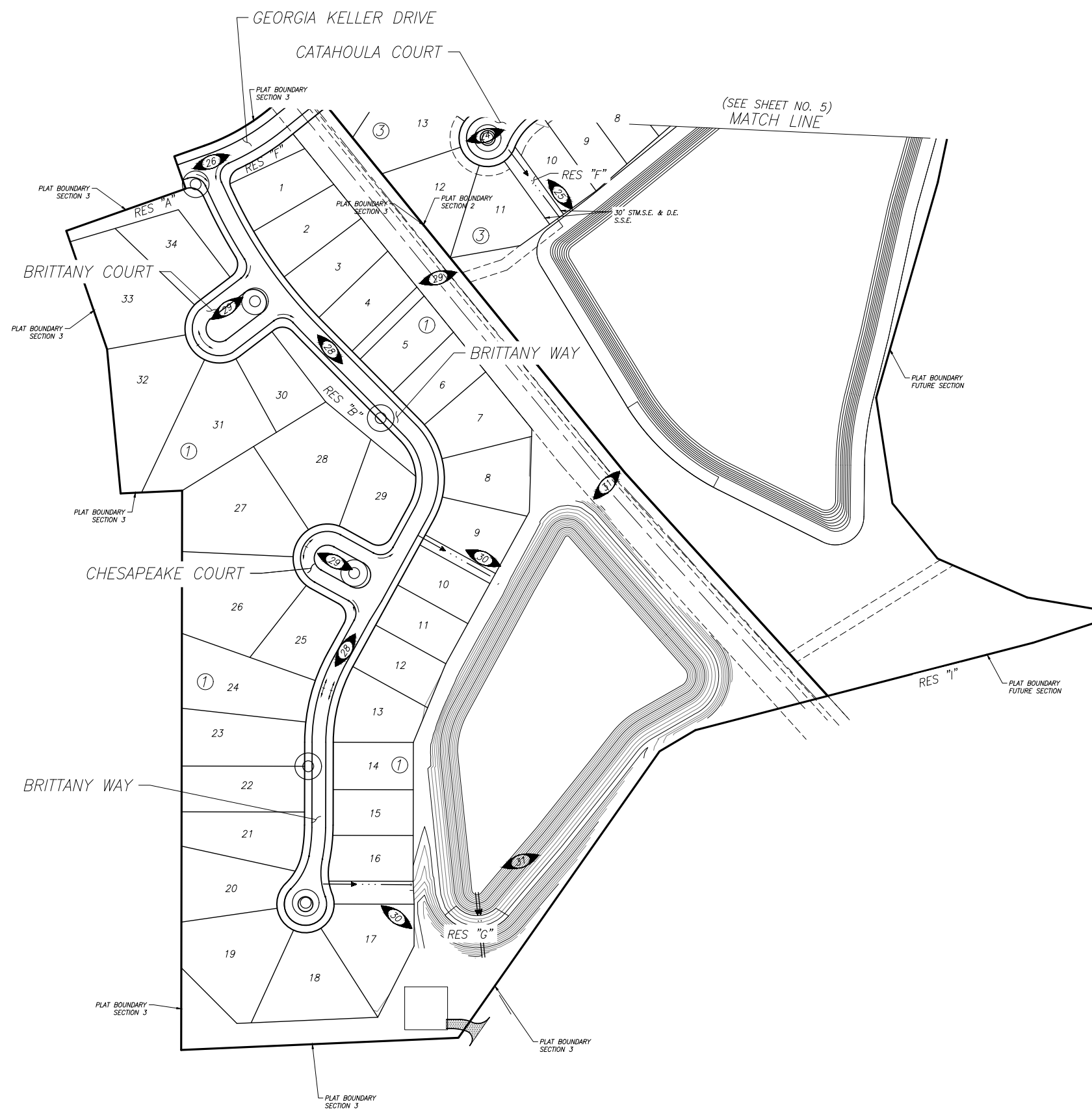
DRAWN: T.C.M/D.D. DESIGN: S.G.M.B. DATE: FEB. 2024

SCALE: 1" = 100'

Date/Time : Wed, 06 Mar 2024 3:47pm  
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REDBIRD MEADOWS PHASE 1A - 2980-0101

Date/Time : Wed, 06 Mar 2024 3:48pm  
 Path Name : I:\Projects\2980\0101\Sheets\STREET LIGHTS 3.dwg



TRAFFIC CONTROL  
 LEGEND  
 ○ INDICATES STREET LIGHT LOCATION  
 (APPROXIMATE 300' INTERVALS)

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 MONUMENT DESIGNATION ELEV. 190.963  
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 FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
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 CITY OF MONTGOMERY, CITY ENGINEER DATE  
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CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

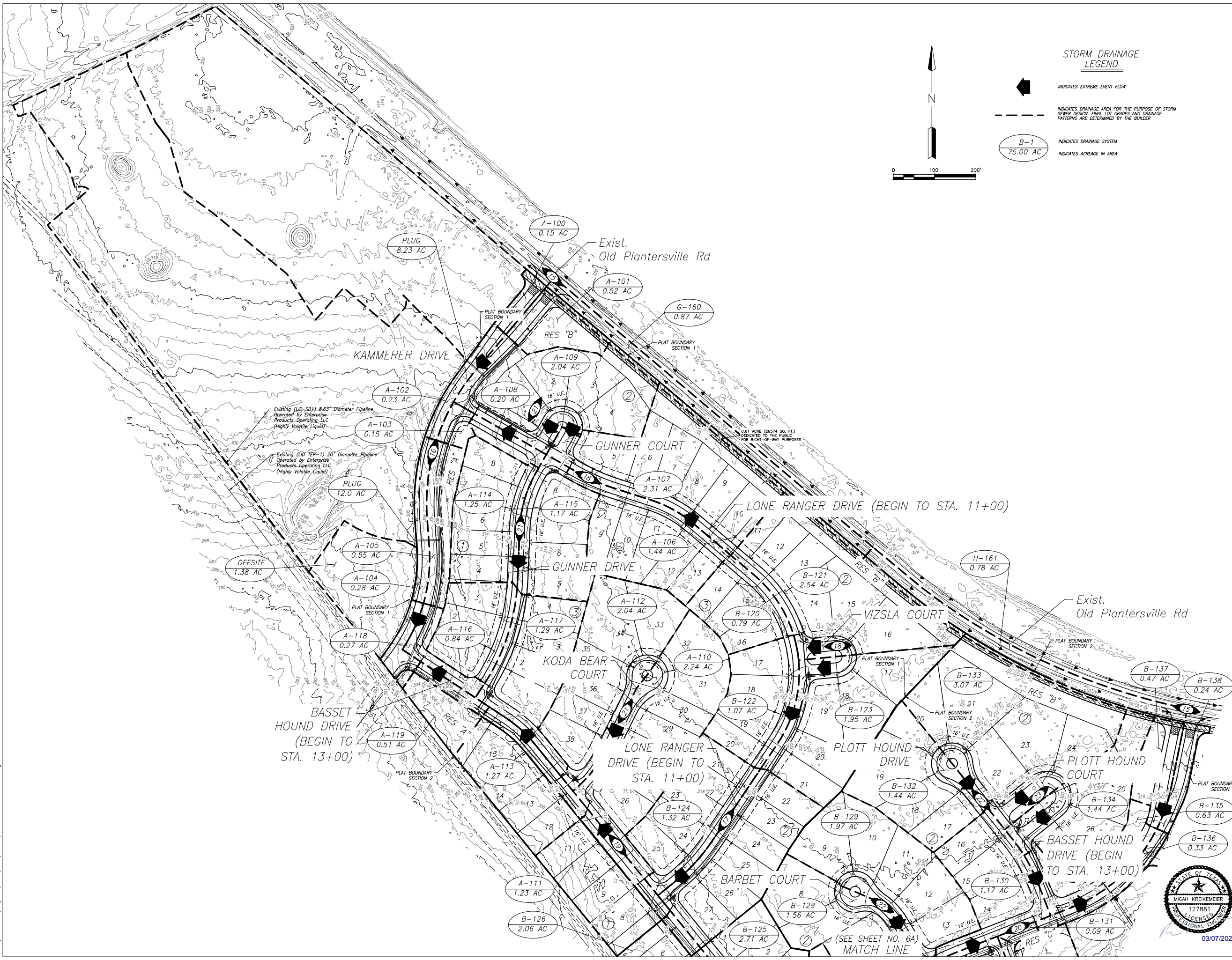
**STREET LIGHT  
 LAYOUT**

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
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 Houston, Texas 77042 FRN - F-1386



LJA PROJECT NO.: 2980-0101  
 DRAWN: T.C.M/D.D. DESIGN: S.G.M.B. DATE: FEB.2024  
 SCALE: 1" = 100'

REDBIRD MEADOWS PHASE 1A - 2980-0101



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FIRM PANEL NO. 48339C0200G & 48339C0350G  
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CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER  
 SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

**DRAINAGE AREA MAP**

**LJA Engineering, Inc.**

3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386

LJA PROJECT NO.: 2980-0101

DRAWN: T.C.M/D.D. DESIGN: S.G.M/B. DATE: FEB. 2024

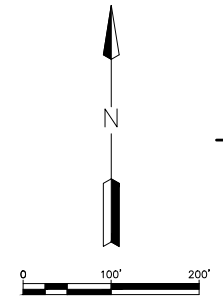
SCALE: 1" = 100'



Date/Time : Wed, 06 Mar 2024 3:48pm  
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REDBIRD MEADOWS PHASE 1A - 2980-0101

Date: Thu, 07 Mar 2024 2:49pm  
 Path: I:\Projects\2980\0101\Sheets\4A\_DRAINAGE AREA MAP CONT'D.dwg



**STORM DRAINAGE LEGEND**

- INDICATES EXTREME EVENT FLOW
- INDICATES DRAINAGE AREA FOR THE PURPOSE OF STORM SEWER DESIGN. FINAL LOT GRADES AND DRAINAGE PATTERNS ARE DETERMINED BY THE BUILDER.
- INDICATES DRAINAGE SYSTEM
- INDICATES ACREAGE IN AREA

**BENCHMARK:**  
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CITY OF MONTGOMERY MUNICIPAL UTILITY DISTRICT NO. 215

REDBIRD MEADOWS PHASE 1A

**DRAINAGE AREA MAP CONT'D**

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
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 Houston, Texas 77042 FRN - F-1386



LJA PROJECT NO.: 2980-0101  
 DRAWN: T.C.M/D.D. DESIGN: S.G.M/B. DATE: FEB. 2024  
 SCALE: 1" = 100'

REDBIRD MEADOWS PHASE 1A  
 JOB NO: 2980-0101  
 DATE: 10/16/2022  
 BY: T.C.M.  
 DATE REVISED:

Storm Frequency: C.O.M. 5 yr.  
 b = 54.69  
 d = 8.34  
 e = 0.7051

BENCHMARK:  
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FIRM PANEL NO. 48339C02000 & 48339C03500  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

- NOTES:
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
  - 2) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - 3) PAVING CONTRACTOR SHALL TAKE EXTREME CAUTION IN SUBGRADE MANIPULATION IN THIS AREA. STORM SEWER PIPE IS IN OR WITHIN 6" OF SUBGRADE.
  - 4) CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
  - 5) CEMENT STABILIZED SAND FOR BACKFILL CROSSING ALL PAVEMENT SHALL BE INCIDENTAL.
  - 6) ALL STORM SEWER TO BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 215.
  - 7) ALL MANHOLE RIM ELEVATIONS WILL NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND.
  - 8) IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.
  - 9) ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB
  - 10) SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB

5 YEAR FREQUENCY SYSTEM A

Area	MANHOLES INLETS from	MANHOLES INLETS to	Area ac.	Total Area ac.	ic min.	Frequency Factor	C	Intensity in./hr.	Q c.f.s.	Additional Q c.f.s.	Total Q c.f.s.	Q Pass c.f.s.	Reach ft.	LINE size in.	slope %	n	DESIGN Q c.f.s.	V f.p.s.	Actual V f.p.s.	Friction Loss ft.	Minor Loss ft.	FLOWLINES		Line Size ft.	HYDR. GRAD.		TC&G	
																						upstrm. elev.	dnstrm. elev.		upstrm. elev.	dnstrm. elev.		
A-100	100	101	0.15	0.15	22.15	1.00	0.55	4.86	0.40	0.00	0.40	0.00	26	24	0.36%	0.013	13.49	4.3	0.1	0.20	0.00	311.25	311.15	2.0	313.35	313.15	0.25	315.76
A-101	101	1	0.52	0.67	22.38	1.00	0.55	4.83	1.36	0.00	1.78	0.00	9	24	1.25%	0.013	25.26	8.1	0.6	0.10	0.00	311.15	311.06	2.0	313.15	313.05	1.25	315.76
A-102	102	2	0.60	0.67	22.39	1.00	0.55	4.83	0.06	0.00	1.78	0.00	110	24	1.25%	0.013	25.30	8.1	0.6	0.32	0.00	308.20	308.83	2.0	310.20	308.93	1.25	315.76
A-103	103	3	0.00	8.90	22.62	1.00	0.55	4.81	0.00	0.00	23.53	0.00	30	30	0.81%	0.013	38.62	7.5	4.8	0.47	0.00	309.00	304.53	2.5	307.50	307.93	0.25	312.32
A-104	104	4	0.00	14.89	22.89	1.00	0.55	4.78	0.00	0.00	39.13	0.00	61	38	0.85%	0.013	61.58	8.7	5.5	0.52	0.00	303.40	302.88	3.0	305.85	305.38	0.85	307.84
A-105	105	5	0.00	15.27	23.01	1.00	0.55	4.77	0.00	0.00	40.03	0.00	103	42	0.60%	0.013	78.25	8.1	4.2	0.62	0.00	302.35	301.73	3.5	305.85	305.23	0.60	307.84
A-106	106	6	0.00	15.27	23.32	1.00	0.55	4.74	0.00	0.00	39.84	0.00	135	42	0.60%	0.013	77.96	8.1	4.1	0.62	0.00	301.73	300.92	3.5	305.23	304.47	0.60	307.46
A-107	107	7	0.00	27.27	23.49	1.00	0.55	4.71	0.00	0.00	70.71	0.00	83	42	0.60%	0.013	78.09	8.1	7.3	0.50	0.00	300.92	300.42	3.5	304.42	303.92	0.60	307.00
A-108	108	8	0.00	27.27	23.66	1.00	0.55	4.70	0.00	0.00	70.44	0.00	78	42	0.60%	0.013	78.10	8.1	7.3	0.47	0.00	300.42	299.95	3.5	303.92	303.45	0.60	306.71
A-109	109	9	0.00	28.15	23.82	1.00	0.55	4.68	0.00	0.00	72.33	0.00	152	48	0.80%	0.013	111.15	8.8	5.8	0.96	0.00	298.95	297.98	4.0	302.95	301.98	0.50	306.44
A-110	110	9A	0.00	40.21	24.13	1.00	0.55	4.55	0.00	0.00	102.82	0.00	35	48	0.60%	0.013	111.27	8.0	8.2	0.21	0.00	297.98	297.77	4.0	301.98	301.77	0.60	304.44
A-111	111	9A	0.00	40.21	24.20	1.00	0.55	4.54	0.00	0.00	102.67	0.00	99	48	0.58%	0.013	109.26	8.7	8.2	0.57	0.00	297.77	297.20	4.0	301.77	301.20	0.58	304.13
STM	PLUG	2	8.23	8.23	29.46	1.00	0.55	4.17	18.89	0.00	18.89	0.00	65	30	0.60%	0.013	31.98	6.5	3.8	0.39	0.00	305.39	305.00	2.5	307.89	307.50	0.60	312.18
A-102	102	103	0.23	0.23	22.72	1.00	0.55	4.80	0.61	0.00	0.61	0.00	38	24	0.55%	0.013	16.78	5.3	0.2	0.20	0.00	303.30	303.13	2.0	306.15	305.95	0.55	307.84
A-103	103	4	0.15	0.38	22.83	1.00	0.55	4.78	0.36	0.00	0.36	0.00	8	24	1.25%	0.013	25.25	8.1	0.3	0.10	0.00	303.13	303.03	2.0	305.95	305.85	1.25	307.84
STM	PLUG	8	12.00	12.00	30.49	1.00	0.55	4.10	27.05	0.00	27.05	0.00	60	30	0.60%	0.013	31.88	6.5	5.5	0.36	0.00	301.98	301.22	2.5	304.78	304.42	0.55	306.87
A-104	104	105	0.28	0.28	22.99	1.00	0.55	4.77	0.73	0.00	0.73	0.00	36	24	0.58%	0.013	16.85	5.4	0.2	0.20	0.00	301.57	301.37	2.0	303.57	303.37	0.56	306.44
A-105	105	8	0.35	0.83	23.10	1.00	0.55	4.76	1.44	0.00	1.44	0.00	8	24	1.25%	0.013	25.29	8.1	0.7	0.10	0.00	301.37	301.27	2.0	303.37	303.27	1.25	306.44
A-106	106	107	1.44	1.44	25.65	1.00	0.55	4.50	3.56	0.00	3.56	0.00	28	24	0.71%	0.013	19.12	6.1	1.1	0.20	0.00	313.50	312.30	2.0	314.50	314.30	0.71	316.18
A-107	107	10	2.31	3.75	25.74	1.00	0.55	4.49	5.71	0.00	5.71	0.00	9	24	1.25%	0.013	25.26	8.1	2.9	0.10	0.00	312.30	312.20	2.0	314.30	314.20	1.25	316.18
A-108	108	11	0.00	3.75	25.75	1.00	0.55	4.49	0.00	0.00	3.75	0.00	254	24	2.07%	0.013	52.54	10.4	2.9	5.44	0.00	316.50	305.03	2.0	312.62	307.38	2.06	318.95
A-109	109	5	0.00	5.98	28.18	1.00	0.55	4.45	0.00	0.00	14.67	0.00	3	24	1.90%	0.013	27.95	8.8	4.7	0.46	0.00	309.02	304.56	2.0	307.38	306.92	1.49	310.42
A-109	109	109	0.20	0.20	22.53	1.00	0.55	4.82	0.53	0.00	0.53	0.00	28	24	0.71%	0.013	19.12	6.1	0.2	0.20	0.00	309.30	309.10	2.0	307.88	307.68	0.71	309.88
A-109	109	21	2.04	2.24	22.81	1.00	0.55	4.81	5.40	0.00	5.40	0.00	8	24	1.25%	0.013	25.29	8.1	1.9	0.10	0.00	309.10	309.00	2.0	307.68	307.38	1.24	309.88
A-110	110	111	2.34	2.24	28.53	1.00	0.55	4.42	5.45	0.00	5.45	0.00	36	24	0.58%	0.013	16.97	5.4	1.7	0.20	0.00	308.54	308.34	2.0	308.54	308.34	0.58	311.05
A-111	111	12	1.23	3.47	26.64	1.00	0.55	4.41	2.98	0.00	8.42	0.00	8	24	1.25%	0.013	25.29	8.1	2.7	0.10	0.00	308.34	308.24	2.0	308.34	308.24	1.25	311.05
A-112	112	13	0.00	3.47	26.65	1.00	0.55	4.41	0.00	0.00	8.42	0.00	110	24	1.25%	0.013	25.29	8.1	2.7	0.28	0.00	308.24	308.04	2.0	308.24	307.95	0.25	311.12
A-113	113	14	0.00	5.51	27.16	1.00	0.55	4.37	0.00	0.00	13.23	0.00	153	24	0.35%	0.013	13.44	4.3	4.2	0.54	0.00	305.95	305.41	2.0	307.95	307.41	0.35	310.80
A-114	114	15	0.00	5.51	27.75	1.00	0.55	4.31	0.00	0.00	13.08	0.00	86	24	0.35%	0.013	13.38	4.3	4.2	0.30	0.00	305.41	305.11	2.0	307.41	307.11	0.35	310.30
A-115	115	16	0.00	6.78	28.09	1.00	0.55	4.29	0.00	0.00	15.99	0.00	20	24	0.55%	0.013	16.75	5.3	5.1	0.11	0.00	305.11	305.00	2.0	307.11	307.00	0.55	308.91
A-116	116	17	0.00	11.31	28.15	1.00	0.55	4.28	0.00	0.00	26.68	0.00	178	30	1.23%	0.013	45.51	9.3	5.4	0.18	0.00	302.64	302.45	2.5	305.14	302.95	1.33	309.54
A-117	117	8	0.00	12.11	28.47	1.00	0.55	4.26	0.00	0.00	28.34	0.00	25	30	1.17%	0.013	44.35	9.0	5.8	0.28	0.00	299.77	299.48	2.5	302.27	301.98	1.17	305.73
A-112	112	13	2.04	2.04	26.34	1.00	0.55	4.44	4.98	0.00	4.98	0.00	34	24	0.59%	0.013	17.40	5.5	1.6	0.20	0.00	306.29	306.09	2.0	308.29	308.09	0.59	310.80
A-113	113	15	1.27	1.27	25.43	1.00	0.55	4.52	3.16	0.00	3.16	0.00	8	24	1.25%	0.013	25.29	8.1	1.6	0.10	0.00	305.40	305.30	2.0	307.40	307.30	1.25	309.81
A-114	114	16	1.25	1.25	25.40	1.00	0.55	4.52	3.11	0.00	3.11	0.00	38	24	0.55%	0.013	16.79	5.3	1.0	0.20	0.00	308.48	308.28	2.0	310.70	310.50	0.55	312.84
A-115	115	18	1.17	2.42	25.51	1.00	0.55	4.51	2.90	0.00	6.01	0.00	8	24	1.25%	0.013	25.29	8.1	1.9	0.10	0.00	308.50	308.40	2.0	310.50	310.40	1.75	312.87
A-116	116	19	0.00	2.42	25.53	1																						



**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS, NAVD 88.  
 MONUMENT DESIGNATION ELEV. 190.953  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 3,502,367.4350 Y = 255,445.6670

100YR. W.S.E. = 299.04' OUTFALL #1000  
 100YR. W.S.E. = 305.61' AT OUTFALL #1001  
 100YR. W.S.E. = 279.14' AT OUTFALL #1002  
 100YR. W.S.E. = 279.68' AT OUTFALL #1003  
 100YR. W.S.E. = 297.86' AT OUTFALL #1004  
 100YR. W.S.E. = 297.42' AT OUTFALL #1005

**5 YEAR FREQUENCY  
 SYSTEM C**

Area	MANHOLES/ INLETS from	MANHOLES/ INLETS to	Area ac.	Total Area ac.	tc min.	Frequency Factor f	C	Intensity I in./hr.	Q c.f.s.	Additional Q c.f.s.	Total Q c.f.s.	Q Pass c.f.s.	Reach ft.	LINE			DESIGN			Actual V f.p.s.	Friction Loss ft.	Minor Loss ft.	FLOWLINES		Line Size ft.	HYDR. GRAD.			TC/NG
														size in.	slope %	n	Q c.f.s.	V f.p.s.	upstrm. elev.				dnstrm. elev.	upstrm. elev.		dnstrm. elev.	slope %		
																												upstrm. elev.	
C-139	139	140	0.20	0.20	22.53	1.00	0.55	4.82	0.53	0.00	0.53	0.00	28	24	0.71%	0.013	19.12	6.1	0.2	0.20	0.00	307.58	307.48	2.0	309.58	309.48	0.71	312.18	
C-140	140	43	1.58	1.79	22.61	1.00	0.55	4.81	4.21	0.00	4.73	0.00	8	24	1.25%	0.013	24.98	8.0	1.5	0.10	0.00	307.20	307.10	2.0	309.20	309.10	1.25	312.18	
-	43	44	0.00	1.79	22.63	1.00	0.55	4.81	0.00	0.00	4.73	0.00	172	24	0.50%	0.013	16.00	5.1	1.5	0.86	0.00	307.10	306.24	2.0	308.10	306.24	0.50	312.18	
-	44	45	0.00	1.79	23.19	1.00	0.55	4.75	0.00	0.00	4.67	0.00	125	24	0.50%	0.013	16.06	5.1	1.5	0.83	0.00	305.25	304.62	2.0	307.25	306.82	0.50	309.64	
21	45	46	0.00	2.41	23.60	1.00	0.55	4.70	0.00	0.00	6.23	0.00	22	24	0.42%	0.013	14.58	4.6	2.0	0.09	0.00	303.70	303.61	2.0	305.70	305.81	0.42	308.53	
-	46	47	0.00	2.41	23.67	1.00	0.55	4.70	0.00	0.00	6.23	0.00	154	24	1.03%	0.013	22.91	7.3	2.0	1.87	0.00	303.59	302.01	2.0	305.59	304.01	1.03	307.94	
-	47	48	0.00	3.95	24.03	1.00	0.55	4.68	0.00	0.00	10.20	0.00	147	24	1.50%	0.013	27.68	8.8	3.2	2.19	0.00	303.80	299.60	2.0	302.80	300.60	1.50	306.32	
-	48	49	0.00	6.88	24.30	1.00	0.55	4.63	0.00	0.00	17.53	0.00	182	24	1.50%	0.013	27.68	8.8	5.8	2.74	0.00	297.44	294.72	2.0	299.44	296.72	1.50	302.74	
-	49	50	0.00	6.88	24.65	1.00	0.55	4.60	0.00	0.00	17.40	0.00	76	24	1.50%	0.013	27.74	8.8	6.5	1.16	0.00	292.72	291.55	2.0	294.72	293.55	1.50	297.75	
-	50	51	0.00	6.88	24.80	1.00	0.55	4.58	0.00	0.00	17.34	0.00	65	24	1.50%	0.013	27.72	8.8	5.5	0.97	0.00	291.55	290.57	2.0	293.55	292.57	1.50	294.36	
-	51	52	0.00	6.85	24.92	1.00	0.55	4.57	0.00	0.00	17.30	0.00	84	24	1.50%	0.013	27.71	8.8	5.5	0.95	0.00	290.57	289.61	2.0	292.57	291.61	1.50	294.36	
-	52	53	0.00	6.85	25.04	1.00	0.55	4.56	0.00	0.00	17.28	0.00	81	24	1.50%	0.013	27.70	8.8	5.5	1.21	0.00	289.61	288.39	2.0	291.61	290.39	1.50	293.25	
-	53	141	0.00	13.95	25.19	1.00	0.55	4.54	0.00	0.00	34.87	0.00	139	30	0.70%	0.013	34.26	7.0	7.1	1.00	0.00	281.87	280.56	2.5	284.40	283.40	0.70	282.74	
C-141	141	1002	0.00	13.95	25.53	1.00	0.55	4.54	0.00	0.00	34.63	0.00	75	30	0.71%	0.013	34.48	7.0	7.1	0.53	0.00	272.85	272.12	2.5	275.15	274.62	0.71	290.25	

**5 YEAR FREQUENCY  
 SYSTEM D**

Area	MANHOLES/ INLETS from	MANHOLES/ INLETS to	Area ac.	Total Area ac.	tc min.	Frequency Factor f	C	Intensity I in./hr.	Q c.f.s.	Additional Q c.f.s.	Total Q c.f.s.	Q Pass c.f.s.	Reach ft.	LINE			DESIGN			Actual V f.p.s.	Friction Loss ft.	Minor Loss ft.	FLOWLINES		Line Size ft.	HYDR. GRAD.			TC/NG
														size in.	slope %	n	Q c.f.s.	V f.p.s.	upstrm. elev.				dnstrm. elev.	upstrm. elev.		dnstrm. elev.	slope %		
																												upstrm. elev.	
D-150	150	151	0.51	0.51	23.89	1.00	0.55	4.87	1.31	0.00	1.31	0.00	24	24	0.83%	0.013	20.85	6.6	0.4	0.20	0.00	288.74	288.54	2.0	290.74	290.54	0.83	293.24	
D-151	151	56	0.20	0.71	23.94	1.00	0.55	4.67	0.51	0.00	1.82	0.00	7	24	1.40%	0.013	26.78	8.5	0.6	0.10	0.00	288.34	288.44	2.0	290.54	290.44	1.40	293.24	
-	56	57	0.00	0.71	23.96	1.00	0.55	4.67	0.00	0.00	1.82	0.00	112	24	1.50%	0.013	27.67	8.8	0.6	1.65	0.00	288.44	286.77	2.0	290.44	288.77	1.50	293.24	
-	57	58	0.00	0.71	24.17	1.00	0.55	4.65	0.00	0.00	1.81	0.00	189	24	1.50%	0.013	27.72	8.8	0.6	2.53	0.00	285.30	282.76	2.0	287.30	284.76	1.50	290.73	
-	58	152	0.00	3.06	24.49	1.00	0.55	4.61	0.00	0.00	7.76	0.00	147	30	0.90%	0.013	29.10	5.9	1.6	0.74	0.00	277.60	277.06	2.5	260.30	279.56	0.90	286.25	
D-152	152	1003	0.00	3.06	24.50	1.00	0.55	4.57	0.00	0.00	7.70	0.00	122	30	0.51%	0.013	29.24	6.0	1.6	0.62	0.00	273.25	272.63	2.5	275.75	275.13	0.51	283.01	
D-153	153	58	4.52	4.52	28.04	1.00	0.55	4.29	16.67	0.00	10.67	0.00	8	24	1.27%	0.013	25.45	8.1	3.4	0.10	0.00	281.75	281.65	2.0	283.75	283.65	1.27	286.25	
D-154	1012	1013	2.35	2.35	26.62	1.00	0.55	4.41	5.70	0.00	5.70	0.00	28	24	0.30%	0.013	12.46	4.0	1.8	0.08	0.00	288.87	288.79	2.0	270.87	270.79	0.30	273.00	

**5 YEAR FREQUENCY  
 SYSTEM E**

Area	MANHOLES/ INLETS from	MANHOLES/ INLETS to	Area ac.	Total Area ac.	tc min.	Frequency Factor f	C	Intensity I in./hr.	Q c.f.s.	Additional Q c.f.s.	Total Q c.f.s.	Q Pass c.f.s.	Reach ft.	LINE			DESIGN			Actual V f.p.s.	Friction Loss ft.	Minor Loss ft.	FLOWLINES		Line Size ft.	HYDR. GRAD.			TC/NG
														size in.	slope %	n	Q c.f.s.	V f.p.s.	upstrm. elev.				dnstrm. elev.	upstrm. elev.		dnstrm. elev.	slope %		
																												upstrm. elev.	
E-154	154	155	1.94	1.94	26.24	1.00	0.55	4.45	4.75	0.00	4.75	0.00	24	24	0.82%	0.013	20.55	6.5	1.5	0.20	0.00	304.36	304.16	2.0	306.36	306.16	0.82	308.86	
E-155	155	59	2.85	4.59	26.30	1.00	0.55	4.44	8.47	0.00	11.21	0.00	15	24	0.67%	0.013	18.47	5.9	3.8	0.10	0.00	304.16	304.06	2.0	306.16	306.06	0.67	308.86	
-	59	156	0.00	4.59	26.34	1.00	0.55	4.44	0.00	0.00	11.20	0.00	135	24	1.00%	0.013	22.65	7.2	3.6	1.34	0.00	297.71	296.36	2.0	299.71	298.36	1.00	308.86	
-	156	1004	0.00	4.59	26.85	1.00	0.55	4.41	0.00	0.00	11.13	0.00	50	24	1.00%	0.013	22.62	7.2	3.5	0.50	0.00	296.36	295.88	2.0	298.36	297.88	1.00	304.43	

**5 YEAR FREQUENCY  
 SYSTEM F**

Area	MANHOLES/ INLETS from	MANHOLES/ INLETS to	Area ac.	Total Area ac.	tc min.	Frequency Factor f	C	Intensity I in./hr.	Q c.f.s.	Additional Q c.f.s.	Total Q c.f.s.	Q Pass c.f.s.	Reach ft.	LINE			DESIGN			Actual V f.p.s.	Friction Loss ft.	Minor Loss ft.	FLOWLINES		Line Size ft.	HYDR. GRAD.			TC/NG
														size in.	slope %	n	Q c.f.s.	V f.p.s.	upstrm. elev.				dnstrm. elev.	upstrm. elev.		dnstrm. elev.	slope %		
																												upstrm. elev.	
F-157	157	60	2.45	2.45	26.71	1.00	0.55	4.41	5.94	0.00	5.94	0.00	14	24	0.71%	0.013	19.13	8.1	1.9	0.10	0.00	303.50	303.40	2.0	305.50	305.40	0.71	308.00	
-	60	158	0.00	2.45	26.75	1.00	0.55	4.40	0.00	0.00	5.93	0.00	142	24	1.00%	0.013	22.59	7.2	1.9	1.41	0.00	297.40	295.98	2.0	299.40	297.98	0.90	303.00	
-	158	1005	0.00	2.45	27.08	1.00	0.55	4.37	0.00	0.00	5.89	0.00	43	24	1.32%	0.013	25.95	8.3	1.9	0.56	0.00	295.98	295.42	2.0	297.98	297.42	1.32	302.49	

**5 YEAR FREQUENCY  
 SYSTEM G**

Area	MANHOLES/ INLETS from	MANHOLES/ INLETS to	Area ac.	Total Area ac.	tc min.	Frequency Factor f	C	Intensity I in./hr.	Q c.f.s.	Additional Q c.f.s.	Total Q c.f.s.	Q Pass c.f.s.	Reach ft.	LINE			DESIGN			Actual V f.p.s.	Friction Loss ft.	Minor Loss ft.	FLOWLINES		Line Size ft.	HYDR. GRAD.			TC/NG
														size in.	slope %	n	Q c.f.s.	V f.p.s.	upstrm. elev.				dnstrm. elev.	upstrm. elev.		dnstrm. elev.	slope %		
																												upstrm. elev.	
G-158	158	61																											

100 YEAR FREQUENCY  
 SYSTEM A

Area	MANHOLE#	INLET#	MANHOLE#	Area	Total Area	Inlet	Frequency	C	Intensity	D	Additional Q	Total Q	Q Pkts	Reach	LINE		DESIGN		Actual V	Friction Loss	Minor Loss	FLOWLINES		HYDR GRAD		TCRG		
															Size	Slope	Q	V				upstrm. elev.	dnstrm. elev.	upstrm. elev.	dnstrm. elev.			
A-100	120	151	151	0.15	0.15	12.76	1.00	0.50	7.20	0.50	0.00	0.50	0.50	20	18	0.75%	0.015	15.17	0.1	0.20	0.1	212.15	212.20	2.0	212.20	212.15	0.71	0.20

100 YEAR FREQUENCY  
 SYSTEM B

Area	MANHOLE#	INLET#	MANHOLE#	Area	Total Area	Inlet	Frequency	C	Intensity	D	Additional Q	Total Q	Q Pkts	Reach	LINE		DESIGN		Actual V	Friction Loss	Minor Loss	FLOWLINES		HYDR GRAD		TCRG	
															Size	Slope	Q	V				upstrm. elev.	dnstrm. elev.	upstrm. elev.	dnstrm. elev.		
B-100	120	151	151	0.15	0.15	12.76	1.00	0.50	7.20	0.50	0.00	0.50	20	18	0.75%	0.015	15.17	0.1	0.20	0.1	212.15	212.20	2.0	212.20	212.15	0.71	0.20

**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS. NAVD 88.  
 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 3,502,367.4350 Y = 255,445.6670

100YR. W.S.E. = 299.04' AT OUTFALL #1000  
 100YR. W.S.E. = 305.61' AT OUTFALL #1001  
 100YR. W.S.E. = 279.14' AT OUTFALL #1002  
 100YR. W.S.E. = 279.68' AT OUTFALL #1003  
 100YR. W.S.E. = 297.86' AT OUTFALL #1004  
 100YR. W.S.E. = 297.42' AT OUTFALL #1005

FIRM PANEL NO.48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
  - 2) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - 3) PAVING CONTRACTOR SHALL TAKE EXTREME CAUTION IN SUBGRADE MANIPULATION IN THIS AREA. STORM SEWER PIPE IS IN OR WITHIN 6" OF SUBGRADE.
  - 4) CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
  - 5) CEMENT STABILIZED SAND FOR BACKFILL CROSSING ALL PAVEMENT SHALL BE INCIDENTAL.
  - 6) ALL STORM SEWER TO BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 215.
  - 7) ALL MANHOLE RIM ELEVATIONS WILL NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND.
  - 8) IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.
  - 9) ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB
  - 10) SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB

DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

100 YEAR STORM  
 CALCULATIONS

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S  
 Suite 600  
 Houston, Texas 77042  
 Phone 713.953.5200  
 Fax 713.953.5026  
 FRN - F-1386

LJA PROJECT NO.: 2980-0101  
 DRAWN: T.C.M./D.D. DESIGN: S.G./M.B. DATE: FEB.2024  
 SCALE: N.T.S.



REDBIRD MEADOWS PHASE 1A  
JOB NO.: 2980-0101  
DATE CREA 10/10/2022  
BY: T.C.M.  
DATE REVISION:

Storm Frequency: C.O.M. 100 yr.  
b= 56.88  
d= 4.48  
a= 0.5857

100 YEAR FREQUENCY SYSTEM C

Area	MANHOLES INLETS from	MANHOLES INLETS to	Area ac.	Total Area ac.	tc min.	Frequency Factor f	C	Intensity I in./hr.	Q c.f.s.	Additional Q c.f.s.	Total Q c.f.s.	Q Pass c.f.s.	Reach ft.	LINE			DESIGN		Actual V f.p.s.	Friction Loss ft.	Minor Loss ft.	FLOWLINES		Line Size ft.	HYDR. GRAD.			TC/NG
														size in.	slope %	n	Q c.f.s.	V f.p.s.				upstrm. elev.	dnstrm. elev.		upstrm. elev.	dnstrm. elev.	slope %	
C-130	138	140	0.20	0.20	22.53	1.00	0.55	8.23	0.90	0.00	0.90	0.00	26	24	0.71%	0.013	19.12	6.1	0.3	0.20	0.09	307.68	307.48	2.0	309.88	309.48	0.71	312.18
C-140	140	43	1.59	1.79	22.65	1.00	0.55	8.21	7.18	0.00	8.08	0.00	8	24	1.22%	0.013	24.98	5.0	2.6	0.10	0.00	307.20	307.10	2.0	308.20	308.10	1.22	312.18
-	43	44	0.00	1.79	22.63	1.00	0.55	8.21	0.00	0.00	8.08	0.00	172	24	0.50%	0.013	56.00	5.1	2.6	0.66	0.00	307.10	308.24	2.0	306.10	308.24	0.50	312.18
-	44	45	0.00	1.79	23.16	1.00	0.55	8.11	0.00	0.00	7.38	0.00	126	24	0.50%	0.013	46.08	5.1	2.5	0.63	0.00	306.25	304.85	2.0	307.25	308.65	0.50	309.64
-	45	46	0.00	2.41	23.80	1.00	0.55	8.04	0.00	0.00	10.66	0.00	22	24	0.42%	0.013	14.58	4.6	3.4	0.09	0.00	303.70	303.61	2.0	305.70	305.61	0.42	308.53
-	46	47	0.00	2.41	23.67	1.00	0.55	8.03	0.00	0.00	10.84	0.00	154	24	1.03%	0.013	22.91	7.3	3.4	1.57	0.00	303.59	302.01	2.0	305.59	304.01	1.03	307.94
-	47	48	0.00	3.98	24.03	1.00	0.55	7.97	0.00	0.00	17.45	0.00	147	24	1.50%	0.013	27.65	8.8	5.6	2.19	0.00	300.80	298.60	2.0	302.80	300.60	1.50	306.32
-	48	49	0.00	6.88	24.30	1.00	0.55	7.92	0.00	0.00	29.59	0.00	182	24	1.50%	0.013	27.68	9.8	9.5	3.18	0.00	297.44	294.72	2.0	299.90	296.72	1.75	302.74
-	49	50	0.00	6.88	24.85	1.00	0.55	7.87	0.00	0.00	29.76	0.00	78	24	1.50%	0.012	27.71	8.8	9.5	1.34	0.00	292.72	291.55	2.0	295.32	293.98	1.72	297.75
-	50	51	0.00	6.88	24.80	1.00	0.55	7.85	0.00	0.00	29.69	0.00	66	24	1.50%	0.013	27.72	8.8	9.5	1.12	0.00	291.65	290.57	2.0	293.98	292.86	1.71	294.36
-	51	52	0.00	6.88	24.92	1.00	0.55	7.83	0.00	0.00	29.62	0.00	64	24	1.50%	0.013	27.71	8.8	9.4	1.09	0.00	290.57	289.61	2.0	292.86	291.77	1.70	294.36
-	52	53	0.00	6.88	25.04	1.00	0.55	7.81	0.00	0.00	29.55	0.00	81	24	1.50%	0.013	27.70	8.8	9.4	1.38	0.00	289.61	288.39	2.0	291.77	290.39	1.70	293.25
-	53	141	0.00	13.86	25.19	1.00	0.55	7.78	0.00	0.00	59.73	0.00	138	30	0.70%	0.013	34.26	7.0	12.2	2.93	0.00	281.87	280.90	2.5	286.33	283.40	2.11	292.74
C-141	141	1002	0.00	13.96	25.53	1.00	0.55	7.73	0.00	0.00	59.34	0.00	75	30	0.71%	0.013	34.48	7.0	12.1	1.56	0.00	272.65	272.12	2.5	278.18	274.62	2.08	290.25
C-142	142	143	0.21	0.21	22.80	1.00	0.55	8.21	0.95	0.00	0.95	0.00	28	24	0.71%	0.013	19.06	6.1	0.3	0.20	0.00	304.00	303.80	2.0	306.00	305.80	0.71	309.64
C-143	143	45	0.41	0.62	22.87	1.00	0.55	8.20	1.85	0.00	2.80	0.00	8	24	1.25%	0.013	25.25	5.1	6.9	0.10	0.00	303.80	303.70	2.0	305.80	305.70	1.25	305.64
C-144	144	54	1.57	1.57	25.83	1.00	0.55	7.69	6.64	0.00	6.64	0.00	8	24	1.25%	0.013	25.29	5.1	2.1	0.10	0.00	301.30	301.20	2.0	303.30	303.20	1.25	305.80
-	54	47	0.00	1.57	25.84	1.00	0.55	7.69	0.00	0.00	6.64	0.00	57	24	0.17%	0.013	9.46	3.0	2.1	0.10	0.00	300.90	300.80	2.0	302.90	302.80	0.17	305.80
C-145	145	146	1.72	1.72	26.00	1.00	0.55	7.66	7.25	0.00	7.25	0.00	28	24	0.71%	0.013	19.12	6.1	2.3	0.20	0.00	298.24	298.04	2.0	300.24	300.04	0.71	302.74
C-146	146	48	1.18	2.90	26.08	1.00	0.55	7.65	4.97	0.00	12.20	0.00	8	24	1.21%	0.013	24.87	7.9	3.9	0.10	0.00	298.04	297.94	2.0	300.04	299.94	1.21	302.74
C-147	147	148	2.06	2.06	26.36	1.00	0.55	7.61	8.62	0.00	8.62	0.00	28	24	0.71%	0.013	19.07	6.1	2.7	0.20	0.09	288.24	288.04	2.0	290.24	290.04	0.71	292.74
C-148	148	53	3.32	5.38	26.43	1.00	0.55	7.60	13.58	0.00	22.49	0.00	6	24	1.25%	0.013	25.25	5.1	7.2	0.10	0.00	288.04	287.94	2.0	290.04	289.94	1.25	292.74
C-149	149	55	1.69	1.69	25.97	1.00	0.55	7.67	7.13	0.00	7.13	0.00	31	24	1.00%	0.013	22.58	7.2	2.3	0.31	0.00	288.80	288.48	2.0	290.81	290.50	0.99	293.30
-	55	53	0.00	1.69	26.04	1.00	0.55	7.66	0.00	0.00	7.12	0.00	172	24	0.30%	0.013	12.44	4.0	2.3	0.52	0.00	288.50	287.98	2.0	290.50	289.98	0.30	293.30

100 YEAR FREQUENCY SYSTEM D

Area	MANHOLES INLETS from	MANHOLES INLETS to	Area ac.	Total Area ac.	tc min.	Frequency Factor f	C	Intensity I in./hr.	Q c.f.s.	Additional Q c.f.s.	Total Q c.f.s.	Q Pass c.f.s.	Reach ft.	LINE			DESIGN		Actual V f.p.s.	Friction Loss ft.	Minor Loss ft.	FLOWLINES		Line Size ft.	HYDR. GRAD.			TC/NG
														size in.	slope %	n	Q c.f.s.	V f.p.s.				upstrm. elev.	dnstrm. elev.		upstrm. elev.	dnstrm. elev.	slope %	
D-150	150	151	0.51	0.51	23.88	1.00	0.55	7.99	2.24	0.00	2.24	0.00	24	24	0.83%	0.013	20.65	6.6	0.7	0.20	0.00	288.74	288.54	2.0	290.74	290.54	0.83	293.24
D-151	151	56	0.20	0.71	23.94	1.00	0.55	7.98	0.88	0.00	3.12	0.00	7	24	1.40%	0.013	26.76	9.5	1.0	0.10	0.00	288.54	288.44	2.0	290.44	290.44	1.40	293.24
-	56	57	0.00	0.71	23.96	1.00	0.55	7.95	0.00	0.00	3.12	0.00	112	24	1.50%	0.013	27.67	9.8	1.0	1.68	0.00	288.44	286.77	2.0	290.54	288.77	1.50	293.24
-	57	58	0.00	0.71	24.17	1.00	0.55	7.85	0.00	0.00	3.10	0.00	169	24	1.50%	0.013	27.73	9.8	1.0	2.53	0.20	285.30	282.76	2.0	287.30	284.76	1.50	290.73
-	58	152	0.00	5.23	24.49	1.00	0.55	7.90	0.00	0.00	22.71	0.00	147	30	0.50%	0.013	29.19	5.9	4.8	0.74	0.00	277.80	277.96	2.5	290.30	279.56	0.50	288.25
D-152	152	1003	0.00	5.23	24.90	1.00	0.55	7.83	0.00	0.00	22.52	0.00	122	30	0.51%	0.013	28.24	6.0	4.8	0.62	0.00	273.25	272.63	2.5	275.75	275.13	0.51	283.01
D-153	153	58	4.32	4.32	28.04	1.00	0.55	7.38	18.34	0.00	18.34	0.00	8	24	1.27%	0.013	25.45	9.1	5.8	0.10	0.00	281.75	281.65	2.0	283.75	283.65	1.27	288.25
D-154	1012	1013	2.35	2.35	26.62	1.00	0.55	7.97	9.79	0.00	9.79	0.00	28	24	0.30%	0.013	12.46	4.0	3.1	0.08	0.00	268.87	268.79	2.0	270.87	270.79	0.30	273.00

100 YEAR FREQUENCY SYSTEM E

Area	MANHOLES INLETS from	MANHOLES INLETS to	Area ac.	Total Area ac.	tc min.	Frequency Factor f	C	Intensity I in./hr.	Q c.f.s.	Additional Q c.f.s.	Total Q c.f.s.	Q Pass c.f.s.	Reach ft.	LINE			DESIGN		Actual V f.p.s.	Friction Loss ft.	Minor Loss ft.	FLOWLINES		Line Size ft.	HYDR. GRAD.			TC/NG
														size in.	slope %	n	Q c.f.s.	V f.p.s.				upstrm. elev.	dnstrm. elev.		upstrm. elev.	dnstrm. elev.	slope %	
E-154	154	155	1.94	1.94	26.24	1.00	0.55	7.63	0.14	0.00	8.14	0.00	24	24	0.82%	0.013	20.55	6.3	2.6	0.20	0.00	304.36	304.18	2.0	306.36	306.17	0.82	308.66
E-155	155	59	2.65	4.59	26.30	1.00	0.55	7.62	11.71	0.00	19.24	0.00	15	24	0.67%	0.013	18.47	5.9	6.1	0.11	0.00	304.16	304.06	2.0	306.17	306.06	0.72	308.66
-	59	156	0.00	4.59	26.34	1.00	0.55	7.61	0.00	0.00	19.22	0.00	135	24	1.06%	0.013	22.65	7.2	6.1	1.34	0.00	297.71	286.38	2.0	296.71	288.36	1.06	308.66
-	156	1004	0.00	4.59	26.85	1.00	0.55	7.57	0.00	0.00	19.11	0.00	50	24	1.06%	0.013	22.62	7.2	6.1	0.50	0.00	286.36	285.86	2.0	296.36	297.46	1.06	304.43

100 YEAR FREQUENCY SYSTEM F

Area	MANHOLES INLETS from	MANHOLES INLETS to	Area ac.	Total Area ac.	tc min.	Frequency Factor f	C	Intensity I in./hr.	Q c.f.s.	Additional Q c.f.s.	Total Q c.f.s.	Q Pass c.f.s.	Reach ft.	LINE			DESIGN		Actual V f.p.s.	Friction Loss ft.	Minor Loss ft.	FLOWLINES		Line Size ft.	HYDR. GRAD.			TC/NG
														size in.	slope %	n	Q c.f.s.	V f.p.s.				upstrm. elev.	dnstrm. elev.		upstrm. elev.	dnstrm. elev.	slope %	
F-157	157	60	2.45	2.45	26.71	1.00	0.55	7.56	10.19	0.00	10.19	0.00	14	24	0.71%	0.013	19.13	6.1	3.2	0.10	0.00	303.50	303.40	2.0	305.50	305.40	0.71	308.60
-	60	158	0.00	2.45	26.75	1.00	0.55	7.56	0.00	0.00	10.19	0.00	142	24	1.06%	0.013	22.59	7.2	3.2	1.41	0.00	299.49	297.96	2.0	301.49	299.98	1.06	308.60
-	158	1005	0.00	2.45	27.03	1.00	0.55	7.51	0.00	0.00	10.12	0.00	43	24	1.32%	0.013	25.95	8.3	3.2	0.56	0.00	295.98	295.42	2.0	297.98	297.42	1.32	302.49

100 YEAR FREQUENCY SYSTEM G

Area	MANHOLES INLETS from	MANHOLES INLETS to	Area ac.	Total Area ac.	tc min.	Frequency Factor f	C	Intensity I in./hr.	Q c.f.s.
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Exist. Old Plantersville Rd

KAMMERER DRIVE

BASSET HOUND DRIVE (BEGIN TO STA. 13+00)

BASSET HOUND DRIVE (BEGIN TO STA. 13+00)

LONE RANGER DRIVE (BEGIN TO STA. 11+00)

Exist. Old Plantersville Rd

BASSET HOUND DRIVE (BEGIN TO STA. 13+00)

CATAHOULA COURT

GEORGIA KELLER DRIVE

LEGEND

- XX = FABRIC FENCE
- [Hatched Box] = STABILIZED CONSTRUCTION EXIT
- CTW = CONCRETE TRUCK WASHOUT AREA (OWNER WILL PROVIDE LOCATION)

FILTER DAM NOTES:

A. TYPES OF FILTER DAMS

- TYPE 1 (NON-REINFORCED)
  - A. HEIGHT - 18-24 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP FILTER DAM
  - B. TOP WIDTH - 2 FEET (MINIMUM)
  - C. SLOPES - 2:1 (MAXIMUM)
- TYPE 2 (REINFORCED)
  - A. HEIGHT - 18-36 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
  - B. TOP WIDTH - 2 FEET (MINIMUM)
  - C. SLOPES - 2:1 (MAXIMUM)
- TYPE 3 (REINFORCED)
  - A. HEIGHT - 36-48 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
  - B. TOP WIDTH - 2 FEET (MINIMUM)
  - C. SLOPES - 3:1 (MAXIMUM)
- TYPE 4 (GABION)
  - A. HEIGHT - 30 INCHES (MINIMUM). MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
  - B. TOP WIDTH - 2 FEET (MINIMUM)
- TYPE 5 (AS SHOWN ON THE PLANS)

B. CONSTRUCT FILTER DAMS ACCORDING TO THE FOLLOWING CRITERIA UNLESS SHOWN OTHERWISE ON THE PLANS.

- TYPE 2 AND 3 FILTER DAMS: SECURE WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1 INCH DIAMETER HEXAGON OPENINGS.
- GRANULAR FILL:
  - A. PLACE ON MESH TO HEIGHT AND SLOPES SHOWN ON PLANS OR AS SPECIFIED BY THE ENGINEER.
  - B. 3-5 INCHES FOR ROCK FILTER DAM TYPES 1, 2 AND 4 AND 4-8 INCHES FOR 4-8 INCHES FOR ROCK
- WIRE MESH: FOLD AT UPSTREAM SIDE OVER GRANULAR FILL AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS.
- IN STREAMS: SECURES OR STAKE MESH TO STREAM BED PRIOR TO AGGREGATE PLACEMENT.
- SEE SPECIFICATION SECTION NO. 02364 - FILTER DAMS.
- EMBED ONE FOOT MINIMUM INTO SLOPE AND RAISE ONE FOOT THAN CENTER OF DEPRESSED AREA AT SLOPE.

FILTER DAM

TYPE 3 REFER TO GRANULAR FILL IN SPECIFICATION SECTION NO.02378 - RIP RAP AND GRANULAR FILL.

CONTRACTOR SHALL INSTALL INLET PROTECTION BARRIERS PER DETAIL. (TYP. ALL PROPOSED INLETS)

CONSTRUCTION SPECIFICATIONS FOR SILT BARRIER FENCE

A. MATERIALS:

1. SYNTHETIC FILTER FABRIC SHALL BE A PEROUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENT (PER ASTM METHODS):

PHYSICAL PROPERTY	REQUIREMENTS
FILTER EFFICIENCY	75% (MIN.)
TENSILE STRENGTH @ 20%	EXT. STRENGTH = 50 LBS./LIN. IN.(MIN.)
MAX ELONGATION	STD. STRENGTH = 30 LBS./LIN. IN.(MIN.)
FLOW RATE	0.3 GAL./SQ. FT./MIN. (MIN.)

B. INSTALLATION:

- THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 15" AND A MAXIMUM OF 18" ABOVE FINAL GRADE.
- STANDARD STRENGTH SYNTHETIC FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS (AND THUS IMPROVE THE BARRIER'S STRENGTH AND EFFICIENCY).
- STAKES FOR THE SILT FENCE SHALL BE 2" x 2" WOOD WITH A MINIMUM LENGTH OF 3 FEET.
- THE STAKES SHALL BE SPACED A MAXIMUM OF 3' APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (18" MIN.)
- A TRENCH SHALL BE EXCAVATED APPROX. 4" WIDE AND 4" DEEP ALONG THE LINE OF STAKES AND UPSLOPE FROM THE BARRIER.
- THE SILT FENCE SHALL BE STAPLED TO THE STAKES, WITH 8" (MIN.) OF FABRIC EXTENDED INTO THE TRENCH. HEAVY DUTY WIRE STAPLES AT LEAST ONE-HALF INCH LONG SHALL BE USED. THE FENCE SHALL NOT BE STAPLED TO EXISTING TREES.
- THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FENCE MATERIAL.
- IF A SILT FENCE IS TO BE CONSTRUCTED ACROSS A DITCH LINE OR SWALE, THE BARRIER SHALL BE OF SUFFICIENT LENGTH TO ELIMINATE END FLOW, AND THE PLAN CONFIGURATION SHALL RESEMBLE AN ARC OR HORSESHOE WITH THE ENDS ORIENTED UPSLOPE.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

C. MAINTENANCE:

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE SILT FENCE IS STILL NECESSARY, IT SHALL BE REPLACED IMMEDIATELY.
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROX. 1/3 THE HEIGHT OF THE FENCE.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
- THERE SHOULD BE NO GAPS OR SAGS IN THE SILT FENCE.

GENERAL NOTES TO CONTRACTOR

- LOCATE FUEL/MATERIAL STORAGE AREAS AWAY FROM STORM WATER CONVEYANCE SYSTEMS. USE A LINER UNDER ABOVE GROUND STORAGE TANKS. USE SILT FENCING, HAY BALES, OR BERMS AROUND FUEL STORAGE AREAS. (NO SEPARATE PAY)
- CONTRACTOR WILL ADVISE OWNER IMMEDIATELY, VERBALLY, AND IN WRITING, OF ANY FUEL SPILLS ONTO THE PROJECT/CONSTRUCTION AREA AND THE ACTIONS TAKEN TO REMEDY THE PROBLEM.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL ENVIRONMENTAL LAWS.
- CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF FUELS, MATERIALS, AND EXCAVATIONS IN A LEGALLY APPROVED MANNER.
- CONTRACTOR IS TO INSPECT ALL STRUCTURAL CONTROLS SPECIFIED HEREIN, AT A MINIMUM, ONCE EVERY 7 CALENDAR DAYS OR WITHIN 24 HOURS AFTER ANY STORM EVENT THAT MEETS OR EXCEEDS 0.5 INCHES/24 HOUR PERIOD.
- CONTRACTOR WILL PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS SOLVENTS, FERTILIZERS, AND OTHER POTENTIALLY TOXIC MATERIALS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATELY MAINTAINED SANITARY FACILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, IDENTIFICATION, AND REMOVAL OF ALL DEBRIS FOR DESIGNATED CONCRETE WASH-OUT SITE.
- ALL UNSATISFACTORY AND/OR WASTE MATERIALS INCLUDING VEGETATION, ROOTS, CONCRETE AND DEBRIS SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING MUD AND/OR DIRT TRACKED ONTO EXISTING STREETS BY HIS WORKMAN'S, SUPPLIER OR SUBCONTRACTORS VEHICLES. STREET MUST BE CLEANED WITHIN 24 HOURS OF WHEN THE TRACKING OCCURS.
- ALL DISTURBED AREAS, BOTH ON-SITE AND OFF, NOT COVERED BY PAVEMENT OR PERMANENT STRUCTURES SHALL BE SEEDED.
- 16" WIDE STRIP OF SOD SHALL BE INSTALLED BEHIND THE ENTIRE LENGTH OF CURB BY PAVING CONTRACTOR. SEEDING WILL BE INSTALLED BETWEEN SOD AND STREET R.O.W.
- EACH SUBSEQUENT CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF EXISTING STRUCTURAL CONTROLS DURING THE DURATION OF HIS CONSTRUCTION ACTIVITIES. ANY DAMAGE TO STRUCTURAL CONTROL CAUSED BY THE CONTRACTOR SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT NO COST TO OWNER.

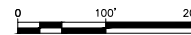
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 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 3,502,367.4350 Y = 255,445.6670

100YR. W.S.E. = 299.04' AT FALL #1000  
 100YR. W.S.E. = 305.61' AT FALL #1001  
 100YR. W.S.E. = 279.14' AT FALL #1002  
 100YR. W.S.E. = 279.68' AT FALL #1003  
 100YR. W.S.E. = 297.86' AT FALL #1004  
 100YR. W.S.E. = 297.42' AT FALL #1005

FIRM PANEL NO.48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

NOTES:

- ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- PAVING CONTRACTOR SHALL TAKE EXTREME CAUTION IN SUBGRADE MANIPULATION IN THIS AREA. STORM SEWER PIPE IS IN OR WITHIN 6" OF SUBGRADE.
- CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
- CEMENT STABILIZED SAND FOR BACKFILL CROSSING ALL PAVEMENT SHALL BE INCIDENTAL.
- ALL STORM SEWER TO BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 215.
- ALL MANHOLE RIM ELEVATIONS WILL NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND.
- IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.
- ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB
- SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB



03/07/2024

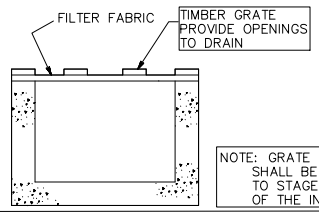
LEGEND

- FF = FILTER FABRIC
- RFB = REINFORCED FABRIC FENCE

① INDICATES LOCATION OF POLLUTION CONTROL MEASURE

ITEM	APPROX. QNTY.
①	20' RFB
②	20' RFB

1. CONTRACTOR SHALL ALSO INSTALL & MAINTAIN SILT BARRIER FOR INLETS AS DETAILED ON DRAINAGE DETAILS.



NOTE: GRATE AND FILTER FABRIC SHALL BE REMOVED PRIOR TO STAGE 2 CONSTRUCTION OF THE INLET

A CONTINUOUS SILT BARRIER FENCE SHALL BE CONSTRUCTED AROUND ALL FIRST STAGE INLETS BY THE UTILITY CONTRACTOR, AND MAINTAINED BY THE PAVING CONTRACTOR.

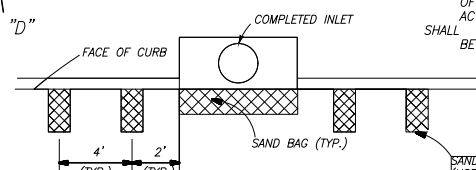
INLET PROTECTION BARRIER (STAGE 1)  
(BY UTILITY CONTRACTOR)  
(NO SEPARATE PAY)

Existing 8.63" Diameter Pipeline  
 Operated by Enterprise Products Operating LLC  
 (Highly Volatile Liquid)

Existing 20" Diameter Pipeline  
 Operated by Enterprise Products Operating LLC  
 (Highly Volatile Liquid)

MATCH LINE (SEE SHEET NO. 8A)

IMMEDIATELY AFTER COMPLETION OF THE SECOND STAGE INLET THE UTILITY CONTRACTOR WILL PLACE 2 SAND BAGS ON EACH SIDE OF THE INLET, PERPENDICULAR TO THE CURB, AND ADJACENT TO INLET, AS SHOWN BELOW



INLET PROTECTION BARRIER (STAGE 2)  
(BY UTILITY CONTRACTOR)

SAND BAG (TYP.)  
(USE 50 LB. COFFEE BAGS FILLED WITH SITE SOIL. FOLD ENDS AND ROLL-STITCH)



STORM WATER POLLUTION PREVENTION PLAN

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Suite 600  
 Houston, Texas 77042  
 Phone 713.953.5200 Fax 713.953.5026  
 FRN - F-1386

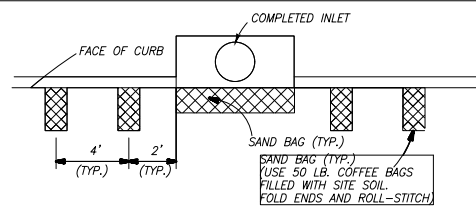
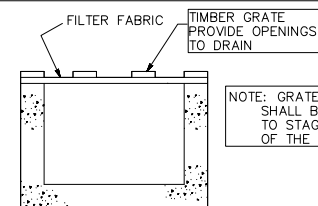
LJA PROJECT NO.: 2980-0101

DRAWN: T.C.M./D.D. DESIGN: S.G./M.B. DATE: FEB.2024

SCALE: 1" = 100'

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REDBIRD MEADOWS PHASE 1A - 2980-0101

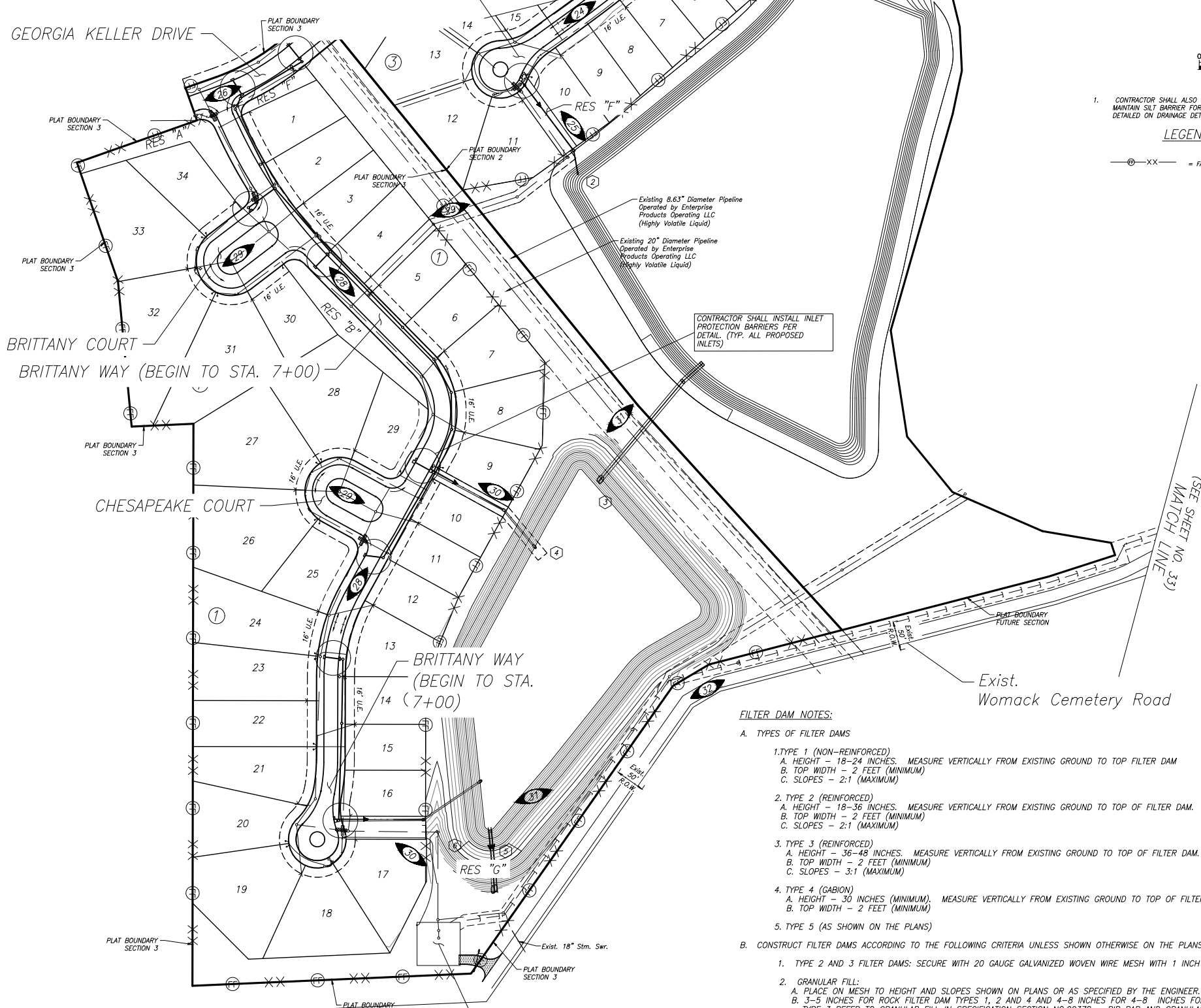


IMMEDIATELY AFTER COMPLETION OF THE SECOND STAGE INLET THE UTILITY CONTRACTOR WILL PLACE 2 SAND BAGS ON EACH SIDE OF THE INLET, PERPENDICULAR TO THE CURB, AND ADJACENT TO INLET, AS SHOWN BELOW

A CONTINUOUS SILT BARRIER FENCE SHALL BE CONSTRUCTED AROUND ALL FIRST STAGE INLETS BY THE UTILITY CONTRACTOR, AND MAINTAINED BY THE PAVING CONTRACTOR.

INLET PROTECTION BARRIER (STAGE 1)  
(BY UTILITY CONTRACTOR)  
(NO SEPARATE PAY)

INLET PROTECTION BARRIER (STAGE 2)  
(BY UTILITY CONTRACTOR)



LIFT STATION #1

**LEGEND**

FF = FILTER FABRIC  
RFB = REINFORCED FABRIC FENCE

① INDICATES LOCATION OF POLLUTION CONTROL MEASURE

ITEM	QNTY.
①	20' RFB
②	20' RFB
③	20' RFB
④	20' RFB
⑤	20' RFB
⑥	20' RFB

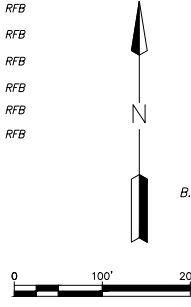
**CONSTRUCTION SPECIFICATIONS FOR SILT BARRIER FENCE**

A. MATERIALS:

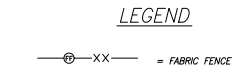
PHYSICAL PROPERTY	REQUIREMENTS
FILTER EFFICIENCY	75% (MIN.)
TENSILE STRENGTH @ 20%	EXT. STRENGTH = 50 LBS./LIN. IN.(MIN.)
MAX ELONGATION	STD. STRENGTH = 30 LBS./LIN. IN.(MIN.)
FLOW RATE	0.3 GAL./SQ. FT./MIN. (MIN.)

B. INSTALLATION:

- THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 18" AND A MAXIMUM OF 36" ABOVE NATURAL GROUND.
- STANDARD STRENGTH SYNTHETIC FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS (AND THUS IMPROVE THE BARRIER'S STRENGTH AND EFFICIENCY).
- STAKES FOR THE SILT FENCE SHALL BE 2" x 2" WOOD WITH A MINIMUM LENGTH OF 3 FEET.
- THE STAKES SHALL BE SPACED A MAXIMUM OF 3' APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (8" MIN.).
- A TRENCH SHALL BE EXCAVATED APPROX. 4" WIDE AND 4" DEEP ALONG THE LINE OF STAKES AND UPSLOPE FROM THE BARRIER.
- THE SILT FENCE SHALL BE STAPLED TO THE STAKES, WITH 8" (MIN.) OF FABRIC EXTENDED INTO THE TRENCH. HEAVY DUTY WIRE STAPLES AT LEAST ONE-HALF INCH LONG SHALL BE USED. THE FENCE SHALL NOT BE STAPLED TO EXISTING TREES.
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- C. MAINTENANCE:
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  - HERE SHOULD BE NO GAPS OR SAGS IN THE SILT FENCE.

**GENERAL NOTES TO CONTRACTOR**

- LOCATE FUEL/MATERIAL STORAGE AREAS AWAY FROM STORM WATER CONVEYANCE SYSTEMS. USE A LINER UNDER ABOVE GROUND STORAGE TANKS. USE SILT FENCING, HAY BALES, OR BERMS AROUND FUEL STORAGE AREAS. (NO SEPARATE PAY)
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**FILTER DAM NOTES:**

- A. TYPES OF FILTER DAMS
- TYPE 1 (NON-REINFORCED)
    - HEIGHT - 18-24 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM
    - TOP WIDTH - 2 FEET (MINIMUM)
    - SLOPES - 2:1 (MAXIMUM)
  - TYPE 2 (REINFORCED)
    - HEIGHT - 18-36 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
    - TOP WIDTH - 2 FEET (MINIMUM)
    - SLOPES - 2:1 (MAXIMUM)
  - TYPE 3 (REINFORCED)
    - HEIGHT - 36-48 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
    - TOP WIDTH - 2 FEET (MINIMUM)
    - SLOPES - 3:1 (MAXIMUM)
  - TYPE 4 (GABION)
    - HEIGHT - 30 INCHES (MINIMUM). MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
    - TOP WIDTH - 2 FEET (MINIMUM)
  - TYPE 5 (AS SHOWN ON THE PLANS)
- B. CONSTRUCT FILTER DAMS ACCORDING TO THE FOLLOWING CRITERIA UNLESS SHOWN OTHERWISE ON THE PLANS.
- TYPE 2 AND 3 FILTER DAMS: SECURE WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1 INCH DIAMETER HEXAGON OPENINGS.
  - GRANULAR FILL:
    - PLACE ON MESH TO HEIGHT AND SLOPES SHOWN ON PLANS OR AS SPECIFIED BY THE ENGINEER.
    - 3-5 INCHES FOR ROCK FILTER DAM TYPES 1, 2 AND 4 AND 4-8 INCHES FOR 4-8 INCHES FOR ROCK FILTER DAM TYPE 3 REFER TO GRANULAR FILL IN SPECIFICATION SECTION NO.02378 - RIP RAP AND GRANULAR FILL.
  - WIRE MESH: FOLD AT UPSTREAM SIDE OVER GRANULAR FILL AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS.
  - IN STREAMS: SECURES OR STAKE MESH TO STREAM BED PRIOR TO AGGREGATE PLACEMENT.
  - SEE SPECIFICATION SECTION NO. 02364 - FILTER DAMS.
  - EMBED ONE FOOT MINIMUM INTO SLOPE AND RAISE ONE FOOT THAN CENTER OF DEPRESSED AREA AT SLOPE.

**BENCHMARK:**  
ALL ELEVATIONS SET TO NGS. NAVD 88.  
MONUMENT DESIGNATION ELEV. 190.963  
BRASS DISC SET IN CONCRETE LOCATED BY COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
100YR. W.S.E. = 299.04' AT FALL #1000  
100YR. W.S.E. = 305.61' AT FALL #1001  
100YR. W.S.E. = 279.14' AT FALL #1002  
100YR. W.S.E. = 279.68' AT FALL #1003  
100YR. W.S.E. = 297.86' AT FALL #1004  
100YR. W.S.E. = 297.42' AT FALL #1005

FIRM PANEL NO.48339C0200G & 48339C0350G  
EFFECTIVE DATE: AUGUST 18, 2014  
THIS AREA LIES IN ZONE "X".

- NOTES:**
- ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - PAVING CONTRACTOR SHALL TAKE EXTREME CAUTION IN SUBGRADE MANIPULATION IN THIS AREA. STORM SEWER PIPE IS IN OR WITHIN 6" OF SUBGRADE.
  - CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
  - CEMENT STABILIZED SAND FOR BACKFILL CROSSING ALL PAVEMENT SHALL BE INCIDENTAL.
  - ALL STORM SEWER TO BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 215.
  - ALL MANHOLE RIM ELEVATIONS WILL NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND.
  - IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.
  - ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB
  - SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB

DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER  
SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY  
MUNICIPAL UTILITY  
DISTRICT NO. 215

REDBIRD MEADOWS  
PHASE 1A

**STORM WATER POLLUTION PREVENTION PLAN CONT'D**

**LJA Engineering, Inc.**

3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042 FRN - F-1386

LJA PROJECT NO.: 2980-0101

DRAWN: T.C.M/D.D. DESIGN: S.G.M.B. DATE: FEB.2024

SCALE: 1" = 100'



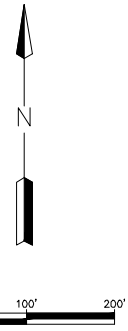
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



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REDBIRD MEADOWS PHASE 1A - 2980-0101

Date/Time : Wed, 06 Mar 2024 - 4:48pm  
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# AREA TO BE CLEARED



-  INDICATES LOTS TO BE CLEARED (5.8 AC)
-  INDICATES PROP. POND AREA TO BE CLEARED (5.23 AC)
-  INDICATES R.O.W TO BE CLEARED (0.911 AC)
-  INDICATES WET UTILITY EASEMENTS TO BE CLEARED (3.42 AC)
-  INDICATES FILTER FABRIC FENCE
-  INDICATES PROP. LIFT STATION TO BE CLEARED (0.13 AC)
-  INDICATES EXISTING STRUCTURES TO BE DEMOLISHED
-  INDICATES FUTURE R.O.W TO BE CLEARED (PHASE 1) (0.61 A.C)



**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS. NAVD 88.  
 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
 100YR. W.S.E. = 299.04' AT OUTFALL #1000  
 100YR. W.S.E. = 305.61' AT OUTFALL #1001  
 100YR. W.S.E. = 278.14' AT OUTFALL #1002  
 100YR. W.S.E. = 279.68' AT OUTFALL #1003  
 100YR. W.S.E. = 297.86' AT OUTFALL #1004  
 100YR. W.S.E. = 297.42' AT OUTFALL #1005  
 FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
  - 2) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - 3) PAVING CONTRACTOR SHALL TAKE EXTREME CAUTION IN SUBGRADE MANIPULATION IN THIS AREA. STORM SEWER PIPE IS IN OR WITHIN 6" OF SUBGRADE.
  - 4) CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
  - 5) CEMENT STABILIZED SAND FOR BACKFILL CROSSING ALL PAVEMENT SHALL BE INCIDENTAL.
  - 6) ALL STORM SEWER TO BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 215.
  - 7) ALL MANHOLE RIM ELEVATIONS WILL NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND.
  - 8) IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.
  - 9) ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB
  - 10) SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB

DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK


\_\_\_\_\_  
 CITY OF MONTGOMERY, CITY ENGINEER  
 SIGNATURE VALID FOR ONE (1) YEAR

\_\_\_\_\_  
 DATE

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

## CLEARING PLAN

**LJA Engineering, Inc.**   
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386  
 LJA PROJECT NO.: 2980-0101  
 DRAWN: T.C.M./D.D. DESIGN: S.G./M.B. DATE: FEB.2024  
 SCALE: 1" = 100'



03/07/2024

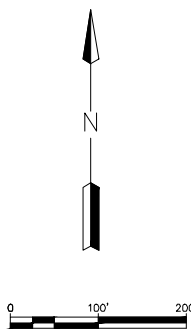
REDBIRD MEADOWS PHASE 1A - 2980-0101

Date/Time : Wed, 06 Mar 2024 - 4:49pm  
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MATCH LINE  
(SEE SHEET 9)





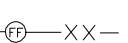



(SEE SHEET NO. 9)  
MATCH LINE



**BENCHMARK:**  
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DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK


\_\_\_\_\_  
 CITY OF MONTGOMERY, CITY ENGINEER  
 SIGNATURE VALID FOR ONE (1) YEAR

DATE \_\_\_\_\_

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

CLEARING PLAN CONT'D

**LJA Engineering, Inc.**   
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386  
 LJA PROJECT NO.: 2980-0101

DRAWN: T.C.M./D.D. DESIGN: S.G./M.B. DATE: FEB.2024  
 SCALE: 1" = 100'



03/07/2024

REDBIRD MEADOWS PHASE 1A - 2980-0101

Date/Time : Wed, 06 Mar 2024, 3:53pm  
 Path Name : I:\Projects\2980\0101\Sheets\LOT\_EXHIB1.dwg



**LEGEND**

● INDICATES TREE POSITION

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Exist. Old Plantersville Rd

LANDSCAPING FOR RESERVES WILL BE PROVIDED IN A SEPARATE PLAN SET

MATCH LINE  
(SEE SHEET 10A.)

DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER  
 SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

LANDSCAPE PLAN

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386

LJA PROJECT NO.: 2980-0101

DRAWN: T.C.M/D.D. DESIGN: S.G.M.B. DATE: FEB.2024

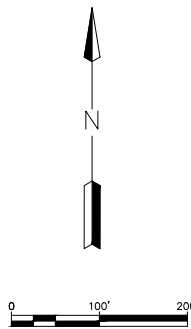
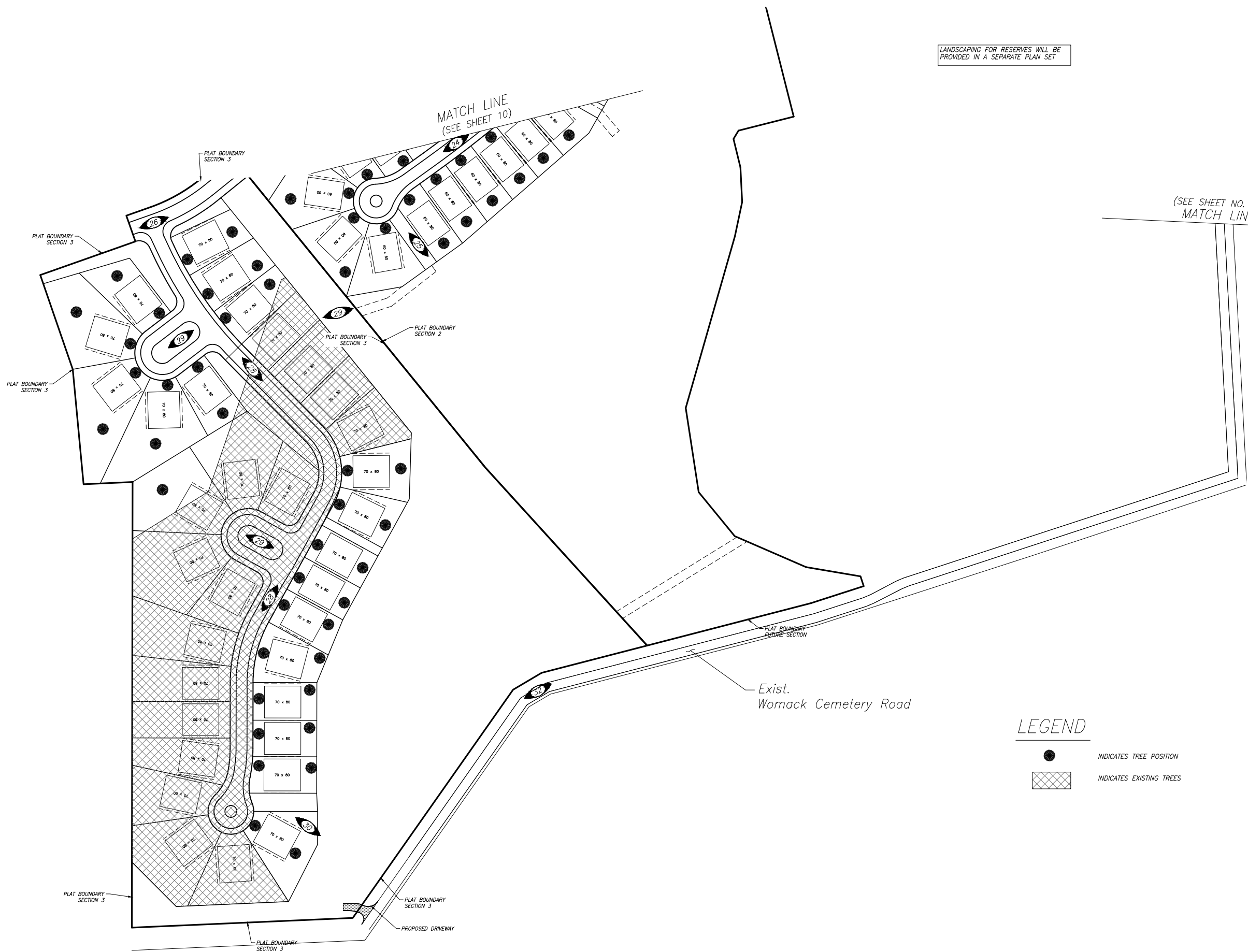
SCALE: 1" = 100'



REDBIRD MEADOWS PHASE 1A - 2980-0101



Date: Time : Wed, 06 Mar 2024 3:53pm  
 Path Name : I:\Projects\2980\0101\Sheets\LOT\_EXHIBIT.dwg



LANDSCAPING FOR RESERVES WILL BE PROVIDED IN A SEPARATE PLAN SET

**BENCHMARK:**  
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(SEE SHEET NO. 35)  
 MATCH LINE

DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY MUNICIPAL UTILITY DISTRICT NO. 215

REDBIRD MEADOWS PHASE 1A

LANDSCAPE PLAN CONT'D

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386

LJA PROJECT NO.: 2980-0101

DRAWN: T.C.M/D.D. DESIGN: S.G./M.B. DATE: FEB.2024

SCALE: 1" = 100'

**LEGEND**

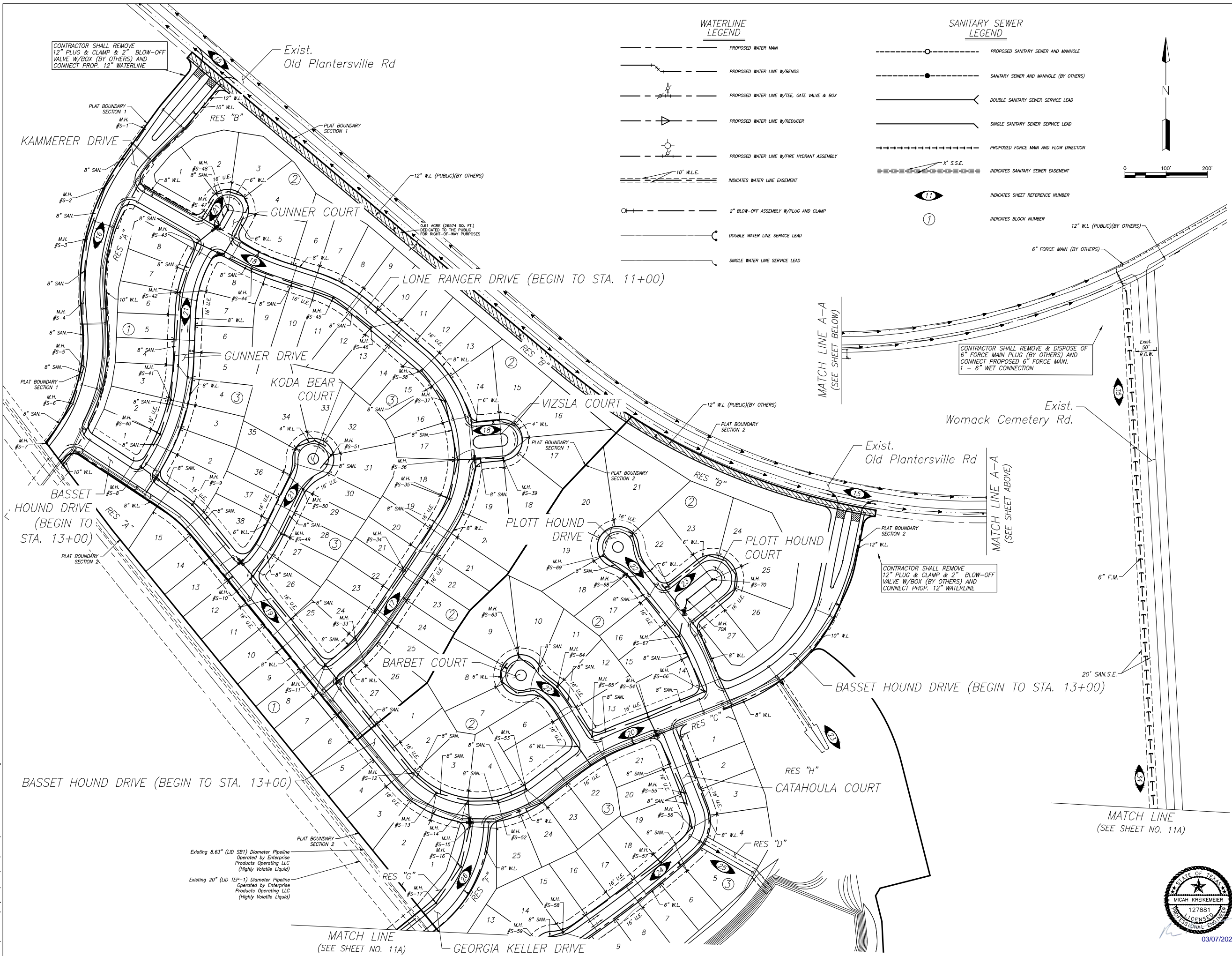
- INDICATES TREE POSITION
- ▨ INDICATES EXISTING TREES



03/07/2024

REDBIRD MEADOWS PHASE 1A - 2980-0101

Date/Time : Wed, 06 Mar 2024 3:54pm  
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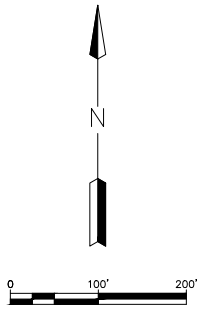


**WATERLINE LEGEND**

- PROPOSED WATER MAIN
- PROPOSED WATER LINE W/BENDS
- PROPOSED WATER LINE W/TEE, GATE VALVE & BOX
- PROPOSED WATER LINE W/REDUCER
- PROPOSED WATER LINE W/FIRE HYDRANT ASSEMBLY
- INDICATES WATER LINE EASEMENT
- 2" BLOW-OFF ASSEMBLY W/PLUG AND CLAMP
- DOUBLE WATER LINE SERVICE LEAD
- SINGLE WATER LINE SERVICE LEAD

**SANITARY SEWER LEGEND**

- PROPOSED SANITARY SEWER AND MANHOLE
- SANITARY SEWER AND MANHOLE (BY OTHERS)
- DOUBLE SANITARY SEWER SERVICE LEAD
- SINGLE SANITARY SEWER SERVICE LEAD
- PROPOSED FORCE MAIN AND FLOW DIRECTION
- INDICATES SANITARY SEWER EASEMENT
- INDICATES SHEET REFERENCE NUMBER
- INDICATES BLOCK NUMBER



**BENCHMARK:**  
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 MONUMENT DESIGNATION ELEV. 190.963  
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DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER  
 SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

**WATER AND SANITARY LAYOUT**

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386

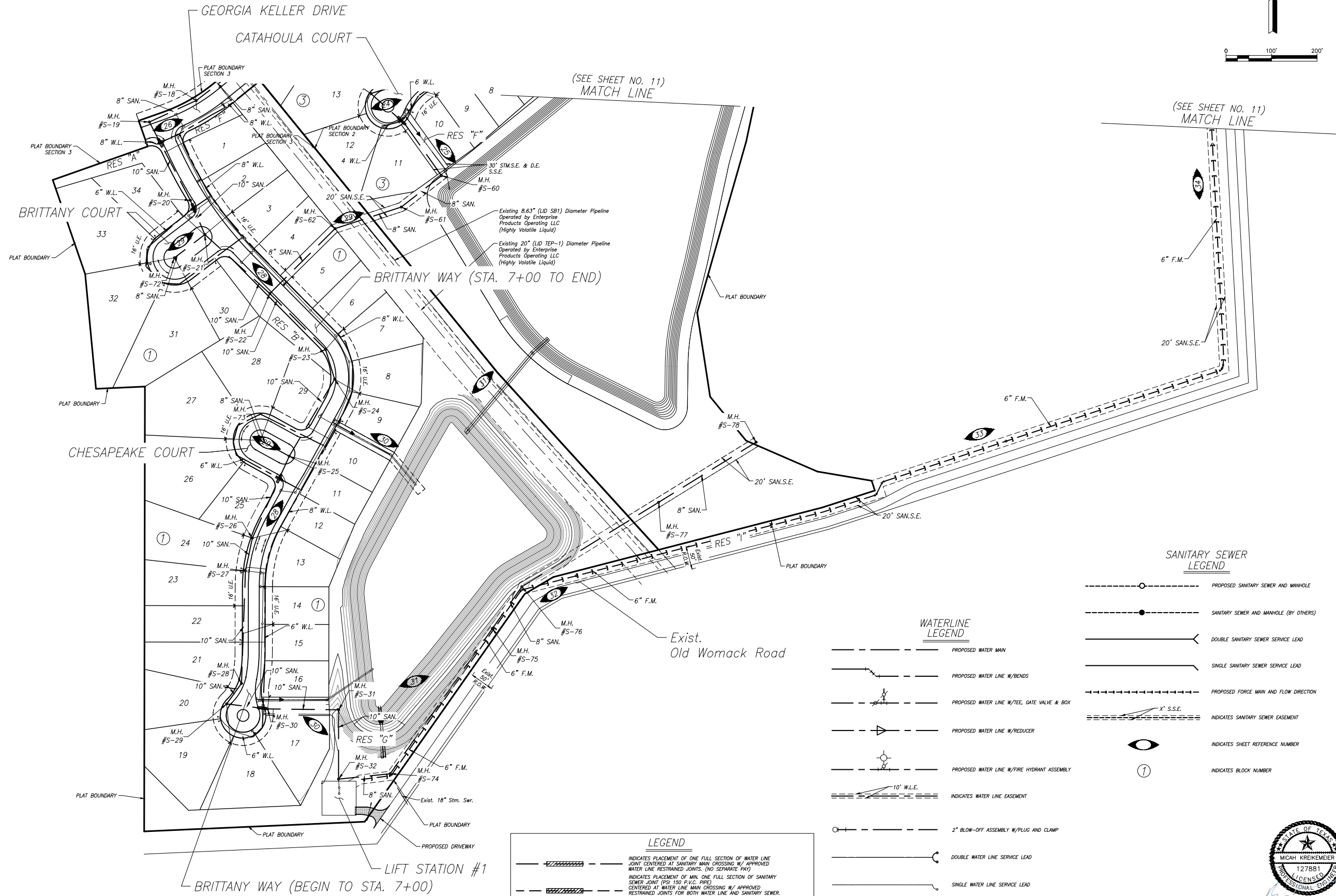
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 SCALE: 1" = 100'

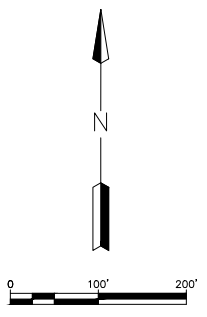


03/07/2024

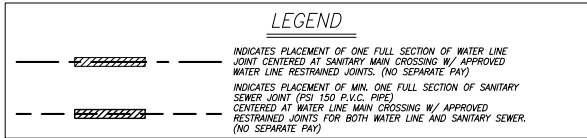
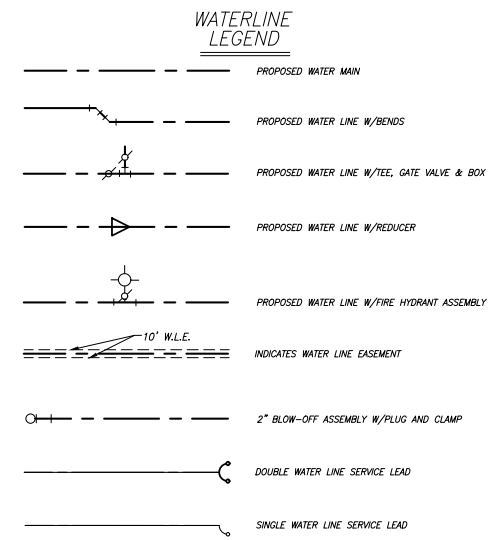
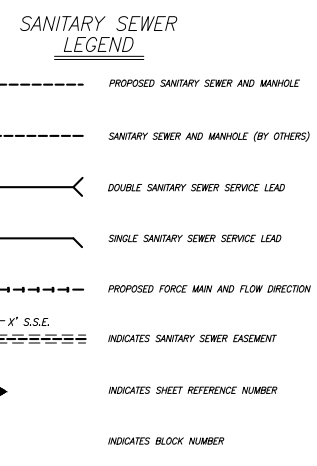
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CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY MUNICIPAL UTILITY DISTRICT NO. 215

REDBIRD MEADOWS PHASE 1A

**WATER AND SANITARY LAYOUT CONT'D**

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
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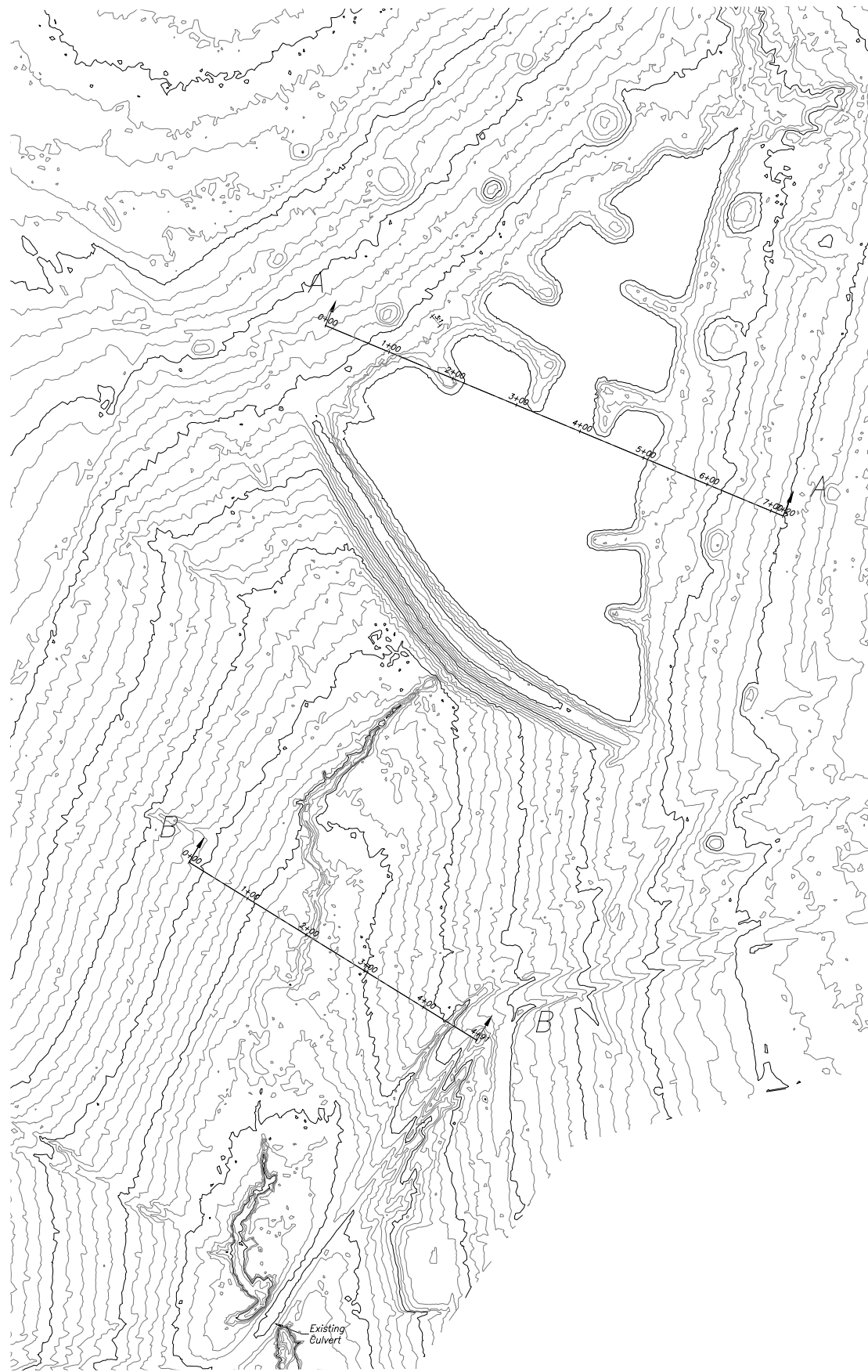
SCALE: 1" = 100'



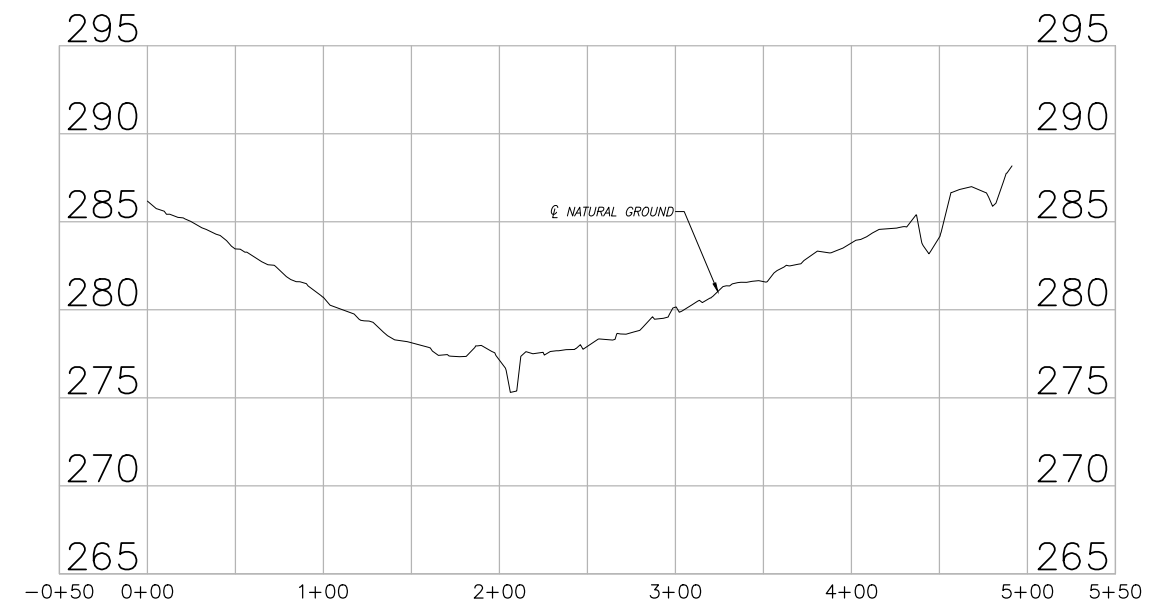
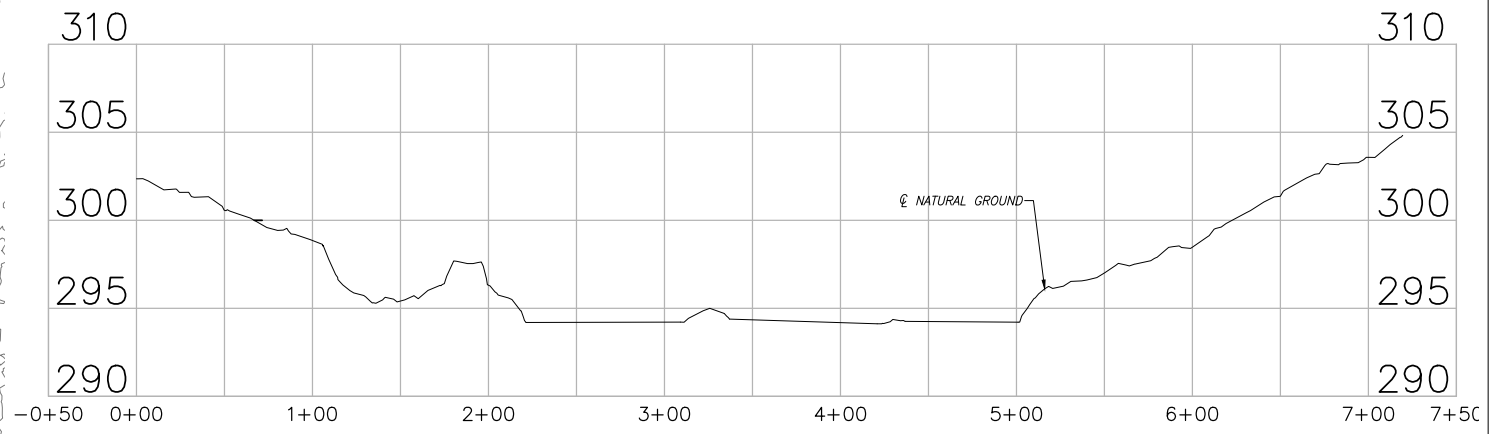
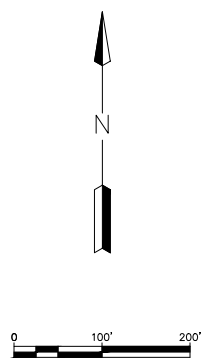
03/07/2024

REDBIRD MEADOWS PHASE 1A - 2980-0101

Date/Time : Wed, 06 Mar 2024 3:55pm  
 Path Name : I:\Project\2980\0101\Sheets EXISTING TOPO.dwg



POND B.1 & B.2  
 SCALE: 1"=100'



BENCHMARK:

NOTES:  
 1) EMERGENCY OVERFLOW SIZED TO CONVEY THE FULL 100-YEAR INFLOW RATE WITH WSE AT OR BELOW THE DETENTION BASIN TOP BANK. Q=CLH(2)  
 2) ABOVE 100YR. WSE (283.93') USED AS EMERGENCY OVERFLOW

DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR DATE

CITY OF MONTGOMERY MUNICIPAL UTILITY DISTRICT NO. 215

REDBIRD MEADOWS PHASE 1A

EXISTING TOPOGRAPHY

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386

LJA PROJECT NO.: 2980-0101

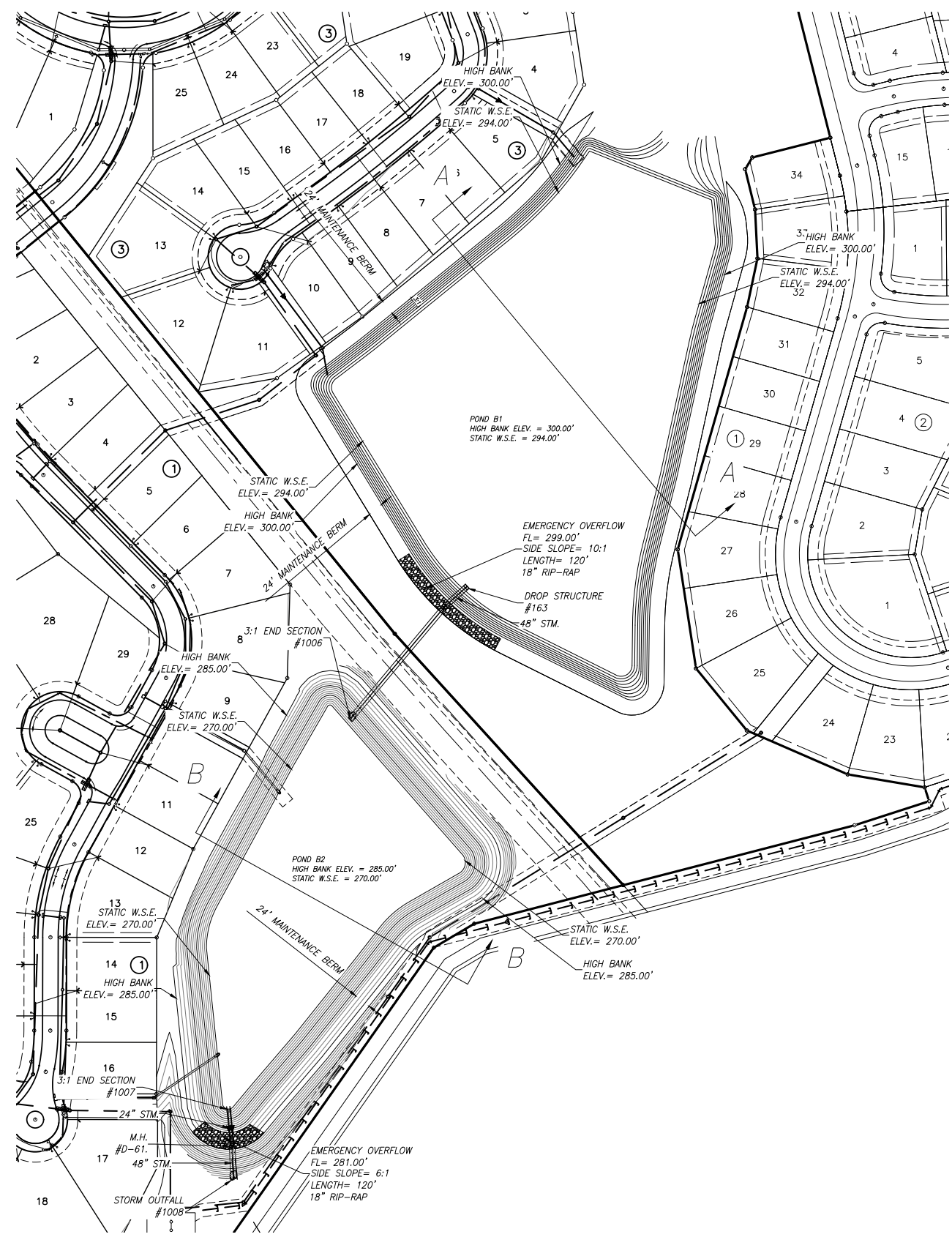
DRAWN: T.C.M/D.D. DESIGN: S.G.M.B. DATE: FEB.2024  
 SCALE: 1" = 100' 2980-0101



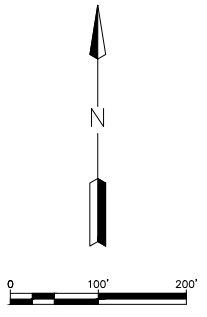
03/07/2024

REDBIRD MEADOWS PHASE 1A - 2980-0101

Date: Wed, 06 Mar 2024 3:56pm  
 Path: I:\Projects\2980\0101\Sheets\B OVERALL LAYOUT POND B1 & B2.dwg

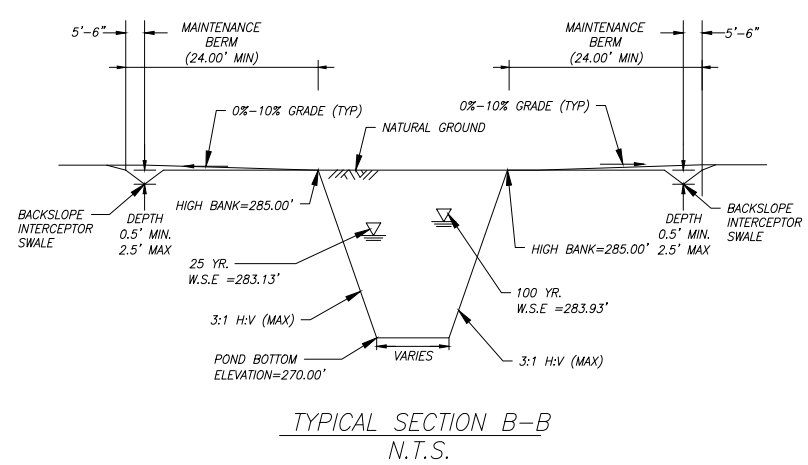
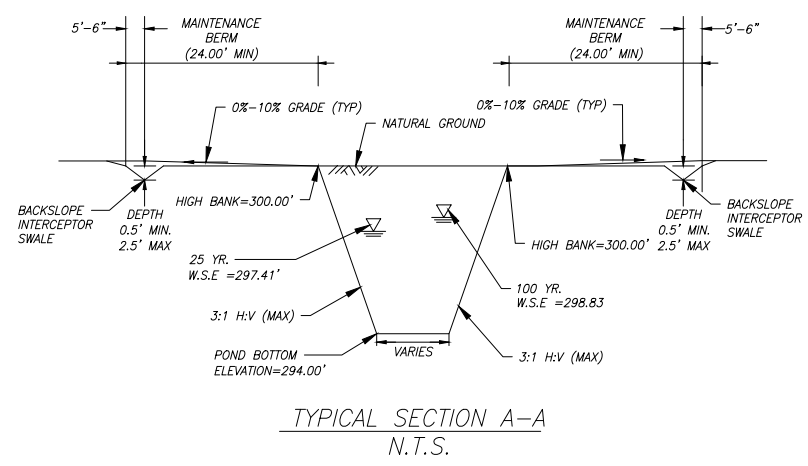


POND A.1  
 SCALE: 1"=100'



**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS. NAVD 88.  
 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
 100YR. W.S.E.= 299.04' AT OUTFALL #1000  
 100YR. W.S.E.= 305.61' AT OUTFALL #1001  
 100YR. W.S.E.= 279.14' AT OUTFALL #1002  
 100YR. W.S.E.= 279.68' AT OUTFALL #1003  
 100YR. W.S.E.= 297.86' AT OUTFALL #1004  
 100YR. W.S.E.= 297.42' AT OUTFALL #1005  
 FIRM PANEL NO.48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
  - 2) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
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  - 5) CEMENT STABILIZED SAND FOR BACKFILL CROSSING ALL PAVEMENT SHALL BE INCIDENTAL.
  - 6) ALL STORM SEWER TO BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 215.
  - 7) ALL MANHOLE RIM ELEVATIONS WILL NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND.
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  - 9) ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB
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DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK  
 CITY OF MONTGOMERY, CITY ENGINEER  
 SIGNATURE VALID FOR ONE (1) YEAR

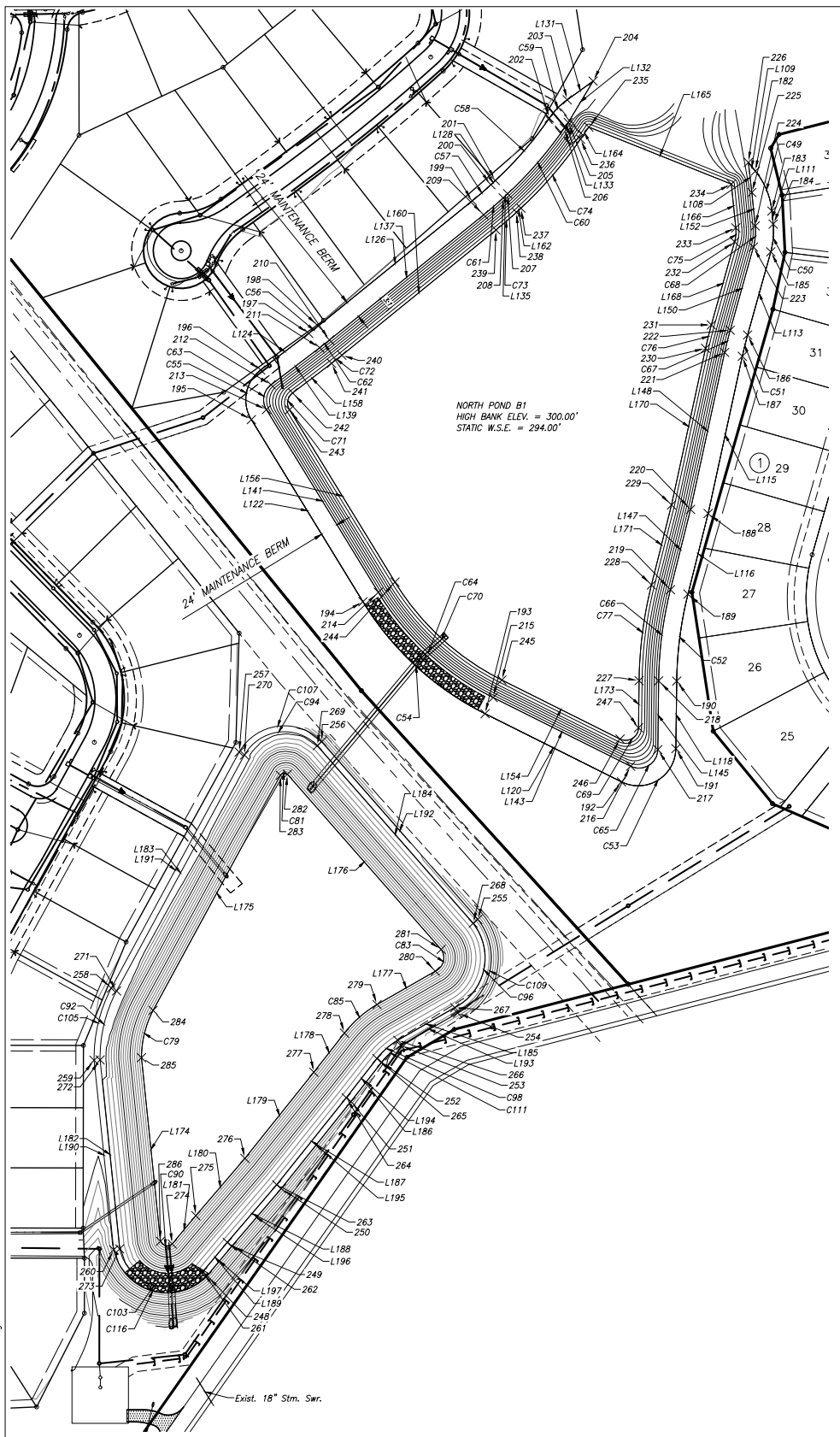
CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215  
 REDBIRD MEADOWS  
 PHASE 1A

OVERALL LAYOUT  
 POND B1 & B2

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386  
 LJA PROJECT NO.: 2980-0101



DRAWN: T.C.M/D.D. DESIGN: S.G.M/B. DATE: FEB.2024  
 SCALE: 1" = 100'



POND B.1 & B.2  
SCALE: 1"=100'

Point Table

Point #	Northing	Easting
286	10129717.2680	3751943.3509
285	10129961.3328	3751918.1184
284	10130024.1953	3751933.5687
283	10130336.6147	3752102.8868
282	10130338.1312	3752112.2020
281	10130105.2217	3752316.5789
280	10130076.3086	3752308.8652
279	10130031.9486	3752231.3007
278	10129994.0187	3752187.9886
277	10129942.0177	3752147.3244
276	10129827.4391	3752055.6671
275	10129751.2608	3751990.3886
274	10129713.6913	3751958.9113
273	10129707.1461	3751889.1042
272	10129958.3062	3751863.1382
271	10130050.0357	3751885.0151
270	10130363.6694	3752054.9913
269	10130376.1297	3752152.0313
268	10130140.0430	3752359.1960
267	10130027.7671	3752334.7747
266	10129984.4213	3752258.9835

Point Table

Point #	Northing	Easting
265	10129960.0800	3752231.2686
264	10129907.8980	3752190.4631
263	10129792.3565	3752098.0354
262	10129715.7046	3752032.3510
261	10129676.6122	3751999.5978
260	10129705.8865	3751881.1918
259	10129957.8325	3751855.1445
258	10130053.7990	3751877.9553
257	10130367.5603	3752048.0007
256	10130381.5665	3752157.9038
255	10130145.1638	3752365.3459
254	10130020.7371	3752338.5969
253	10129977.5128	3752263.0181
252	10129955.1422	3752237.5630
251	10129904.3203	3752196.7378
250	10129787.2536	3752104.1981
249	10129710.5328	3752038.4546
248	10129671.3023	3752005.5857
247	10130399.8808	3752579.0400
246	10130384.8718	3752554.4481
245	10130463.3165	3752397.3136

Point Table

Point #	Northing	Easting
244	10130593.5893	3752255.2188
243	10130822.5726	3752114.8977
242	10130844.9859	3752119.1011
241	10130884.3105	3752170.8034
240	10130895.1271	3752184.5646
239	10131061.5713	3752389.5206
238	10131085.2030	3752416.7460
237	10131090.6954	3752422.6697
236	10131182.3726	3752501.9126
235	10131198.4485	3752512.9672
234	10131122.6107	3752702.4768
233	10131064.3999	3752708.3334
232	10131045.9471	3752706.7422
231	10130935.4238	3752675.8795
230	10130904.3203	3752668.1635
229	10130696.1138	3752622.9077
228	10130589.7425	3752596.2457
227	10130462.5252	3752579.7809
226	10131151.3459	3752725.0927
225	10131111.4747	3752729.7285
224	10131067.0026	3752734.2028

Point Table

Point #	Northing	Easting
223	10131038.9543	3752731.7842
222	10130928.4310	3752700.9215
221	10130898.7979	3752693.5702
220	10130690.1904	3752648.2273
219	10130583.4211	3752621.4656
218	10130462.2178	3752605.7790
217	10130370.8521	3752604.6986
216	10130348.7801	3752568.5339
215	10130440.0542	3752385.7006
214	10130580.0043	3752233.0502
213	10130822.8657	3752084.2246
212	10130855.8265	3752090.4060
211	10130905.0047	3752155.0634
210	10130915.3101	3752168.1741
209	10131081.7542	3752373.1300
208	10131104.2689	3752399.0685
207	10131109.7612	3752404.9922
206	10131197.1046	3752480.4891
205	10131204.5348	3752485.5985
204	10131259.4773	3752518.7241
203	10131234.5614	3752484.1995

Line Table

Line #	Length	Direction
L197	51.18	S39° 57' 27.53"W
L196	101.04	S40° 35' 37.96"W
L195	148.14	S38° 39' 29.28"W
L194	66.27	S38° 01' 29.70"W
L193	87.07	S60° 14' 03.42"W
L192	314.51	S41° 16' 00.39"E
L191	356.88	N28° 27' 20.95"E
L190	253.29	N05° 54' 09.03"W
L189	51.00	S39° 57' 27.53"W
L188	100.95	S40° 35' 37.96"W
L187	147.96	S38° 39' 29.28"W
L186	66.24	S38° 01' 29.70"W
L185	87.31	S60° 14' 03.42"W
L184	314.09	S41° 16' 00.39"E
L183	356.73	N28° 27' 20.95"E
L182	252.50	N05° 54' 09.03"W
L181	49.01	S39° 57' 27.53"W
L180	100.32	S40° 35' 37.96"W
L179	146.73	S38° 39' 29.28"W
L178	66.01	S38° 01' 29.70"W
L177	89.35	S60° 14' 03.42"W

Line Table

Line #	Length	Direction
L176	309.87	S41° 16' 00.39"E
L175	355.35	N28° 27' 20.95"E
L174	245.37	N05° 54' 09.03"W
L173	44.70	N05° 44' 42.62"W
L172	114.75	N15° 36' 06.94"E
L171	213.48	N12° 15' 47.02"E
L170	110.07	N14° 04' 16.67"E
L169	91.37	N00° 40' 39.15"E
L168	204.35	S63° 28' 14.56"E
L167	284.83	S31° 29' 59.96"E
L166	81.23	S52° 44' 36.71"W
L165	264.03	S50° 55' 12.15"W
L164	8.08	S47° 09' 49.58"W
L163	9.02	S34° 30' 52.08"W
L162	64.16	S31° 05' 10.94"W
L161	42.58	N54° 10' 57.20"E
L160	8.08	N47° 09' 49.58"E
L159	264.03	N50° 55' 12.15"E
L158	80.33	N52° 44' 36.71"E
L157	283.93	N31° 29' 59.96"W
L156	202.75	N63° 28' 14.56"W

Line Table

Line #	Length	Direction
L118	89.78	S00° 40' 39.15"W
L116	110.45	S14° 04' 16.67"W
L115	213.86	S12° 15' 47.02"W
L113	114.75	S15° 36' 06.94"W
L111	17.48	S05° 44' 42.62"E
L109	14.79	S39° 06' 55.29"E
L108	40.14	N06° 37' 54.91"W
L173	62.65	S00° 40' 39.15"W
L171	109.66	S14° 04' 16.67"W
L170	213.07	S12° 15' 47.02"W
L168	114.75	S15° 36' 06.94"W
L166	58.50	S05° 44' 42.62"E
L165	204.12	S68° 11' 23.07"E
L164	19.51	N34° 30' 52.08"E
L162	8.08	N47° 09' 49.58"E
L160	264.03	N50° 55' 12.15"E
L158	64.96	N52° 44' 36.71"E
L156	268.56	N31° 29' 59.96"W
L154	175.63	N63° 28' 14.56"W

Point Table

Point #	Northing	Easting
202	10131210.2291	3752460.3870
201	10131127.3604	3752388.6745
200	10131121.8681	3752382.7507
199	10131100.3846	3752358.0003
198	10130933.9405	3752153.0444
197	10130924.1071	3752140.5342
196	10130875.4764	3752076.5965
195	10130809.5548	3752064.2337
194	10130567.4643	3752212.5868
193	10130418.5812	3752374.9808
192	10130328.0199	3752556.3865
191	10130372.1639	3752628.7158
190	10130461.9340	3752629.7774
189	10130577.5860	3752644.7454
188	10130684.7227	3752671.5993
187	10130893.7002	3752717.0226
186	10130921.9762	3752724.0372
185	10131032.4995	3752754.8999
184	10131069.4051	3752758.0822
183	10131086.7935	3752756.3328
182	10131139.8715	3752734.4228

Curve Table

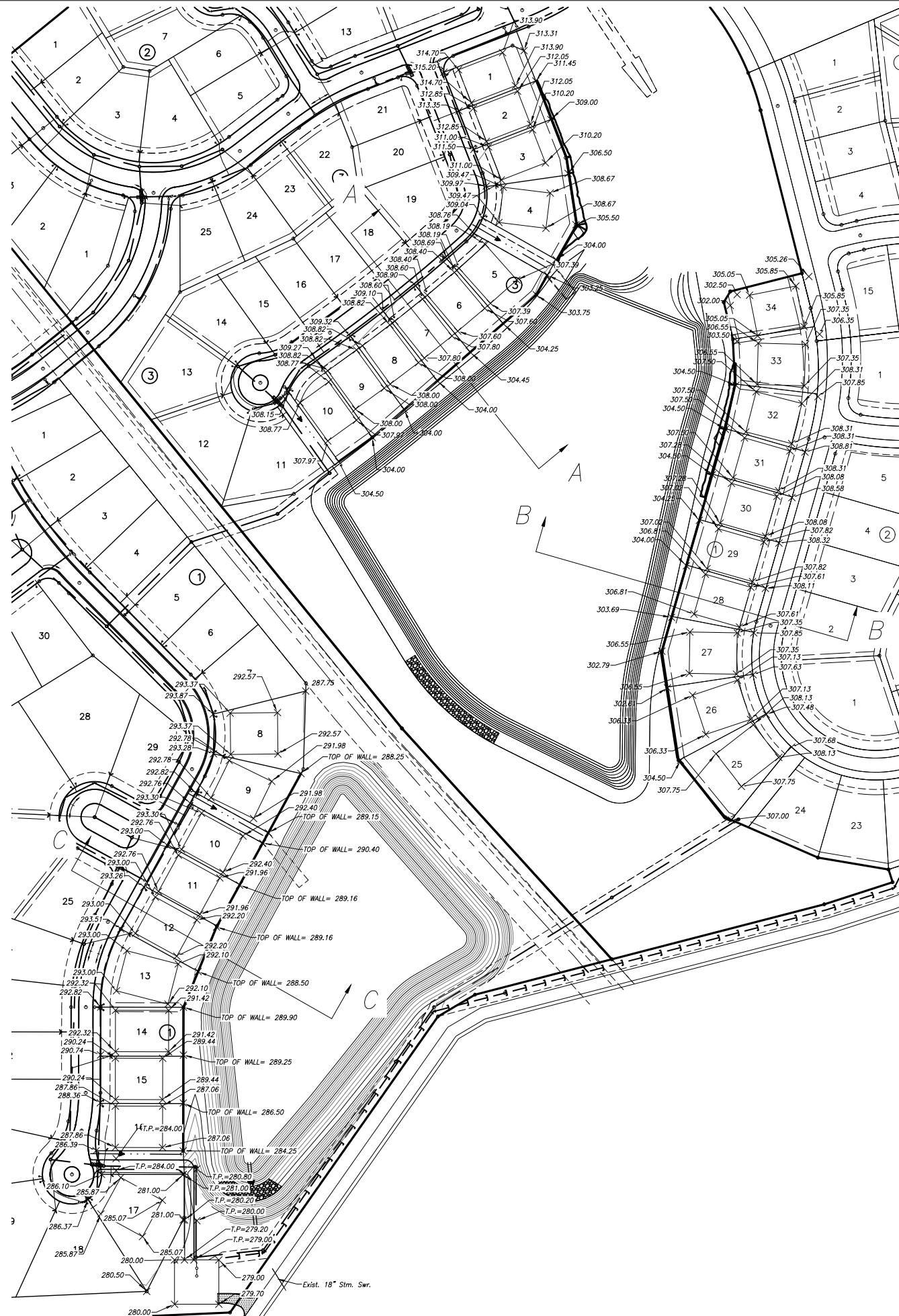
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C116	158.73	72.81	124°54'22.77"	N 74° 27' 46.47" W	129.11
C111	34.08	93.12	020°58'07.52"	S 48° 41' 24.63" W	33.89
C109	145.38	82.46	101°00'40.44"	S 12° 07' 57.66" W	127.27
C107	128.35	69.33	106°03'53.89"	N 82° 44' 14.17" E	110.79
C105	99.67	199.66	028°36'09.56"	N 13° 22' 14.99" E	98.64
C103	140.66	64.81	124°21'09.34"	N 74° 33' 08.60" W	114.63
C98	37.09	101.12	021°01'07.84"	S 48° 42' 28.50" W	36.89
C96	131.24	74.46	100°59'08.07"	S 12° 16' 16.97" W	114.90
C94	113.25	61.33	105°47'55.01"	N 82° 40' 58.99" E	97.84
C92	95.28	191.66	028°29'01.30"	N 13° 24' 50.84" E	94.30
C90	18.65	9.81	108°55'37.49"	N 77° 03' 18.27" W	15.97
C85	57.90	156.12	021°15'04.47"	S 48° 47' 24.84" W	57.57
C83	34.13	19.46	100°29'30.89"	S 14° 56' 16.77" W	29.92
C81	10.65	6.33	096°19'42.30"	N 80° 45' 11.41" E	9.44
C79	65.35	136.66	027°24'01.68"	N 13° 48' 30.09" E	64.73
C68	28.32	76.00	021°20'49.56"	N 04° 55' 42.16" E	28.15
C67	30.54	524.00	003°20'19.93"	N 13° 55' 56.98" E	30.53
C66	122.49	524.00	013°23'37.53"	N 07° 22' 27.91" E	122.21
C65	50.55	25.00	115°51'06.29"	N 58° 36' 12.29" E	42.37
C64	209.81	376.00	031°58'14.61"	S 47° 29' 07.26" E	207.09

Curve Table

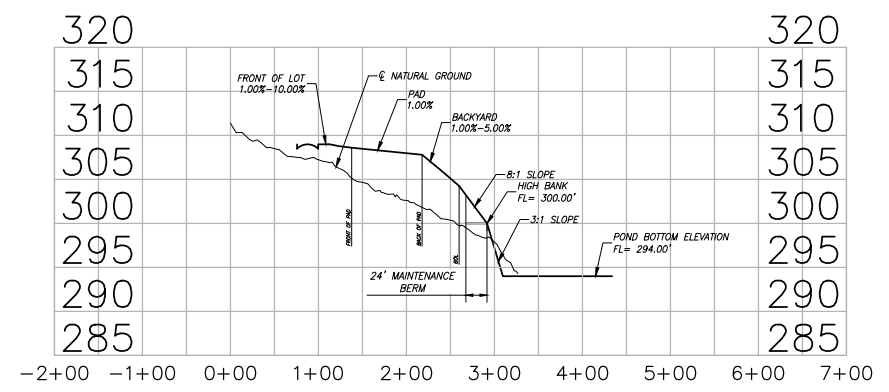
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C63	36.76	25.00	084°14'36.67"	S 10° 37' 18.38" W	33.54
C62	16.68	524.00	001°49'24.56"	S 51° 49' 54.43" W	16.68
C61	34.35	524.00	003°45'22.57"	S 49° 02' 30.87" W	34.35
C60	115.68	524.00	012°38'57.51"	S 40° 50' 20.83" W	115.45
C59	34.21	100.00	019°36'07.59"	N 44° 22' 53.40" E	34.05
C58	109.81	500.00	012°34'59.98"	N 40° 52' 19.59" E	109.59
C57	32.78	500.00	003°45'22.57"	N 49° 02' 30.87" E	32.77
C56	15.91	500.00	001°49'24.56"	N 51° 49' 54.43" E	15.91
C55	73.52	50.00	084°14'36.67"	N 10° 37' 18.38" E	67.07
C54	223.20	400.00	031°58'14.61"	N 47° 29' 07.26" W	220.31
C53	101.10	50.00	115°51'06.29"	S 58° 36' 12.29" W	84.74
C52	116.88	500.00	013°23'37.53"	S 07° 22' 27.91" W	116.62
C51	29.14	500.00	003°20'19.93"	S 13° 55' 56.98" W	29.13
C50	37.26	100.00	021°20'49.56"	S 04° 55' 42.16" W	37.04
C49	58.24	100.00	033°22'12.67"	S 22° 25' 48.96" E	57.42
C47	128.57	550.00	013°23'37.53"	S 07° 22' 27.91" W	128.28
C46	32.05	550.00	003°20'19.93"	S 13° 55' 56.98" W	32.05
C45	18.63	50.00	021°20'49.56"	S 04° 55' 42.16" W	18.52
C44	121.42	550.00	012°38'57.51"	N 40° 50' 20.83" E	121.18
C43	36.06	550.00	003°45'22.57"	N 49° 02' 30.87" E	36.05

Curve Table

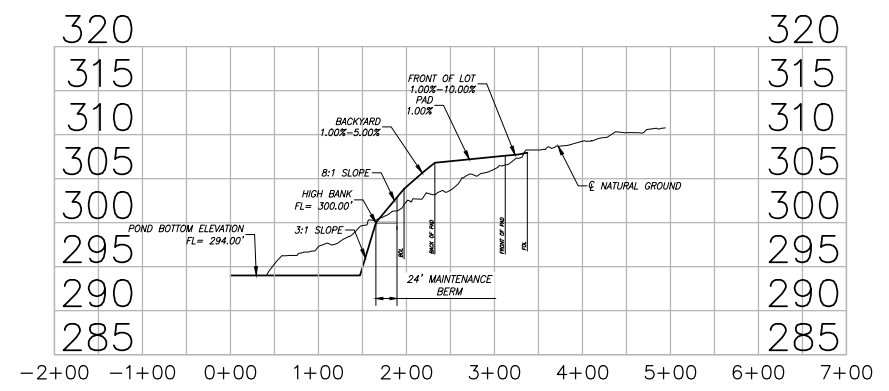
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C72	17.50	550.00	001°49'24.56"	N 51° 49' 54.43" E	17.50
C71	25.00	17.00	084°14'36.67"	N 10° 37' 18.38" E	22.80
C70	195.30	350.00	031°58'14.61"	N 47° 29' 07.26" W	192.77



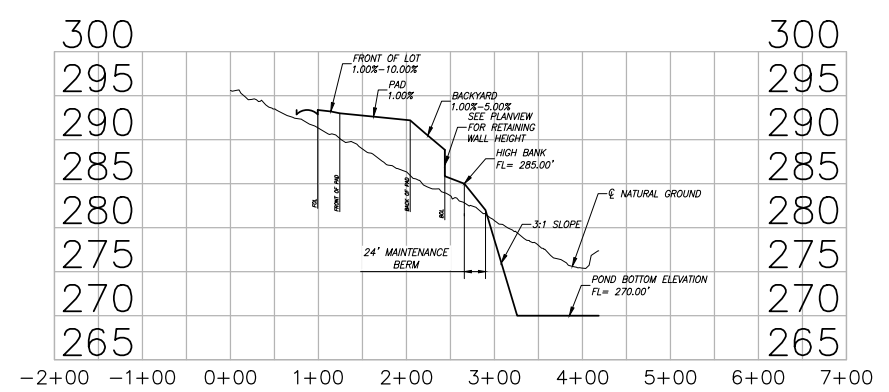
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SCALE: 1"=100'



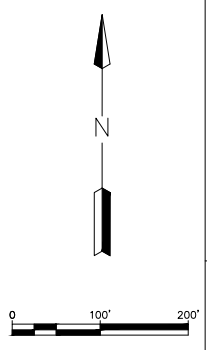
CROSS SECTION A-A  
SCALE: 1"=100'



CROSS SECTION B-B  
SCALE: 1"=100'



CROSS SECTION C-C  
SCALE: 1"=100'



**BENCHMARK:**  
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CITY OF MONTGOMERY, CITY ENGINEER  
SIGNATURE VALID FOR ONE (1) YEAR

CITY OF MONTGOMERY  
MUNICIPAL UTILITY  
DISTRICT NO. 215  
REDBIRD MEADOWS  
PHASE 1A

GRADING LAYOUT  
PONDS B1 & B2

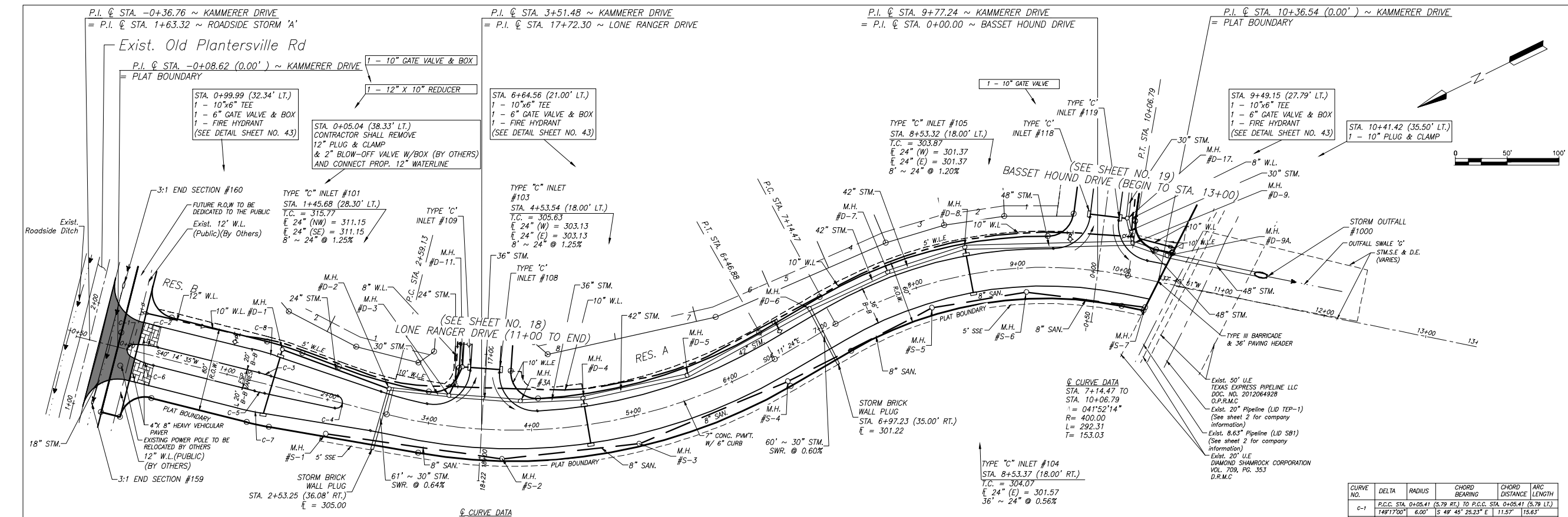


**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042 FRN - F-1386  
LJA PROJECT NO.: 2980-0101

DRAWN: T.C.M/D.D. DESIGN: S.G.M/B. DATE: FEB.2024  
SCALE: 1" = 50' HOR.  
1" = 5' VERT.

Date/Time : Wed, 06 Mar 2024 11:35:58am  
Path Name : I:\Projects\2980\0101\Sheets\9 GRADING OVERALL LAYOUT.dwg

REDBIRD MEADOWS PHASE 1A - 2980-0101



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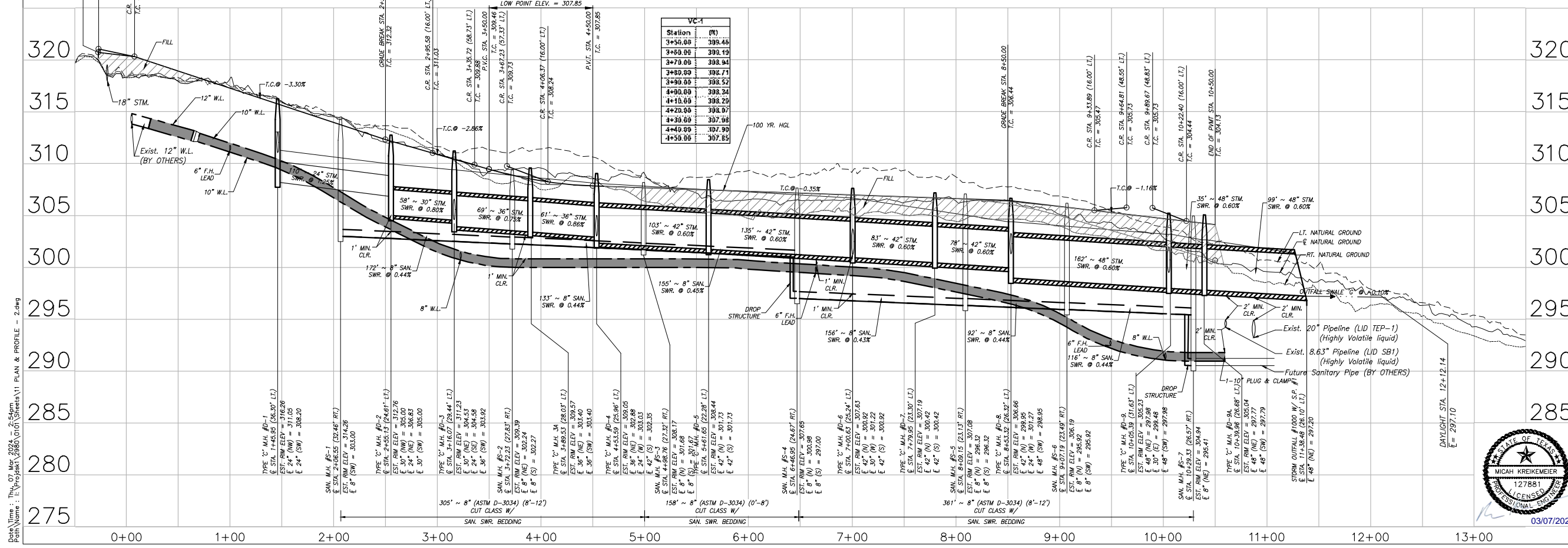
100YR. W.S.E. = 299.04' AT OUTFALL #1000  
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  - 3) PAVING CONTRACTOR SHALL TAKE EXTREME CAUTION IN SUBGRADE MANIPULATION IN THIS AREA. STORM SEWER PIPE IS IN OR WITHIN 6" OF SUBGRADE.
  - 4) CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
  - 5) CEMENT STABILIZED SAND FOR BACKFILL CROSSING ALL PAVEMENT SHALL BE INCIDENTAL.
  - 6) ALL STORM SEWER TO BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 215.
  - 7) ALL MANHOLE RIM ELEVATIONS WILL NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND.
  - 8) IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.
  - 9) ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB
  - 10) SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB

**OUTFALL SWALE 'G'**  
 MoCo - 100 YEAR FREQUENCY

Station	Side	Slope	Drainage Area	Total Area	"C" Area	"CF" Area	Tc	Q	Q Add.	Q Total	Ditch Section	Design Velocity	Ditch Lining
10+00	Left	0.35%	40.18	40.18	0.55	1.25	34.16	4.97	0.00	184.20	5' x 3'	2.06	2.98



**CURVE DATA**

CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C-1	P.C.C. STA. 0+05.41 (5.79 RT.) TO P.C.C. STA. 0+05.41 (5.79 LT.)	149'17.00"	S 49° 45' 25.23" E	11.57'	16.63'
C-2	P.C.C. STA. 0+29.25 (9.00 LT.) TO P.T. STA. 1+29.83 (9.00 LT.)	015'21.30"	S 32° 33' 48.47" W	24.05'	24.13'
C-3	P.C. STA. 1+29.83 (9.00 LT.) TO P.T. STA. 1+41.80 (8.73 LT.)	002'33.00"	S 41° 31' 04.81" W	11.97'	11.97'
C-4	P.C. STA. 2+08.18 (5.77 LT.) TO P.C.C. STA. 2+09.14 (6.22 RT.)	175'20.20"	N 49° 34' 04.19" W	11.99'	18.36'
C-5	P.C. STA. 1+39.88 (8.81 RT.) TO P.T. STA. 1+29.83 (9.00 RT.)	002'08.30"	N 39° 10' 19.38" E	10.06'	10.06'
C-6	P.C. STA. 0+29.25 (9.00 LT.) TO P.C.C. STA. 0+05.41 (5.79 RT.)	015'21.30"	N 47° 05' 30.78" E	24.05'	24.13'
C-7	P.C. STA. 1+17.56 (29.00 RT.) TO P.T. STA. 1+40.16 (28.11 RT.)	004'51.50"	S 37° 48' 41.74" W	24.52'	24.53'
C-8	P.C. STA. 1+17.26 (28.41 LT.) TO P.T. STA. 1+41.77 (28.62 LT.)	004'51.50"	N 42° 05' 19.96" E	24.52'	24.53'

DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

CITY OF MONTGOMERY MUNICIPAL UTILITY DISTRICT NO. 215

REDBIRD MEADOWS PHASE 1A

KAMMERER DRIVE

**LJA Engineering, Inc.**

3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042

Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

LJA PROJECT NO.: 2980-0101

DATE: FEB. 2024

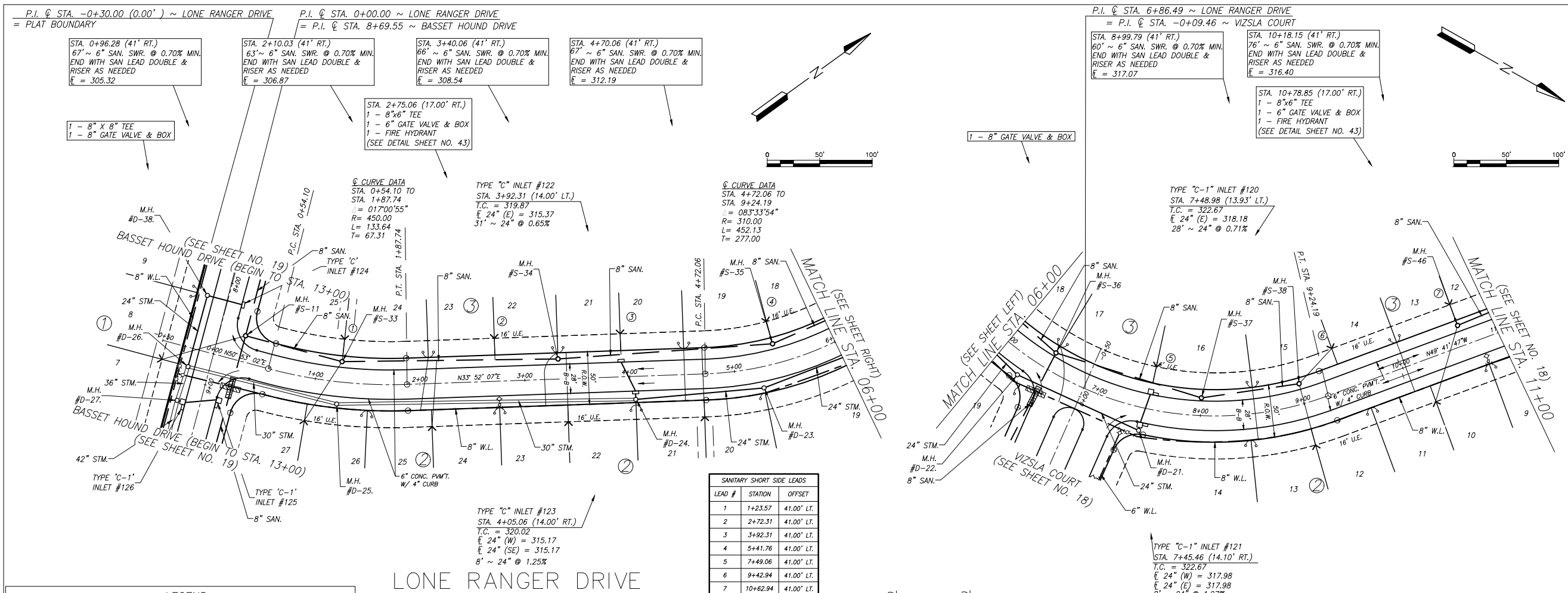
SCALE: 1" = 50' HOR. 1" = 5' VERT.

SHEET NO. 16 OF 47

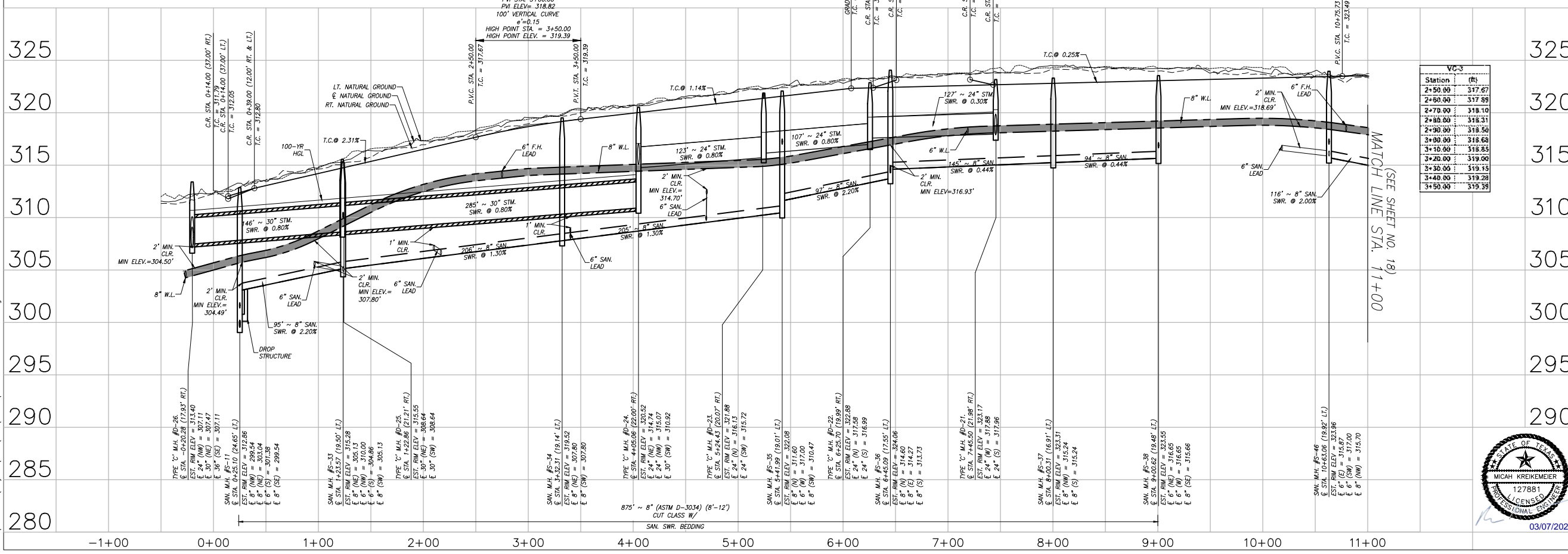
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REDBIRD MEADOWS PHASE 1A - 2980-0101





**LONE RANGER DRIVE  
(BEGIN TO STA. 11+00)  
(50' R.O.W.)**



**BENCHMARK:**  
ALL ELEVATIONS SET TO NGS. NAVD 88.  
MONUMENT DESIGNATION ELEV. 190.963  
BRASS DISC SET IN CONCRETE LOCATED BY COORDINATES X = 3,502,367.4350 Y = 255,445.6670

100YR. W.S.E. = 299.04' AT FALL #1000  
100YR. W.S.E. = 305.61' AT FALL #1001  
100YR. W.S.E. = 279.14' AT FALL #1002  
100YR. W.S.E. = 279.68' AT FALL #1003  
100YR. W.S.E. = 297.86' AT FALL #1004  
100YR. W.S.E. = 297.42' AT FALL #1005

FIRM PANEL NO. 48339C0200G & 48339C0350G  
EFFECTIVE DATE: AUGUST 18, 2014  
THIS AREA LIES IN ZONE "X".

**NOTES:**

- ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- PAVING CONTRACTOR SHALL TAKE EXTREME CAUTION IN SUBGRADE MANIPULATION IN THIS AREA. STORM SEWER PIPE IS IN OR WITHIN 6" OF SUBGRADE.
- CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
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- ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB
- SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB

**CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK**

**CITY OF MONTGOMERY, CITY ENGINEER**  
SIGNATURE VALID FOR ONE (1) YEAR

**CITY OF MONTGOMERY MUNICIPAL UTILITY DISTRICT NO. 215**

**REDBIRD MEADOWS PHASE 1A**

**LONE RANGER DRIVE  
(BEGIN TO STA. 11+00)**

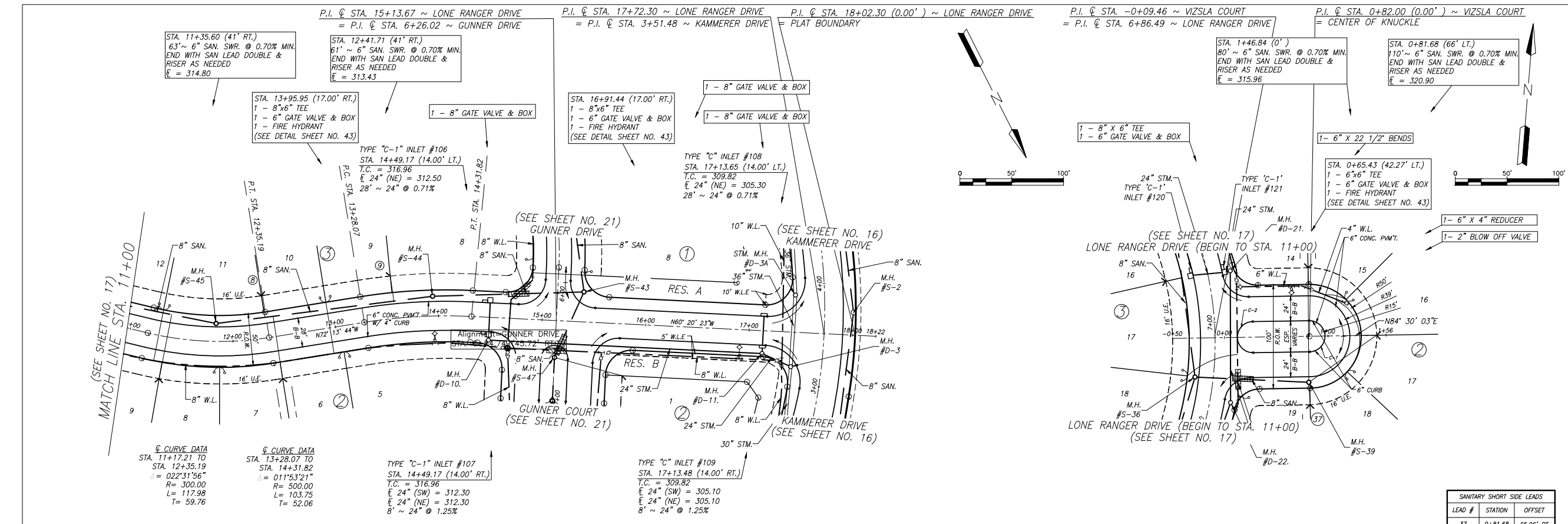
**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042  
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

LJA PROJECT NO.: 2980-0101  
DRAWN: T.C.M./D.D. DESIGN: S.G.M.B. DATE: FEB. 2024  
SCALE: 1" = 50' HOR. 1" = 5' VERT.

**127881 MICHAEL KREIKEMEIER LICENSED PROFESSIONAL ENGINEER**

03/07/2024

SHEET NO. 17 OF 47



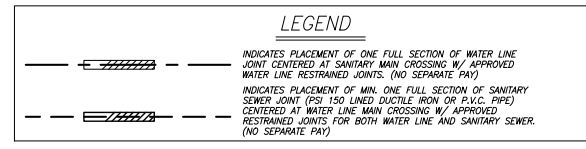
**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS. NAVD 88.  
 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
 100YR. W.S.E. = 299.04' AT FALL #1000  
 100YR. W.S.E. = 305.61' AT OUTFALL #1001  
 100YR. W.S.E. = 279.14' AT OUTFALL #1002  
 100YR. W.S.E. = 279.68' AT OUTFALL #1003  
 100YR. W.S.E. = 297.86' AT OUTFALL #1004  
 100YR. W.S.E. = 297.42' AT OUTFALL #1005

FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

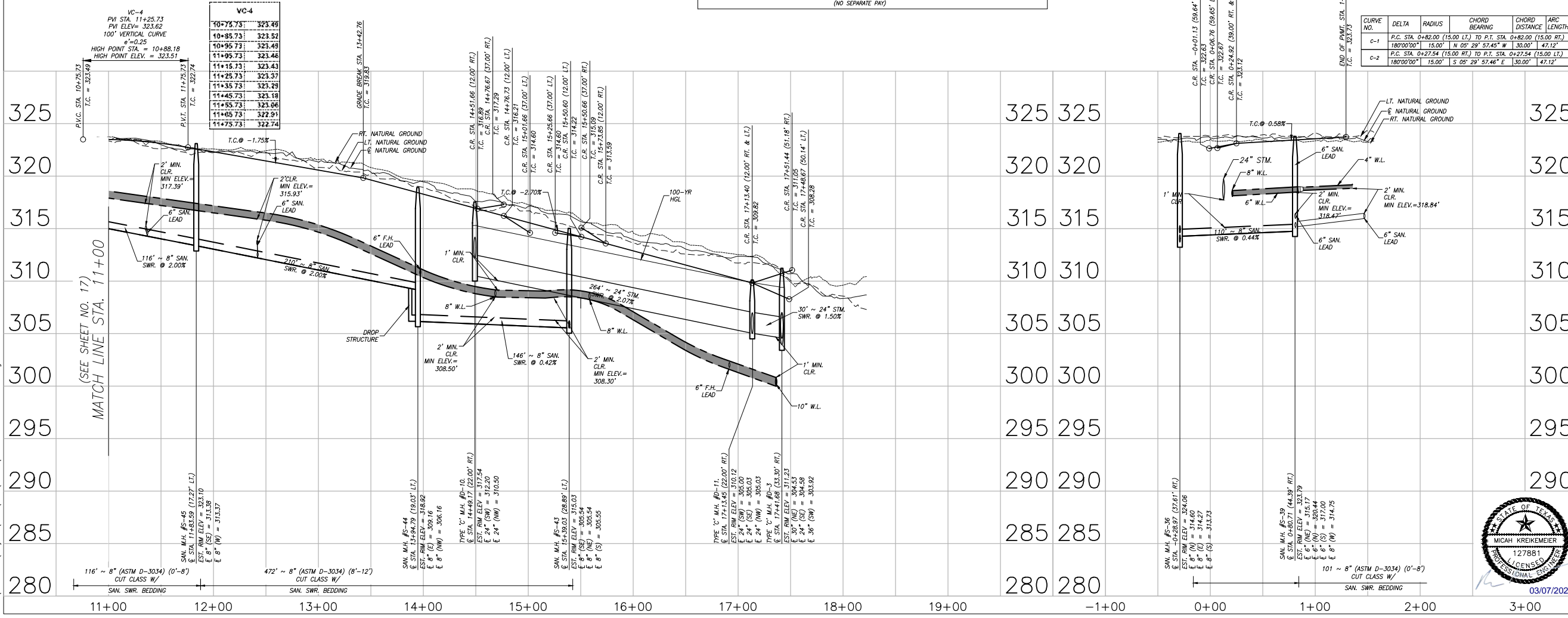
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LONE RANGER DRIVE (STA 11+00 TO END) (50' R.O.W.)

VIZSLA COURT (100' R.O.W.)



CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C-1	P.C. STA. 0+82.00 (15.00 LT.) TO P.T. STA. 0+82.00 (15.00 RT.)	180'00"00"	15.00° N 05° 29' 57.46" W	30.00'	47.12'
C-2	P.C. STA. 0+27.54 (15.00 RT.) TO P.T. STA. 0+27.54 (15.00 LT.)	180'00"00"	15.00° S 05° 29' 57.46" E	30.00'	47.12'



DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER  
 SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

LONE RANGER DRIVE  
 (STA 11+00 TO END)  
 &  
 VIZSLA COURT

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Suite 600  
 Houston, Texas 77042  
 Phone 713.953.5200  
 Fax 713.953.5026  
 FRN - F-1386

LJA PROJECT NO.: 2980-0101

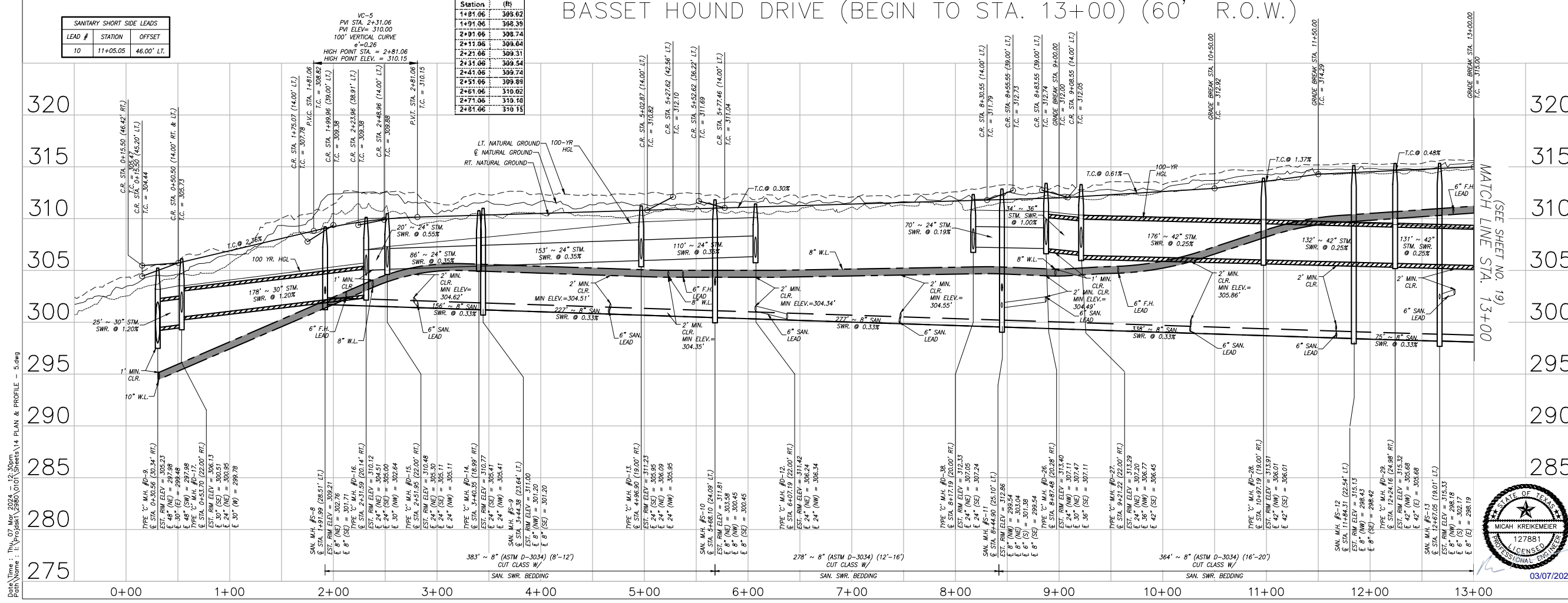
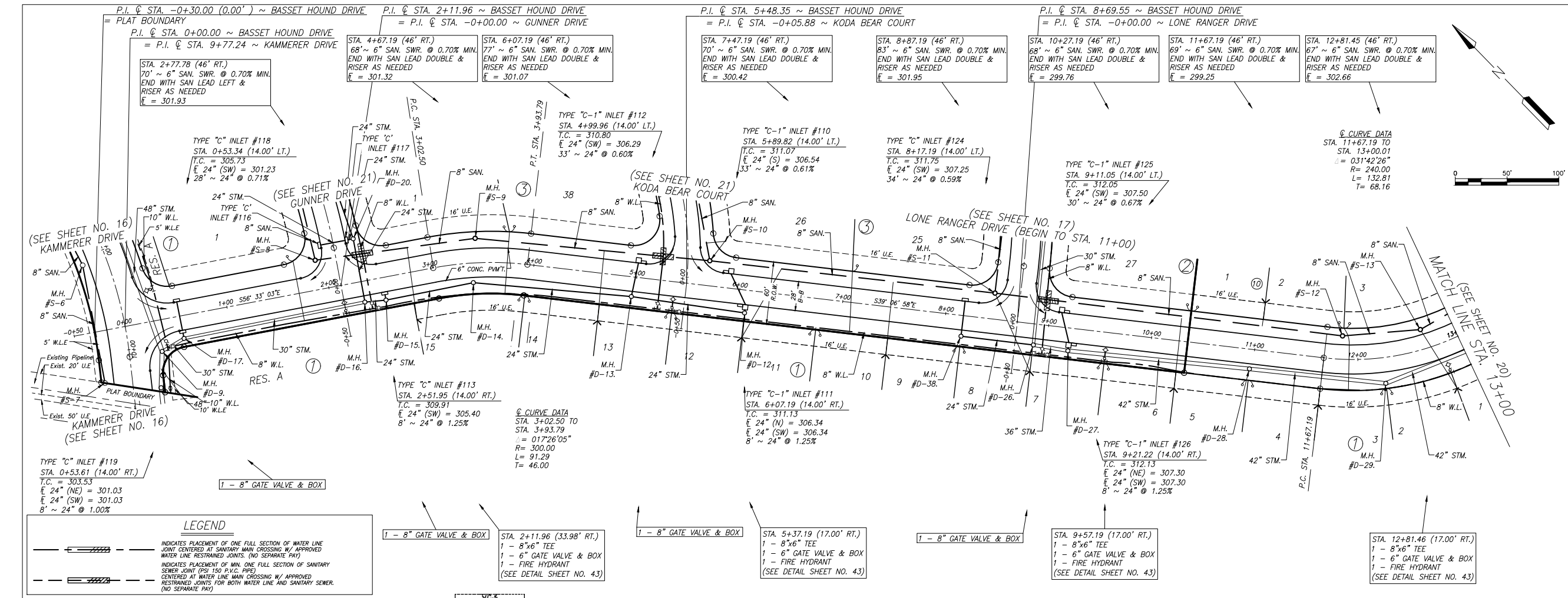
DATE: FEB. 2024

SCALE: 1" = 50' HOR.  
 1" = 5' VERT.

SHEET NO. 18 OF 47

Date: Thu, 07 Mar 2024 - 12:29pm  
 Path: \\l:\Projects\2980\0101\Sheets\13 PLAN & PROFILE - 4.dwg

REDBIRD MEADOWS PHASE 1A - 2980-0101



**BENCHMARK:**  
 ALL ELEVATIONS SET TO N.G.S. NAVD 88.  
 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 3,502,367.4350 Y = 255,445.6670

100YR. W.S.E. = 299.04' AT OUTFALL #1000  
 100YR. W.S.E. = 305.61' AT OUTFALL #1001  
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 100YR. W.S.E. = 297.86' AT OUTFALL #1004  
 100YR. W.S.E. = 297.42' AT OUTFALL #1005

FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2013  
 THIS AREA LIES IN ZONE "X".

- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
  - 2) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
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DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER  
 SIGNATURE VALID FOR ONE (1) YEAR

CITY OF MONTGOMERY MUNICIPAL UTILITY DISTRICT NO. 215

REDBIRD MEADOWS PHASE 1A

**BASSET HOUND DRIVE (BEGIN TO STA. 13+00)**

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386

LJA PROJECT NO.: 2980-0101

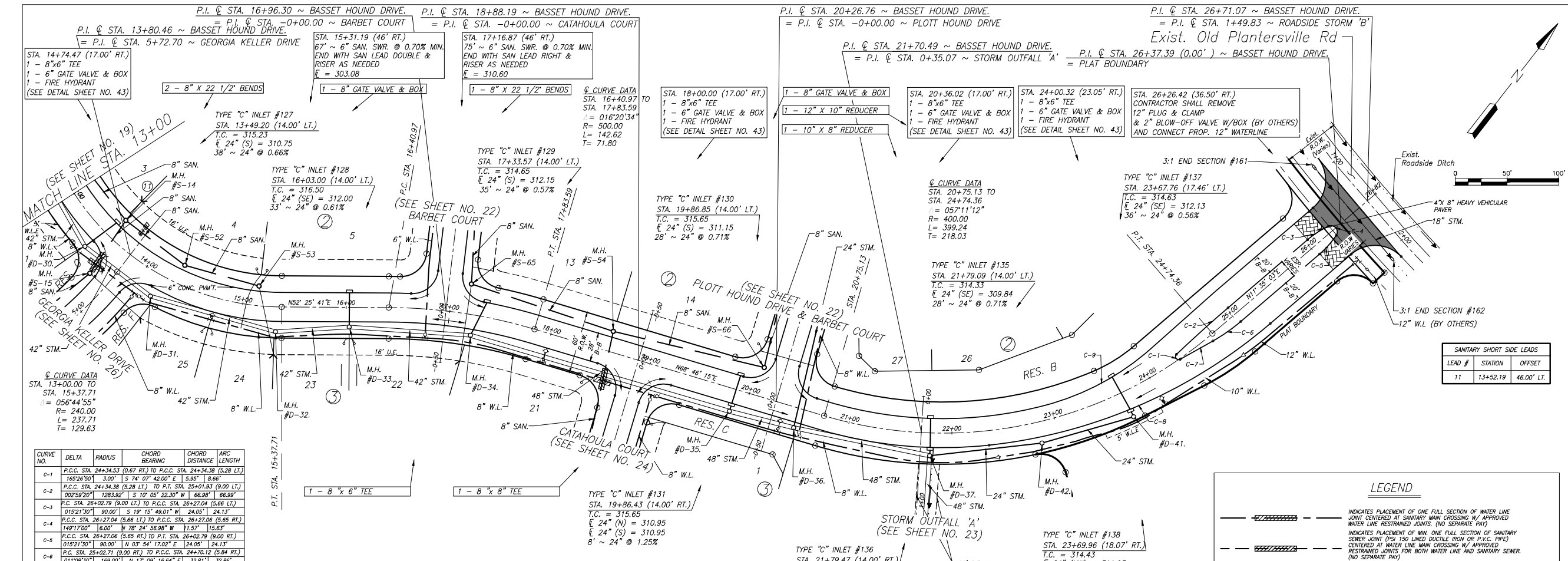
DRAWN: T.C.M./D.D. DESIGN: S.G./M.B. DATE: FEB. 2024

SCALE: 1" = 50' HOR.  
 1" = 5' VERT.

**STATE OF TEXAS**  
 MICHAEL KREIKEMEIER  
 127881  
 LICENSED PROFESSIONAL ENGINEER

03/07/2024

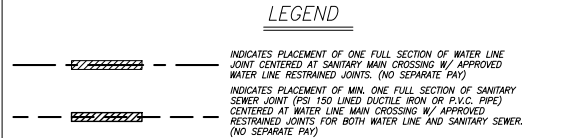
SHEET NO. 19 OF 47



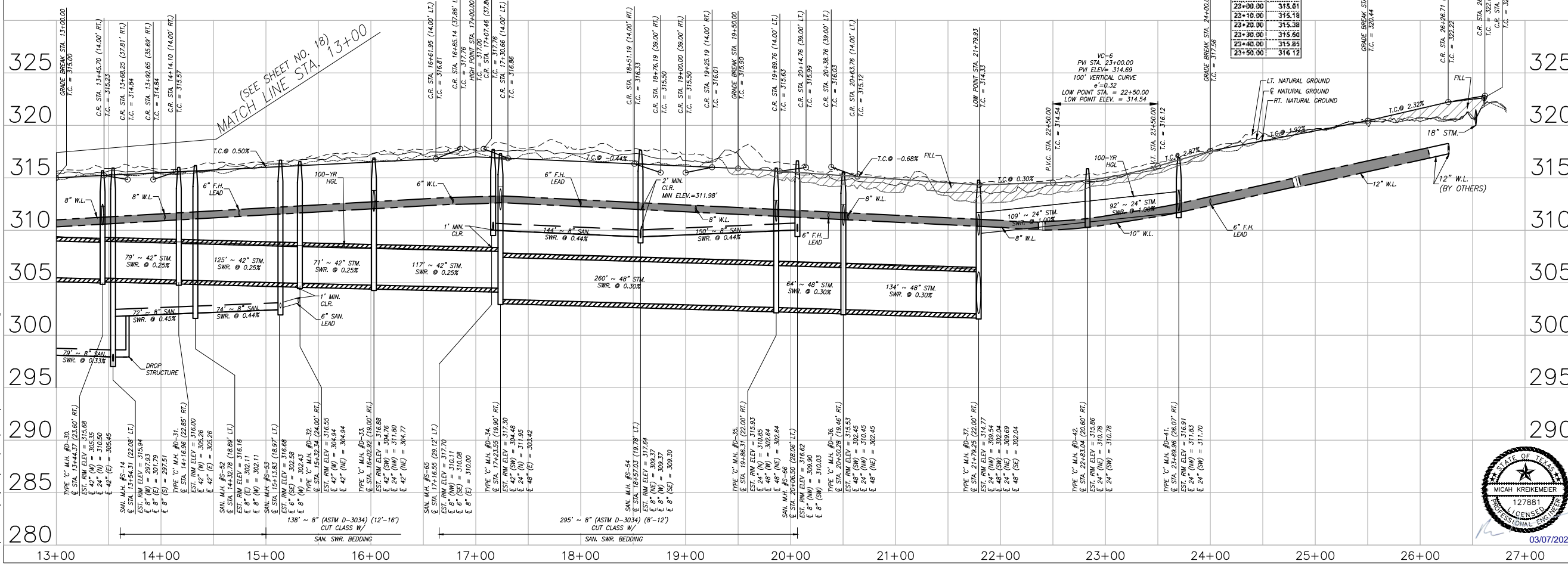
BASSET HOUND DRIVE (13+00 TO END) (60' R.O.W.)

CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C-1	P.C.C. STA. 24+34.53 (0.67 RT.) TO P.C.C. STA. 24+34.38 (5.28 LT.)	16578.50	S 3.00° 15' 30\"/>		

LEAD #	STATION	OFFSET
11	13+52.19	46.00' LT.



Station	(ft)
22+80.00	314.54
22+80.00	314.58
22+70.00	314.65
22+60.00	314.75
22+50.00	314.87
22+40.00	315.01
22+30.00	315.18
22+20.00	315.38
22+10.00	315.60
22+00.00	315.85
22+50.00	316.12



**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS. NAVD 88.  
 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY COORDINATES X = 3,502,367.4350 Y = 255,445.6670

100YR. W.S.E. = 299.04' AT FALL #1000  
 100YR. W.S.E. = 305.61' AT FALL #1001  
 100YR. W.S.E. = 279.14' AT FALL #1002  
 100YR. W.S.E. = 279.68' AT FALL #1003  
 100YR. W.S.E. = 297.86' AT FALL #1004  
 100YR. W.S.E. = 297.42' AT FALL #1005

FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
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DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER  
 SIGNATURE VALID FOR ONE (1) YEAR

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

BASSET HOUND DRIVE (13+00 TO END)

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042  
 Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

LJA PROJECT NO.: 2980-0101

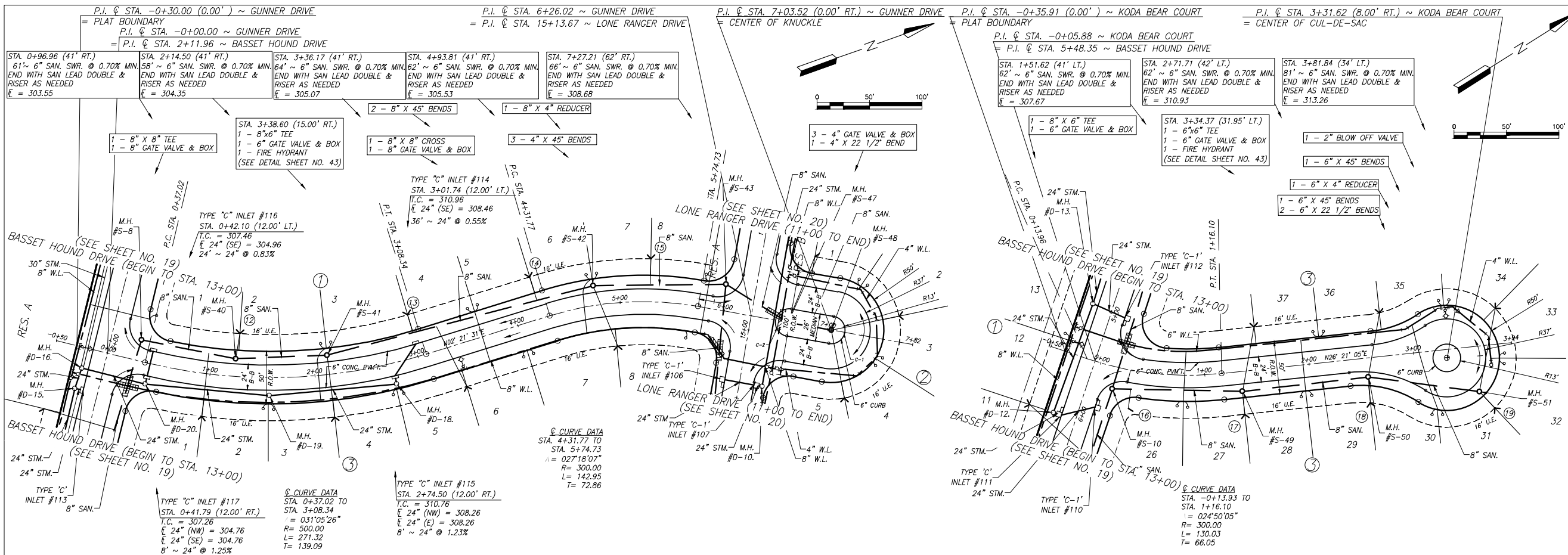
DATE: FEB. 2024

SCALE: 1" = 50' HOR. 1" = 5' VERT.

SHEET NO. 20 OF 47

Date/Time : Thu, 07 Mar 2024 - 12:31pm Path Name : I:\Projects\2980\0101\Sheets\15 PLAN & PROFILE - 6.dwg

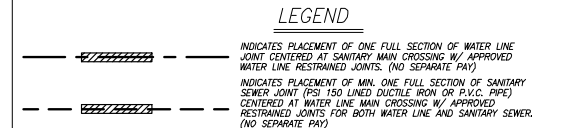
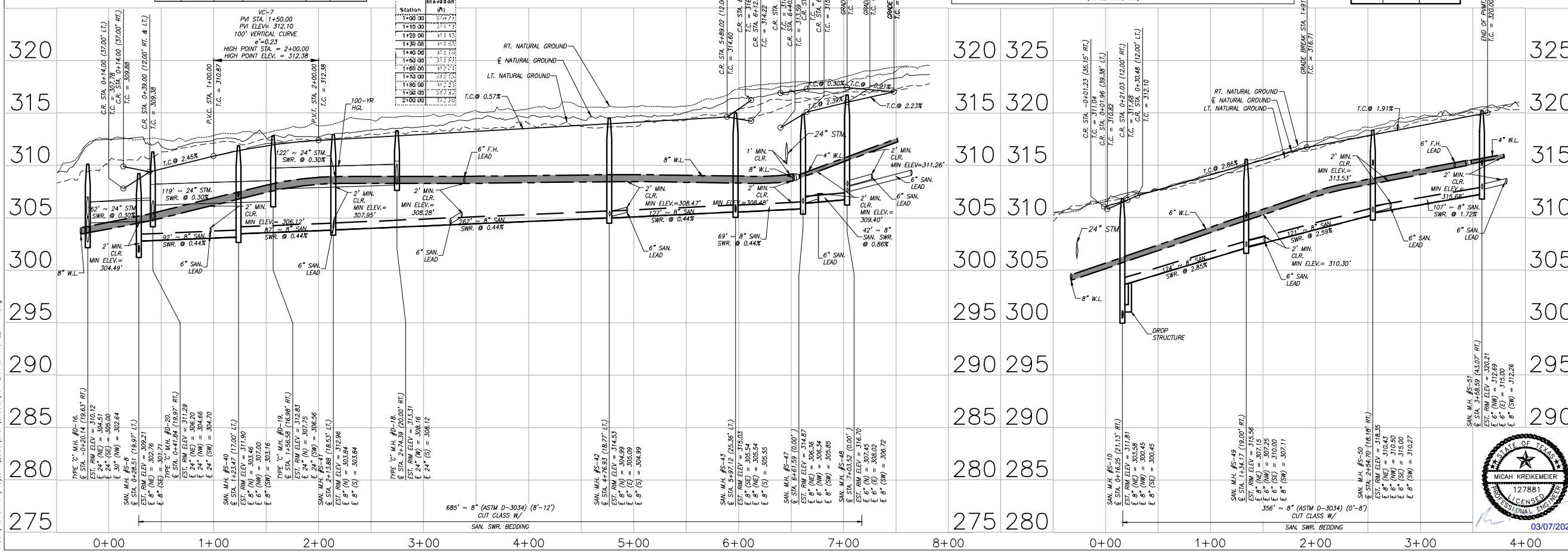
REDBIRD MEADOWS PHASE 1A - 2980-0101



LEAD #	STATION	OFFSET
12	1+25.91	41.01' LT.
13	3+01.90	41.00' LT.
14	4+24.30	41.00' LT.
15	5+28.48	41.00' LT.
16	6+76.02	66.00' LT.
20	7+64.83	24.42' LT.

CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C-1	P.C. STA. 7+03.52 (13.00' RT.) TO P.T. STA. 7+03.52 (13.00' RT.)	1800000'	1300' N 60° 20' 22.77\"/>		

Station	Elevation
1+00.00	312.10
1+10.00	312.10
1+20.00	312.10
1+30.00	312.10
1+40.00	312.10
1+50.00	312.10
1+60.00	312.10
1+70.00	312.10
1+80.00	312.10
1+90.00	312.10
2+00.00	312.10



LEAD #	STATION	OFFSET
16	0+33.26	36.30' RT.
17	1+34.17	41.00' RT.
18	2+54.17	42.72' RT.
19	3+71.42	60.27' RT.

**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS. NAVD 88.  
 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
 100YR. W.S.E. = 299.04' OUTFALL #1000  
 100YR. W.S.E. = 305.61' AT OUTFALL #1001  
 100YR. W.S.E. = 279.14' AT OUTFALL #1002  
 100YR. W.S.E. = 279.68' AT OUTFALL #1003  
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 100YR. W.S.E. = 297.42' AT OUTFALL #1005  
 FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

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DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK  
 DATE

CITY OF MONTGOMERY MUNICIPAL UTILITY DISTRICT NO. 215  
 REDBIRD MEADOWS PHASE 1A

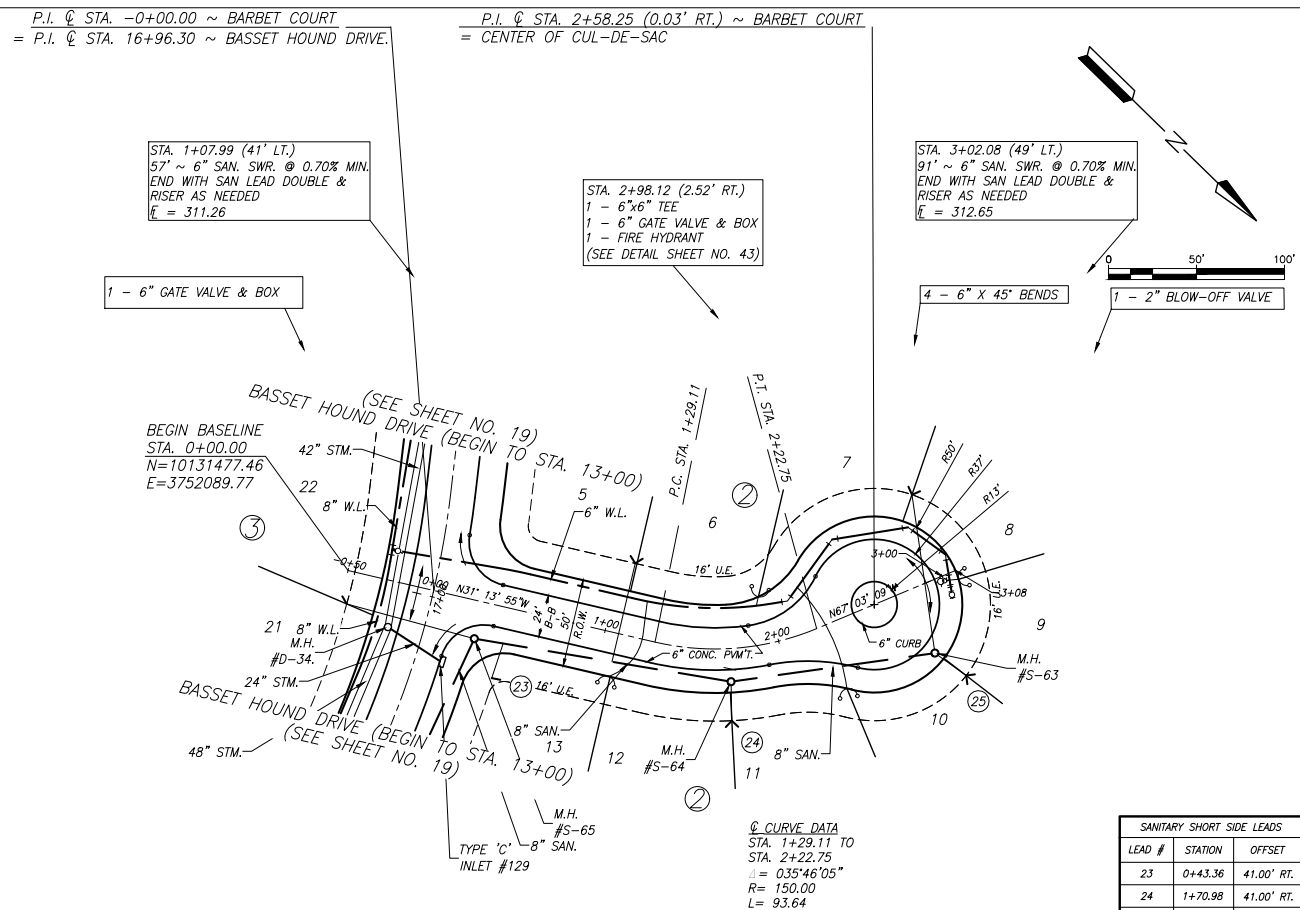
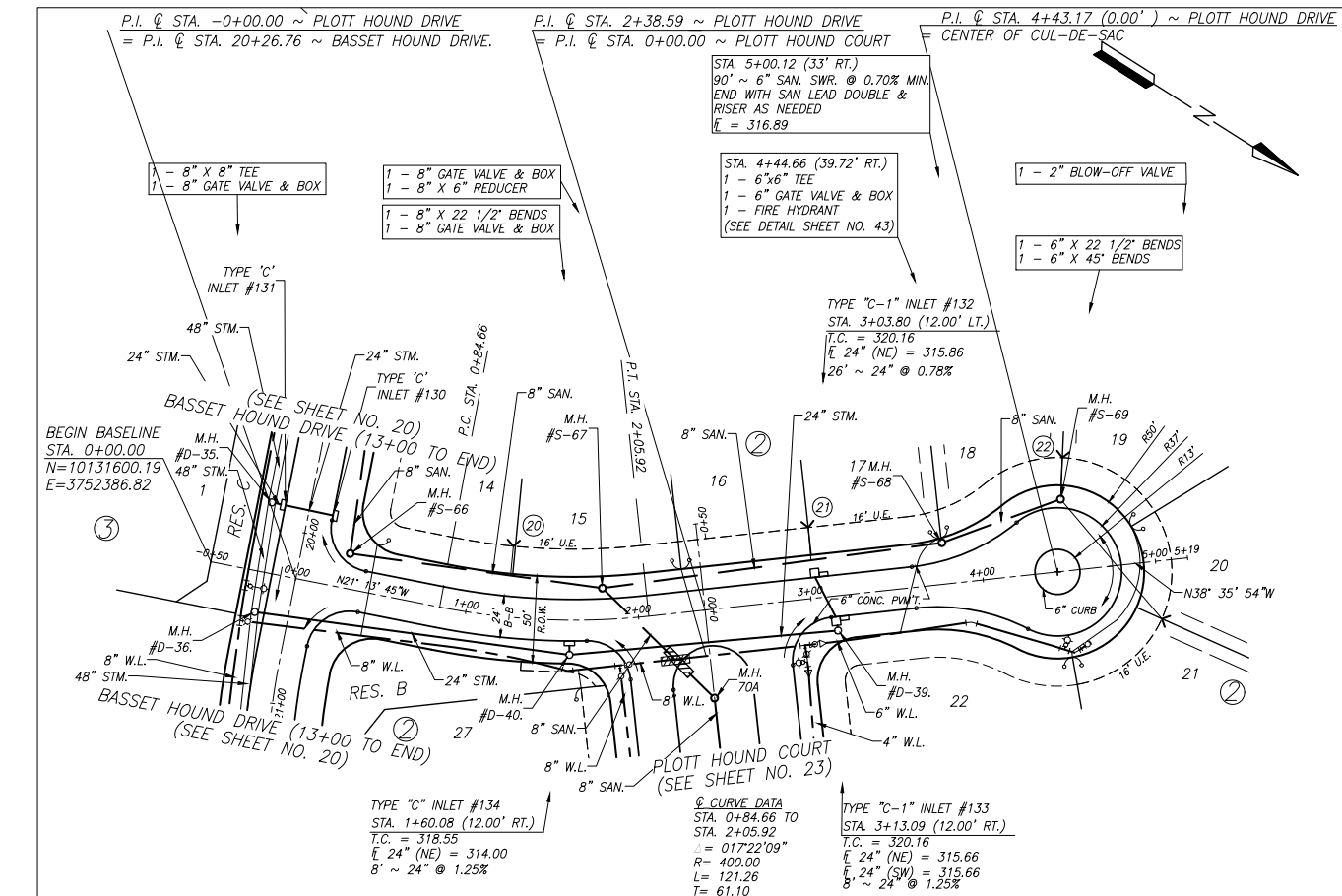
GUNNER DRIVE & GUNNER COURT & KODA BEAR COURT

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386  
 LJA PROJECT NO.: 2980-0101  
 DRAWN: T.C.M./D.D. DESIGN: S.G.M.B. DATE: FEB. 2024

SCALE: 1" = 50' HOR.  
 1" = 5' VERT.  
 SHEET NO. 21 OF 47

Date/Time : Thu, 07 Mar 2024 - 2:58pm  
 Path Name : I:\Projects\2980\0101\Sheets\16 PLAN & PROFILE - 7.dwg

REDBIRD MEADOWS PHASE 1A - 2980-0101



**BENCHMARK:**  
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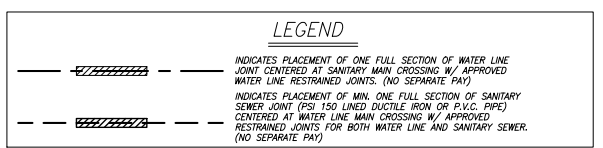
FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
  - 2) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - 3) PAVING CONTRACTOR SHALL TAKE EXTREME CAUTION IN SUBGRADE MANIPULATION IN THIS AREA. STORM SEWER PIPE IS IN OR WITHIN 6" OF SUBGRADE.
  - 4) CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
  - 5) CEMENT STABILIZED SAND FOR BACKFILL CROSSING ALL PAVEMENT SHALL BE INCIDENTAL.
  - 6) ALL STORM SEWER TO BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 215.
  - 7) ALL MANHOLE RIM ELEVATIONS WILL NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND.
  - 8) IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.
  - 9) ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB
  - 10) SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB

SANITARY SHORT SIDE LEADS		
LEAD #	STATION	OFFSET
23	0+43.36	41.00' RT.
24	1+70.98	41.00' RT.
25	2+90.86	57.40' RT.

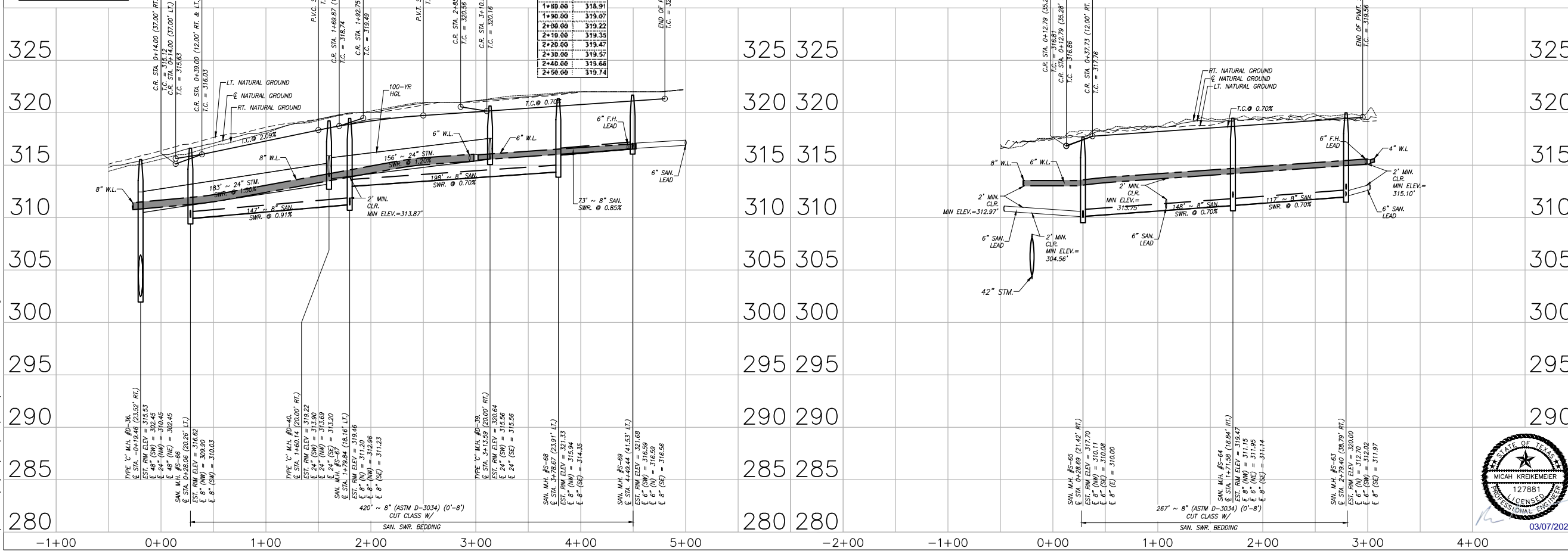
**PLOTT HOUND DRIVE (50' R.O.W.)**

**BARBET COURT (50' R.O.W.)**



SANITARY SHORT SIDE LEADS		
LEAD #	STATION	OFFSET
20	1+23.60	41.00' LT.
21	3+02.90	41.00' LT.
22	4+53.03	65.26' LT.

VC-8	
Station	(ft)
1+50.00	318.35
1+60.00	318.55
1+70.00	318.74
1+80.00	318.91
1+90.00	319.07
2+00.00	319.22
2+10.00	319.35
2+20.00	319.47
2+30.00	319.57
2+40.00	319.66
2+50.00	319.74



DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY CITY ENGINEER  
 SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

**PLOTT HOUND DRIVE & BARBET COURT**

**LJA Engineering, Inc.**

3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386

LJA PROJECT NO.: 2980-0101



DRAWN: T.C.M./D.D. DESIGN: S.G.M.B. DATE: FEB. 2024

SCALE: 1" = 50' HOR.  
 1" = 5' VERT.

SHEET NO. 22 OF 47

Date/Time : Thu, 07 Mar 2024 - 12:35pm  
 Path : I:\Projects\2980\0101\Sheets\17 PLAN & PROFILE - B.dwg

REDBIRD MEADOWS PHASE 1A - 2980-0101

P.I. @ STA. 0+00.00 ~ PLOTT HOUND COURT  
= P.I. @ STA. 2+38.59 ~ PLOTT HOUND DRIVE

P.I. @ STA. 1+30.00 (0.00') ~ PLOTT HOUND COURT  
= CENTER OF KNUCKLE

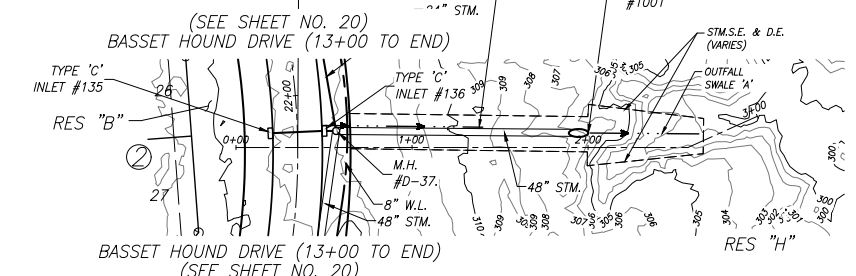
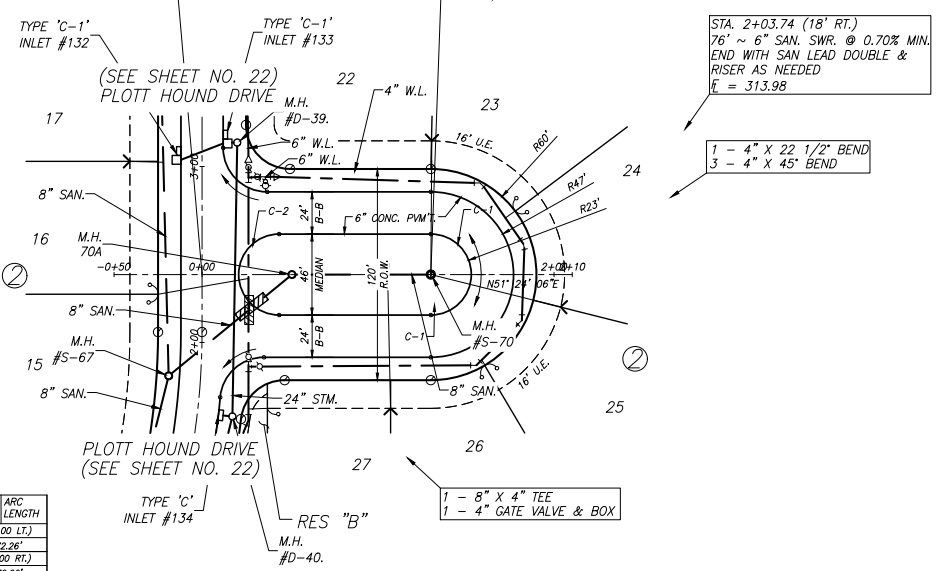
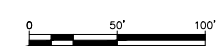
P.I. @ STA. 0+35.07 ~ STORM OUTFALL 'A'  
= P.I. @ STA. 21+70.49 ~ BASSET HOUND DRIVE.

**BENCHMARK:**  
ALL ELEVATIONS SET TO NGS. NAVD 88.  
MONUMENT DESIGNATION ELEV. 190.963  
BRASS DISC SET IN CONCRETE LOCATED BY  
COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
100YR. W.S.E. = 299.04' AT OUTFALL #1000  
100YR. W.S.E. = 305.61' AT OUTFALL #1001  
100YR. W.S.E. = 279.14' AT OUTFALL #1002  
100YR. W.S.E. = 279.68' AT OUTFALL #1003  
100YR. W.S.E. = 297.86' AT OUTFALL #1004  
100YR. W.S.E. = 297.42' AT OUTFALL #1005  
FIRM PANEL NO. 48339C0200G & 48339C0350G  
EFFECTIVE DATE: AUGUST 18, 2014  
THIS AREA LIES IN ZONE "X".

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  - 8) IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.
  - 9) ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB
  - 10) SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB

- 1 - 8" X 6" TEE
- 1 - 6" GATE VALVE & BOX
- 1 - 6" X 4" REDUCER
- 1 - 4" X 22 1/2" BEND

- 1 - 6" X 6" TEE
- 1 - 6" GATE VALVE & BOX
- 1 - FIRE HYDRANT (SEE DETAIL SHEET NO. 43)



Project: Red Bird Phase 1A  
Job No.: 2980-0101  
System: OVERFLOW SWALE  
By: NB Date:  
Checked By: Date:

Design Storm = 100 yr.  
S = 0.46  
C = 4.0  
Q = 0.50

**Overflow Swale "OVERFLOW SWALE 'A'"**  
MoCo - 100 YEAR FREQUENCY

Side	Slope	Drainage Area	Total "C"	"CF"	To	I	Q 100 YR	Q 5 YR	Q DELTA	Ditch Section	Design Velocity	Ditch Lining							
x	y	%	Area	Area	(minutes)	Inches/Hr	(CFS)	(CFS)	(CFS)	FS	BW	BS	"n"	"d"	(c.f.s.)	(fps)			
0+48.86	1+32.38	Overflow	1.296	26.35	26.35	0.55	1.26	32.67	6.82	118.93	63.96	5	4	5	0.04	1.70	136.82	3.01	q195s

Project: Red Bird Phase 1A  
Job No.: 2980-0101  
System: Outfall Swale 'A'  
By: NB Date:  
Checked By: Date:

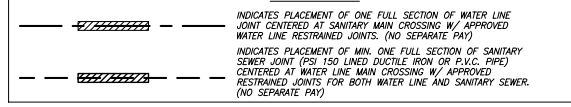
HCL Starting Elevation = --  
Design Storm = 100 yr.  
S = 0.46  
C = 4.0  
Q = 0.50

**OUTFALL SWALE 'A'**  
MoCo - 100 YEAR FREQUENCY

Side	Slope	Drainage Area	Total "C"	"CF"	To	I	Q 100 YR	Q 5 YR	Q Add.	Q Total	Ditch Section	Design Velocity	Ditch Lining							
x	y	%	Area	Area	(minutes)	Inches/Hr	(CFS)	(CFS)	(CFS)	(CFS)	FS	BW	BS	"n"	"d"	(c.f.s.)	(fps)			
2+00.12	2+55.10	Outfall	0.945	26.35	26.35	0.55	1.26	32.67	6.82	118.93	0.00	118.93	3	1	1	0.04	3.30	126.23	3.31	q195s

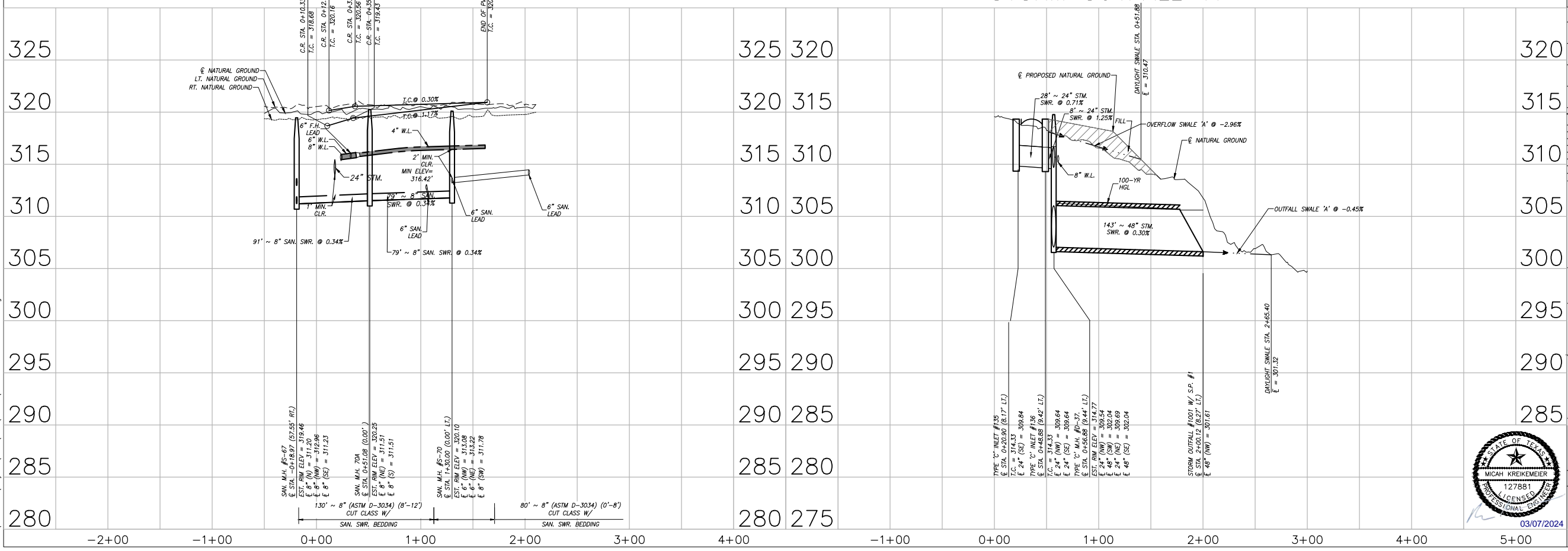
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C-1	P.I. STA. 1+30.00 (23.00 RT.) TO P.T. STA. 1+30.00 (23.00 LT.)	18000000'	N 38° 35' 54.45" W	46.00'	172.26'
C-2	P.I. STA. 0+43.85 (23.00 LT.) TO P.T. STA. 0+43.85 (23.00 RT.)	18000000'	S 38° 35' 54.45" E	46.00'	172.26'

**LEGEND**



PLOTT HOUND COURT (120' R.O.W.)

**STORM OUTFALL 'A'**



DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY MUNICIPAL UTILITY DISTRICT NO. 215

REDBIRD MEADOWS PHASE 1A

PLOTT HOUND COURT & STORM OUTFALL 'A'

LJA Engineering, Inc. 127881 MICHAEL KREKEMEIER LICENSED PROFESSIONAL ENGINEER

3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042 Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

LJA PROJECT NO.: 2980-0101 DATE: FEB. 2024

SCALE: 1" = 50' HOR. 1" = 5' VERT. SHEET NO. 23 OF 47

Date/Time: Thu, 07 Mar 2024 - 12:35pm Path/Name: I:\Projects\2980\0101\Sheets\18 PLAN & PROFILE - 0.dwg

REDBIRD MEADOWS PHASE 1A - 2980-0101

P.I. @ STA. -0+00.00 ~ CATAHOULA COURT  
= P.I. @ STA. 18+88.19 ~ BASSET HOUND DRIVE.

STA. 1+20.00 (41' LT.)  
61' ~ 6" SAN. SWR. @ 0.70% MIN.  
END WITH SAN LEAD DOUBLE &  
RISER AS NEEDED  
E = 306.71

STA. 2+50.82 (41' LT.)  
68' ~ 6" SAN. SWR. @ 0.70% MIN.  
END WITH SAN LEAD DOUBLE &  
RISER AS NEEDED  
E = 302.00

STA. 3+75.72 (14.98' LT.)  
1 - 8"x6" TEE  
1 - 6" GATE VALVE & BOX  
1 - FIRE HYDRANT  
(SEE DETAIL SHEET NO. 43)

STA. 3+73.08 (41' LT.)  
66' ~ 6" SAN. SWR. @ 0.70% MIN.  
END WITH SAN LEAD DOUBLE &  
RISER AS NEEDED  
E = 300.83

STA. 5+11.09 (41' LT.)  
63' ~ 6" SAN. SWR. @ 0.70% MIN.  
END WITH SAN LEAD DOUBLE &  
RISER AS NEEDED  
E = 299.73

STA. 6+49.78 (41' LT.)  
83' ~ 6" SAN. SWR. @ 0.70% MIN.  
END WITH SAN LEAD DOUBLE &  
RISER AS NEEDED  
E = 299.85

STA. 7+20.57 (29.45' LT.)  
1 - 6"x6" TEE  
1 - 6" GATE VALVE & BOX  
1 - FIRE HYDRANT  
(SEE DETAIL SHEET NO. 43)

**BENCHMARK:**  
ALL ELEVATIONS SET TO NGS. NAVD 88.  
MONUMENT DESIGNATION ELEV. 190.963  
BRASS DISC SET IN CONCRETE LOCATED BY  
COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
100YR. W.S.E. = 299.04' AT OFFFALL #1000  
100YR. W.S.E. = 305.61' AT OFFFALL #1001  
100YR. W.S.E. = 279.14' AT OFFFALL #1002  
100YR. W.S.E. = 279.68' AT OFFFALL #1003  
100YR. W.S.E. = 297.86' AT OFFFALL #1004  
100YR. W.S.E. = 297.42' AT OFFFALL #1005  
FIRM PANEL NO. 48339C0200G & 48339C0350G  
EFFECTIVE DATE: AUGUST 18, 2014  
THIS AREA LIES IN ZONE "X".

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**@ CURVE DATA**  
STA. 2+32.58 TO  
STA. 3+29.15  
Δ = 069°10'05"  
R = 80.00  
L = 96.58  
T = 55.16

**@ CURVE DATA**  
STA. 3+29.15 TO  
STA. 6+04.46  
Δ = 006°18'34"  
R = 2500.00  
L = 275.30  
T = 137.79

**TYPE "C-1" INLET #154**  
STA. 3+06.87 (12.00' RT.)  
T.C. = 308.85  
E 24" (SE) = 304.36  
24' ~ 24" @ 0.83%

**TYPE "C-1" INLET #155**  
STA. 3+06.12 (12.00' LT.)  
T.C. = 308.85  
E 24" (NW) = 304.16  
E 24" (SE) = 304.16  
15' ~ 24" @ 0.67%

**TYPE "C-1" INLET #157**  
STA. 7+32.04 (32.65' LT.)  
T.C. = 308.00  
E 24" (SE) = 303.50  
14' ~ 24" @ 0.71%

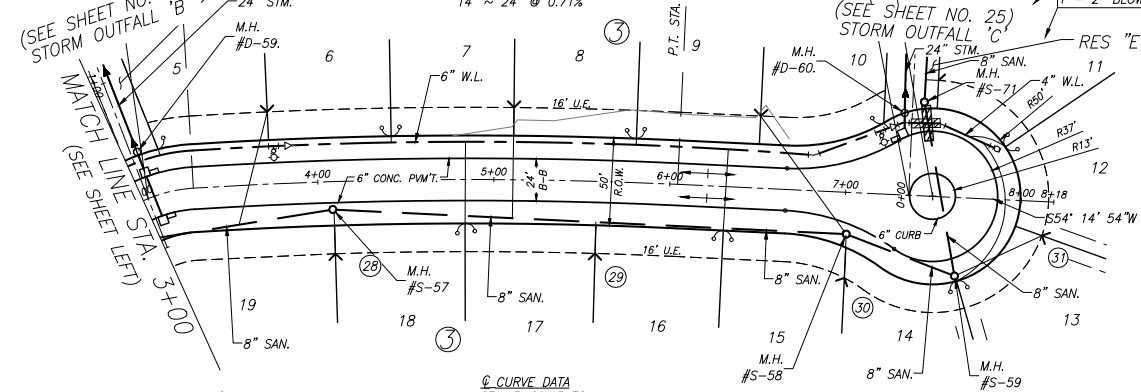
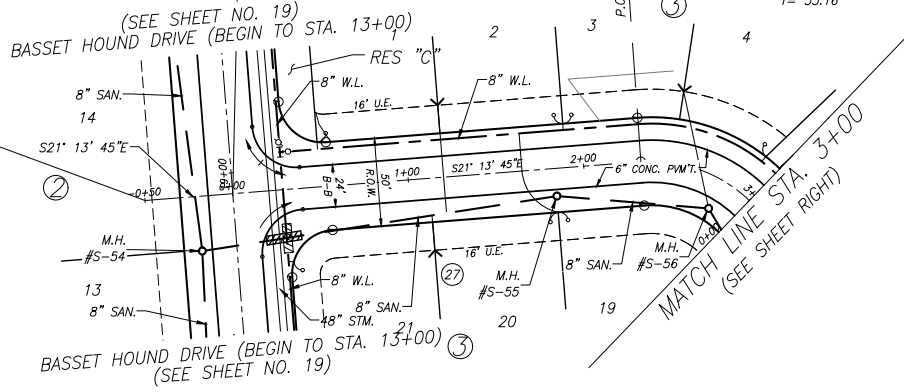
BEGIN BASELINE  
STA. 0+00.00  
N=10131643.23  
E=3752221.44

**SANITARY SHORT SIDE LEADS**

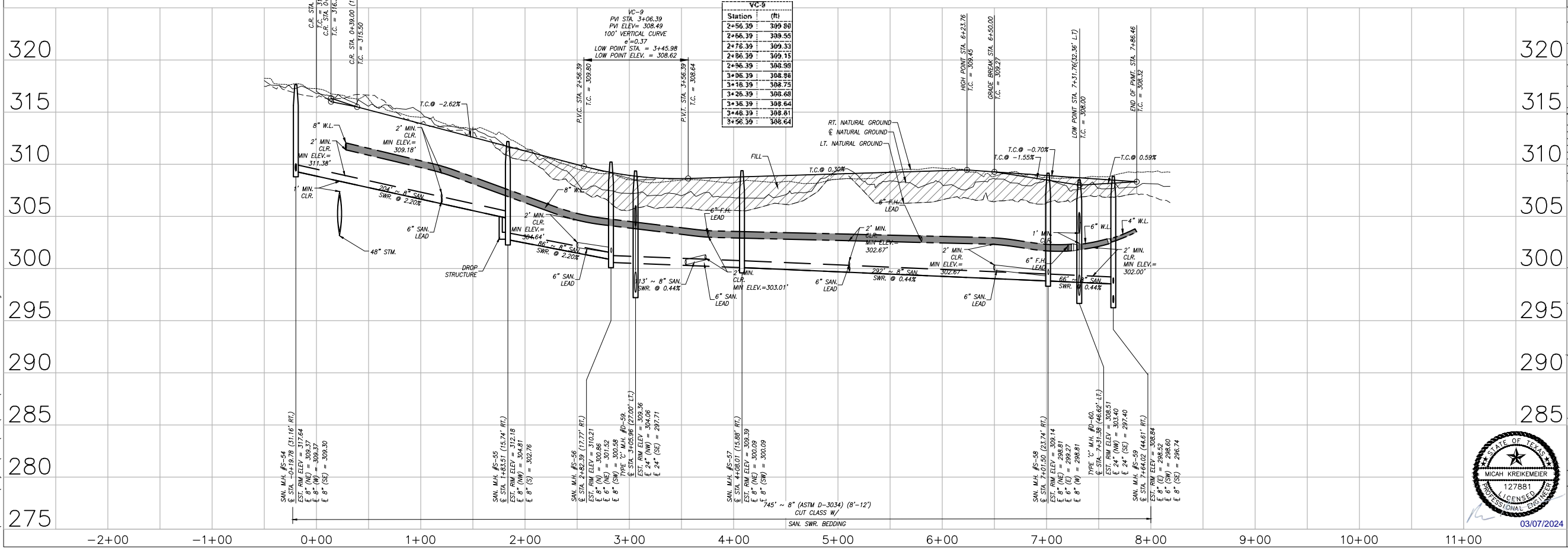
LEAD #	STATION	OFFSET
27	1+11.96	41.00' RT.
28	4+08.69	41.00' RT.
29	5+58.70	41.00' RT.
30	7+01.58	48.66' RT.
31	8+12.54	19.40' RT.

**LEGEND**

- INDICATES PLACEMENT OF ONE FULL SECTION OF WATER LINE JOINT CENTERED AT SANITARY MAIN CROSSING W/ APPROVED WATER LINE RESTRAINED JOINTS. (NO SEPARATE PAY)
- INDICATES PLACEMENT OF MIN. ONE FULL SECTION OF SANITARY SEWER JOINT (PSI 150 LINED DUCTILE IRON OR P.V.C. PIPE) CENTERED AT WATER LINE MAIN CROSSING W/ APPROVED RESTRAINED JOINTS FOR BOTH WATER LINE AND SANITARY SEWER. (NO SEPARATE PAY)



### CATAHOULA COURT (50' R.O.W.)



**VC-8**

Station (RT)	Elevation (ft)
2+56.39	309.80
2+66.39	309.55
2+76.39	309.33
2+86.39	309.15
2+96.39	308.98
3+06.39	308.86
3+16.39	308.75
3+26.39	308.68
3+36.39	308.64
3+46.39	308.61
3+56.39	308.64

**VC-9**

Station (RT)	Elevation (ft)
2+56.39	309.80
2+66.39	309.55
2+76.39	309.33
2+86.39	309.15
2+96.39	308.98
3+06.39	308.86
3+16.39	308.75
3+26.39	308.68
3+36.39	308.64
3+46.39	308.61
3+56.39	308.64

**REVISION**

DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER  
SIGNATURE VALID FOR ONE (1) YEAR

CITY OF MONTGOMERY  
MUNICIPAL UTILITY  
DISTRICT NO. 215

REDBIRD MEADOWS  
PHASE 1A

CATAHOULA COURT



**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S Suite 600  
Houston, Texas 77042  
Phone 713.953.5200 Fax 713.953.5026  
FRN - F-1386

LJA PROJECT NO.: 2980-0101  
DRAWN: T.C.M/D.D. DESIGN: S.G.M.B. DATE: FEB. 2024

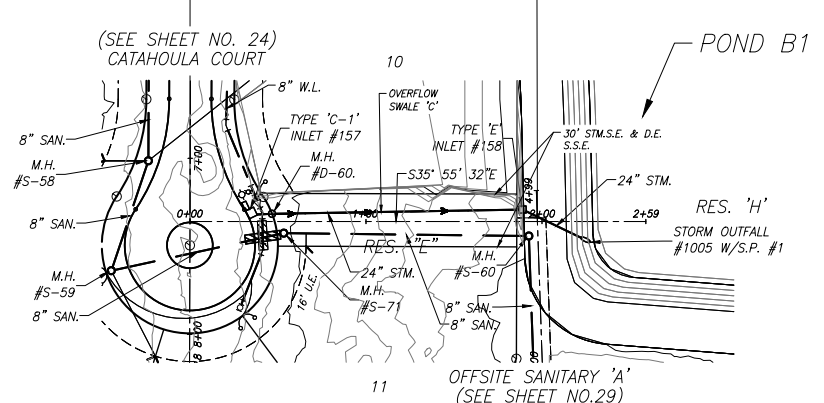
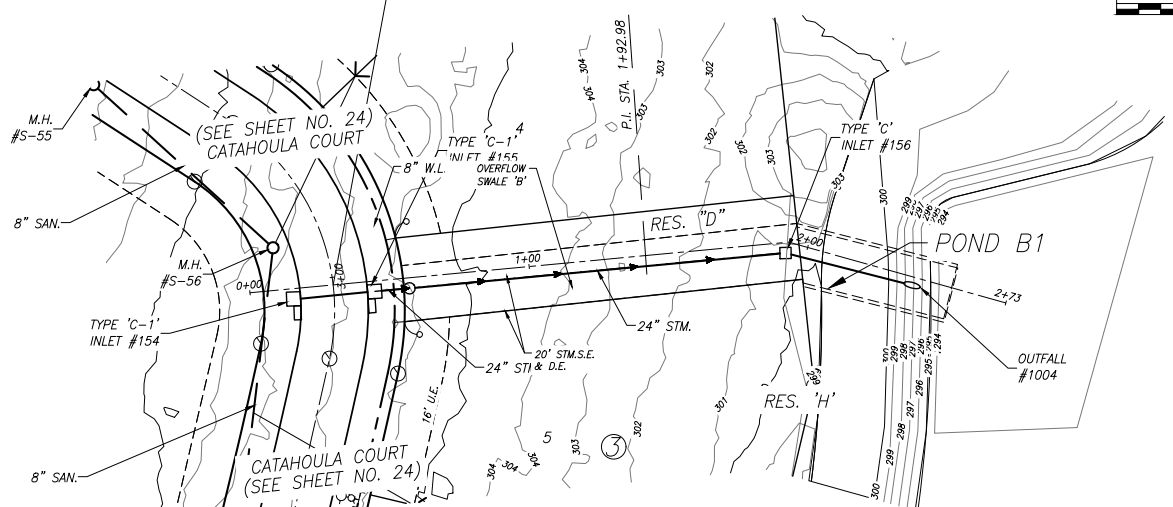
SCALE: 1" = 50' HOR.  
1" = 5' VERT.



P.I. @ STA. 0+29.81 ~ STORM OUTFALL 'B'  
 = P.I. @ STA. 3+02.71 ~ CATAHOULA COURT

P.I. @ STA. 0+00.00 ~ STORM OUTFALL 'C'  
 = P.I. @ STA. 7+35.92 ~ CATAHOULA COURT

P.I. @ STA. 1+97.40 ~ STORM OUTFALL 'C'  
 = P.I. @ STA. 4+80.99 ~ OFFSITE SANITARY 'A'



Project: Red Bird Phase 1A  
 Job No.: 2980-0101  
 System: OVERFLOW SWALE 'B'  
 By: T.C.M. Date:  
 Checked By: Date:

Design Storm = 100 yr  
 b = 1.00  
 d = 4.41  
 e = 0.881

Project: Red Bird Phase 1A  
 Job No.: 2980-0101  
 System: OVERFLOW SWALE 'C'  
 By: T.C.M. Date:  
 Checked By: Date:

Design Storm = 100 yr  
 b = 1.00  
 d = 4.41  
 e = 0.881

Overflow Swale "OVERFLOW SWALE 'B'"  
 MoCo - 100 YEAR FREQUENCY

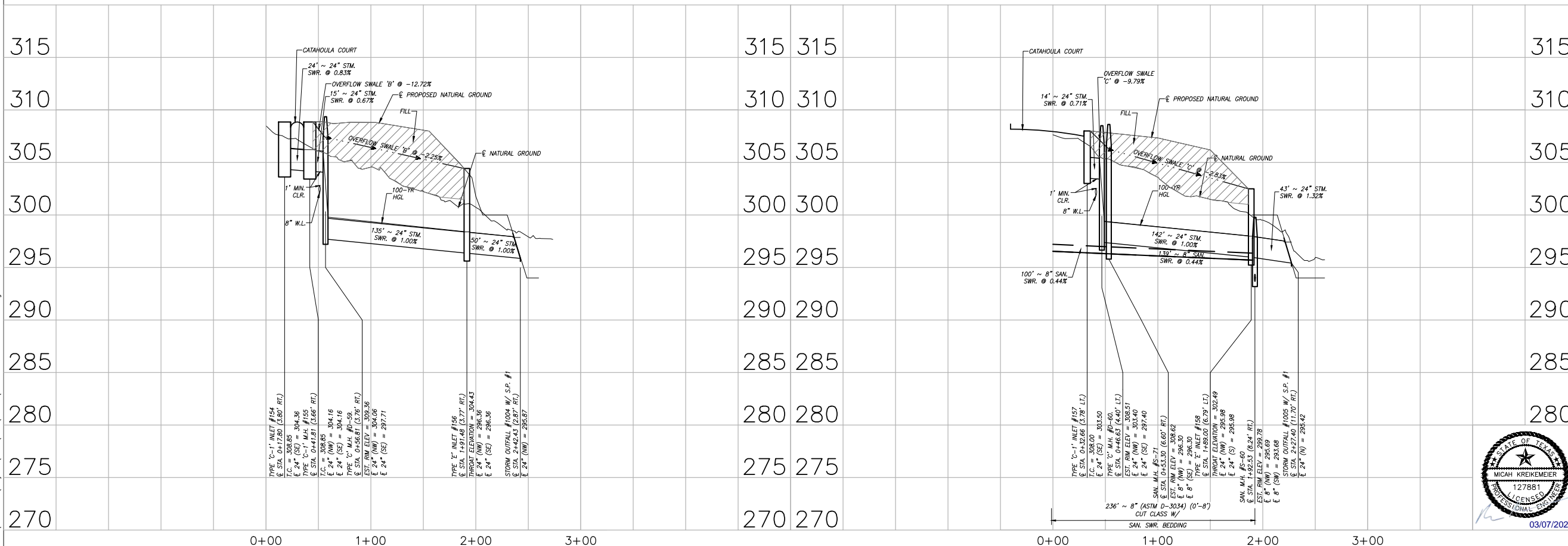
x	y	Side	Slope	Drainage Area	"C"	"CF"	Tc	Q 100 YR	Q 5 YR	Q DELTA	Ditch Section	Design Velocity	Ditch Lining
(ft)	(ft)		(%)	(sq ft)	(ft)	(ft)	(min)	(cfs)	(cfs)	(cfs)	FS BW BS "n" "d"	(ft/s) (ft)	
0+11.81	1+31.48	Overflow	2.2%	4.83	4.95	3.55	1.25	28.08	7.37	23.27	10.82	12.49	3 3 3 0.04 2.00 130.32 0.61 grass

Overflow Swale "OVERFLOW SWALE 'C'"  
 MoCo - 100 YEAR FREQUENCY

x	y	Side	Slope	Drainage Area	"C"	"CF"	Tc	Q 100 YR	Q 5 YR	Q DELTA	Ditch Section	Design Velocity	Ditch Lining
(ft)	(ft)		(%)	(sq ft)	(ft)	(ft)	(min)	(cfs)	(cfs)	(cfs)	FS BW BS "n" "d"	(ft/s) (ft)	
0+32.66	1+99.00	Overflow	2.8%	2.45	2.45	3.95	1.25	26.71	7.59	12.73	10.94	6.83	1 3 1 0 3 0.04 2.99 105.30 0.43 grass

STORM OUTFALL 'B'

STORM OUTFALL 'C'



**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS. NAVD 88.  
 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
 100YR. W.S.E. = 299.04' AT OUTFALL #1000  
 100YR. W.S.E. = 305.61' AT OUTFALL #1001  
 100YR. W.S.E. = 279.14' AT OUTFALL #1002  
 100YR. W.S.E. = 279.68' AT OUTFALL #1003  
 100YR. W.S.E. = 297.86' AT OUTFALL #1004  
 100YR. W.S.E. = 297.42' AT OUTFALL #1005  
 FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
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  - 7) ALL MANHOLE RIM ELEVATIONS WILL NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3" ABOVE NATURAL GROUND.
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  - 10) SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB

DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER  
 SIGNATURE VALID FOR ONE (1) YEAR

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

STORM OUTFALL 'B'  
 &  
 STORM OUTFALL 'C'

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386

LJA PROJECT NO.: 2980-0101

DRAWN: T.C.M./D.D. DESIGN: S.G.M.B. DATE: FEB. 2024

SCALE: 1" = 50' HOR.  
 1" = 5' VERT.

SHEET NO. 25 OF 47

Date/Time: Thu, 07 Mar 2024, 12:35pm  
 Path: \\l:\Projects\2980\0101\Sheets\20 PLAN & PROFILE - 11.dwg

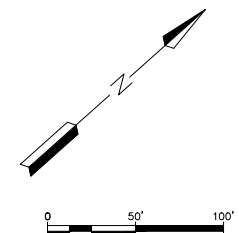
REDBIRD MEADOWS PHASE 1A - 2980-0101

P.I. @ STA. -0+07.58 (0.00') ~ GEORGIA KELLER DRIVE  
= PLAT BOUNDARY

P.I. @ STA. 0+37.61 ~ GEORGIA KELLER DRIVE  
= P.I. @ STA. 0+00.45 ~ BRITANNY WAY

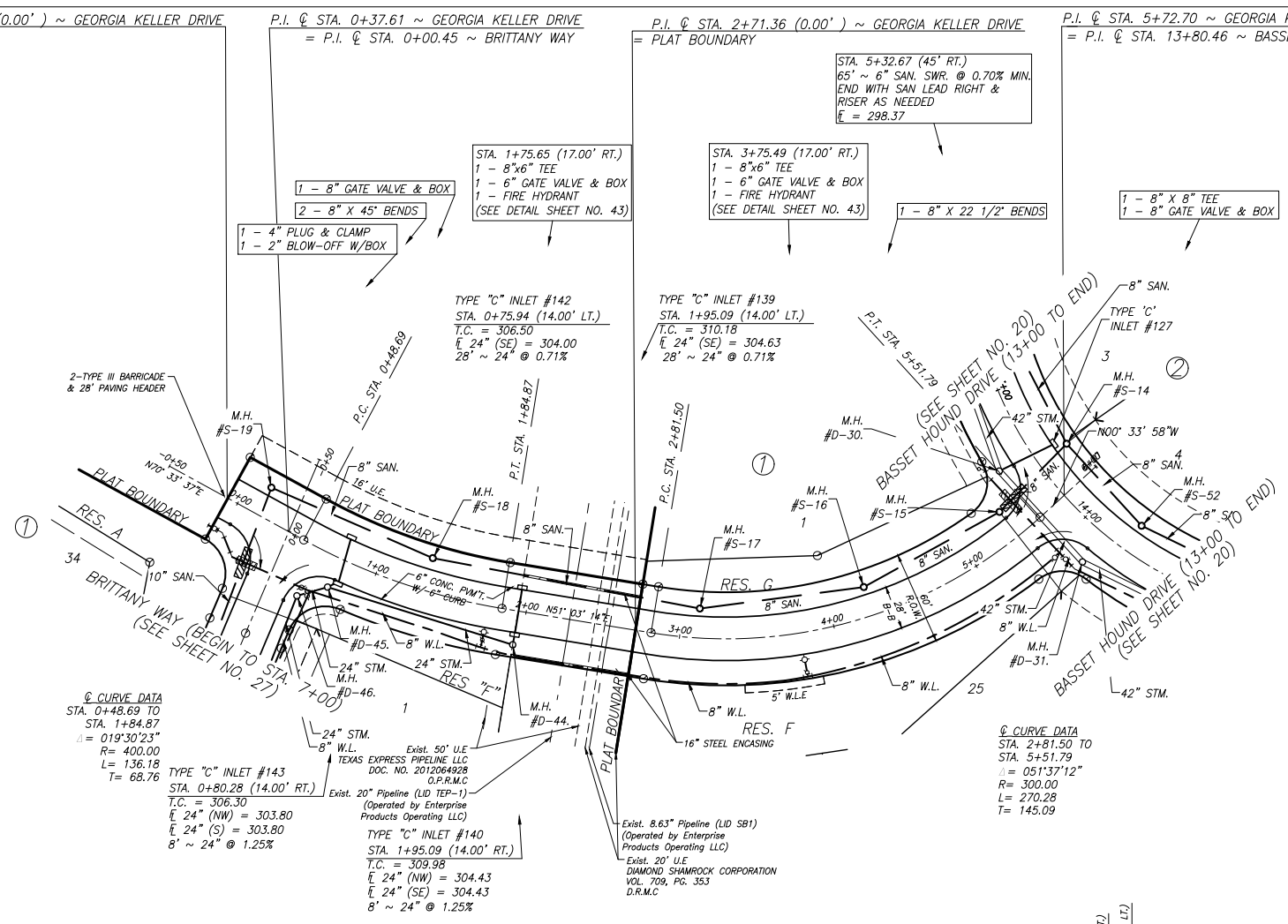
P.I. @ STA. 2+71.36 (0.00') ~ GEORGIA KELLER DRIVE  
= PLAT BOUNDARY

P.I. @ STA. 5+72.70 ~ GEORGIA KELLER DRIVE  
= P.I. @ STA. 13+80.46 ~ BASSET HOUND DRIVE.



**BENCHMARK:**  
ALL ELEVATIONS SET TO NGS. NAVD 88.  
MONUMENT DESIGNATION ELEV. 190.963  
BRASS DISC SET IN CONCRETE LOCATED BY  
COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
100YR. W.S.E. = 299.04' AT OFFFALL #1000  
100YR. W.S.E. = 305.61' AT OFFFALL #1001  
100YR. W.S.E. = 279.14' AT OFFFALL #1002  
100YR. W.S.E. = 279.68' AT OFFFALL #1003  
100YR. W.S.E. = 297.86' AT OFFFALL #1004  
100YR. W.S.E. = 297.42' AT OFFFALL #1005  
FIRM PANEL NO. 48339C0200G & 48339C0350G  
EFFECTIVE DATE: AUGUST 18, 2014  
THIS AREA LIES IN ZONE "X".

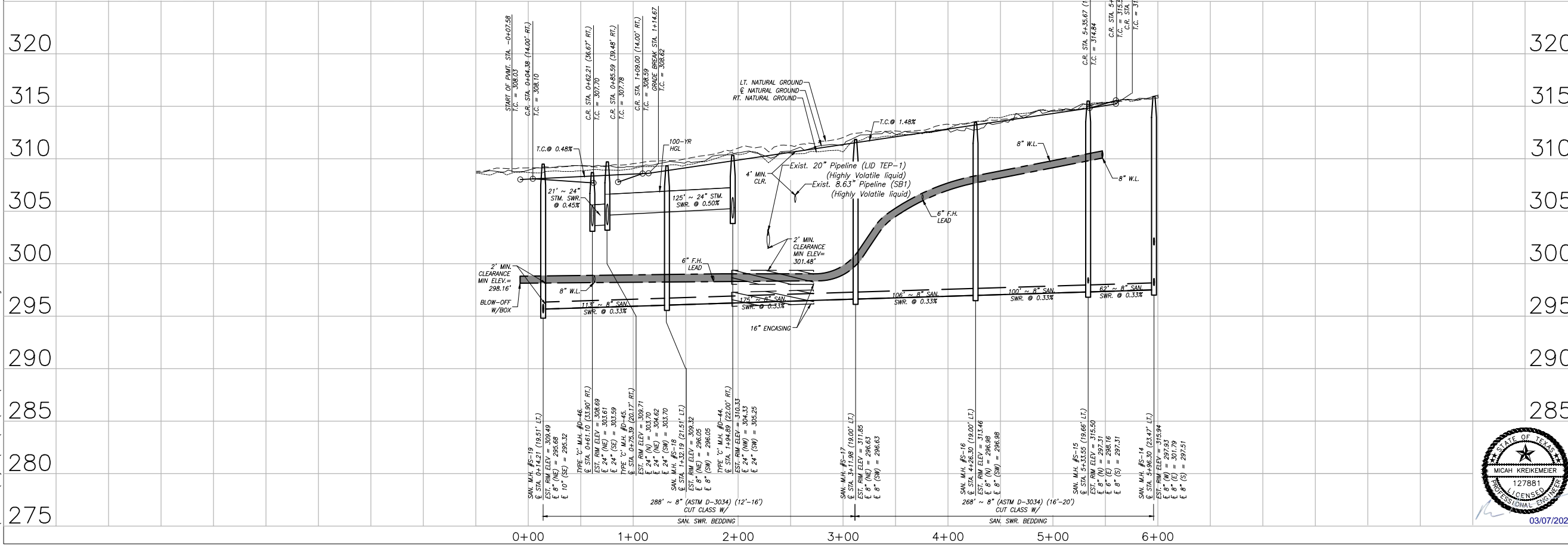
- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
  - 2) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - 3) PAVING CONTRACTOR SHALL TAKE EXTREME CAUTION IN SUBGRADE MANIPULATION IN THIS AREA. STORM SEWER PIPE IS IN OR WITHIN 6" OF SUBGRADE.
  - 4) CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
  - 5) CEMENT STABILIZED SAND FOR BACKFILL CROSSING ALL PAVEMENT SHALL BE INCIDENTAL.
  - 6) ALL STORM SEWER TO BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 215.
  - 7) ALL MANHOLE RIM ELEVATIONS WILL NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND.
  - 8) IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.
  - 9) ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB
  - 10) SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB



**LEGEND**

- INDICATES PLACEMENT OF ONE FULL SECTION OF WATER LINE JOINT CENTERED AT SANITARY MAIN CROSSING W/ APPROVED WATER LINE RESTRAINED JOINTS. (NO SEPARATE PAY)
- INDICATES PLACEMENT OF MIN. ONE FULL SECTION OF SANITARY SEWER JOINT (FSI 150 LINED DUCTILE IRON OR P.V.C. PIPE) CENTERED AT WATER LINE MAIN CROSSING W/ APPROVED RESTRAINED JOINTS FOR BOTH WATER LINE AND SANITARY SEWER. (NO SEPARATE PAY)

GEORGIA KELLER DRIVE (60' R.O.W.)



DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY MUNICIPAL UTILITY DISTRICT NO. 215

REDBIRD MEADOWS PHASE 1A

GEORGIA KELLER DRIVE

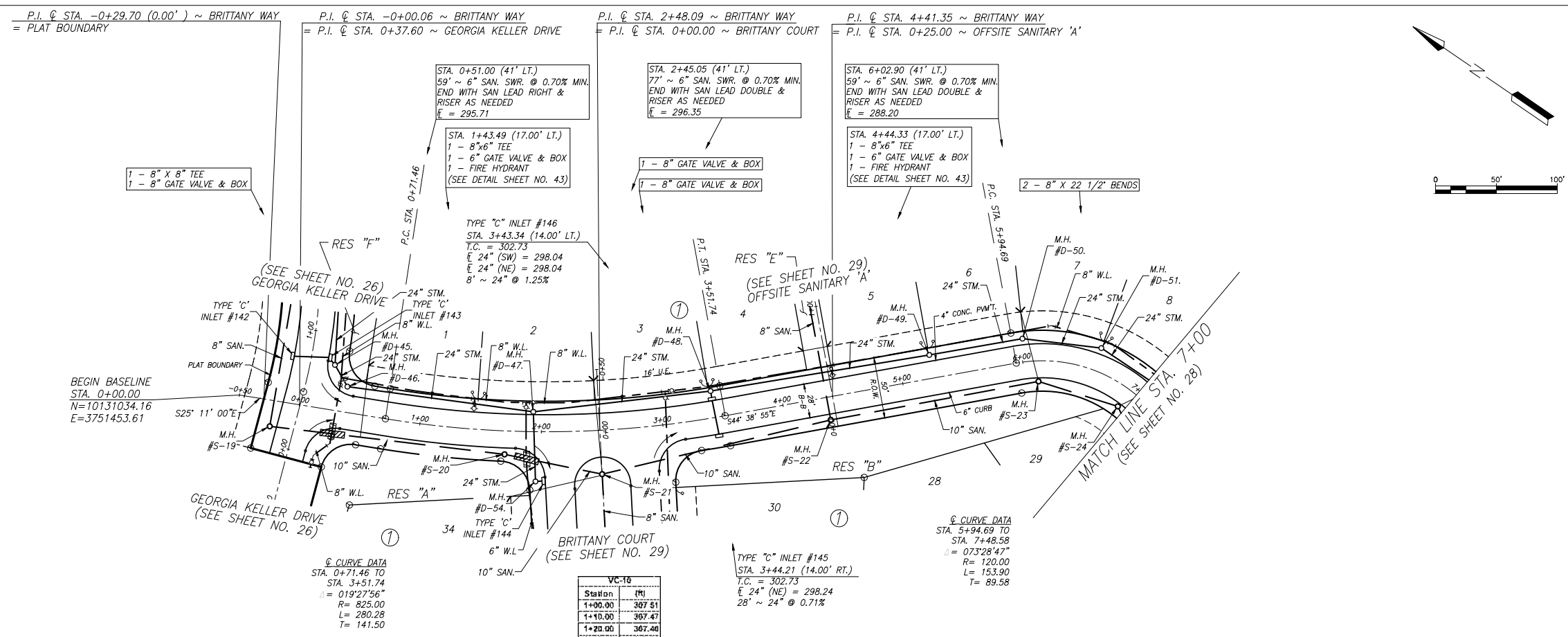
**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042  
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386



LJA PROJECT NO.: 2980-0101  
DRAWN: T.C.M./D.D. DESIGN: S.G.M.B. DATE: FEB. 2024  
SCALE: 1" = 50' HOR. 1" = 5' VERT.

Date/Time : Thu, 07 Mar 2024, 12:36pm  
Path : I:\Projects\2980\0101\Sheets\21 PLAN & PROFILE - 12.dwg

REDBIRD MEADOWS PHASE 1A - 2980-0101



**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS. NAVD 88.  
 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 3,502,367.4350 Y = 255,445.6670

100YR. W.S.E. = 299.04' AT OFFFALL #1000  
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 100YR. W.S.E. = 297.86' AT OFFFALL #1004  
 100YR. W.S.E. = 297.42' AT OFFFALL #1005

FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

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**LEGEND**

INDICATES PLACEMENT OF ONE FULL SECTION OF WATER LINE JOINT CENTERED AT SANITARY MAN CROSSING W/ APPROVED WATER LINE RESTRAINED JOINTS. (NO SEPARATE PAY)

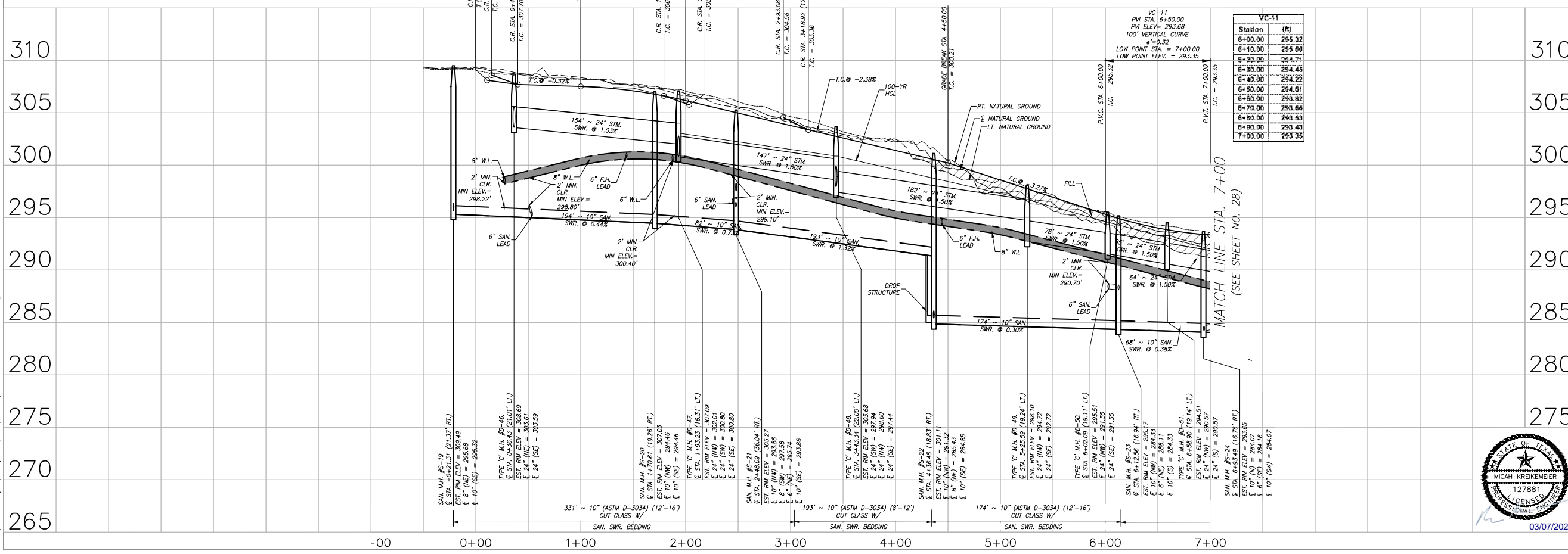
INDICATES PLACEMENT OF MIN. ONE FULL SECTION OF SANITARY SEWER JOINT (P50 LINED DUCTILE IRON OR P.V.C. PIPE) CENTERED AT WATER LINE MAIN CROSSING W/ APPROVED RESTRAINED JOINTS FOR BOTH WATER LINE AND SANITARY SEWER. (NO SEPARATE PAY)

**VC-10**

Station (ft)	Elev. (ft)
1+00.00	307.51
1+10.00	307.47
1+20.00	307.40
1+30.00	307.33
1+40.00	307.22
1+50.00	307.09
1+60.00	306.95
1+70.00	306.78
1+80.00	306.58
1+90.00	306.39
2+00.00	306.16

VC-10  
 PVI STA. 1+50.00  
 PVI ELEV. = 307.35  
 100' VERTICAL CURVE  
 $e = -0.26$   
 HIGH POINT STA. = 1+00.00  
 HIGH POINT ELEV. = 307.51

BRITTANY WAY (BEGIN TO STA. 7+00) (50' R.O.W.)



DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER  
 SIGNATURE VALID FOR ONE (1) YEAR

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

BRITTANY WAY (BEGIN TO STA. 7+00)

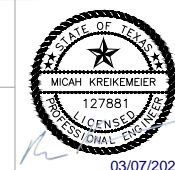
**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386

LJA PROJECT NO.: 2980-0101

DRAWN: T.C.M./D.D. DESIGN: S.G.M.B. DATE: FEB. 2024

SCALE: 1" = 50' HOR.  
 1" = 5' VERT.

SHEET NO. 27 OF 47



Date: Thu, 07 Mar 2024, 12:36pm  
 Path: I:\Projects\2980\0101\Sheets\22\_Plan & Profile - 13.dwg

REDBIRD MEADOWS PHASE 1A - 2980-0101

P.I. @ STA. 7+95.74 ~ BRITANNY WAY  
= P.I. @ STA. 0+20.83 ~ STORM OUTFALL 'D'

P.I. @ STA. 8+99.21 ~ BRITANNY WAY  
= P.I. @ STA. -0+00.00 ~ CHESAPEAKE COURT

P.I. @ STA. 14+55.70 ~ BRITANNY WAY  
= P.I. @ STA. 0+07.82 ~ STORM OUTFALL 'E'

P.I. @ STA. 14+79.45 (0.00' RT.) ~ BRITANNY WAY  
= CENTER OF CUL-DE-SAC

STA. 7+14.88 (41' LT.)  
62' ~ 6" SAN. SWR. @ 0.70% MIN.  
END WITH SAN LEAD DOUBLE &  
RISER AS NEEDED  
E = 284.63

STA. 7+80.65 (17.00' LT.)  
1 - 8"x6" TEE  
1 - 6" GATE VALVE & BOX  
1 - FIRE HYDRANT  
(SEE DETAIL SHEET NO. 43)  
1 - 8" X 22 1/2" BEND

STA. 8+80.71 (41' LT.)  
76' ~ 6" SAN. SWR. @ 0.70% MIN.  
END WITH SAN LEAD DOUBLE &  
RISER AS NEEDED  
E = 284.09

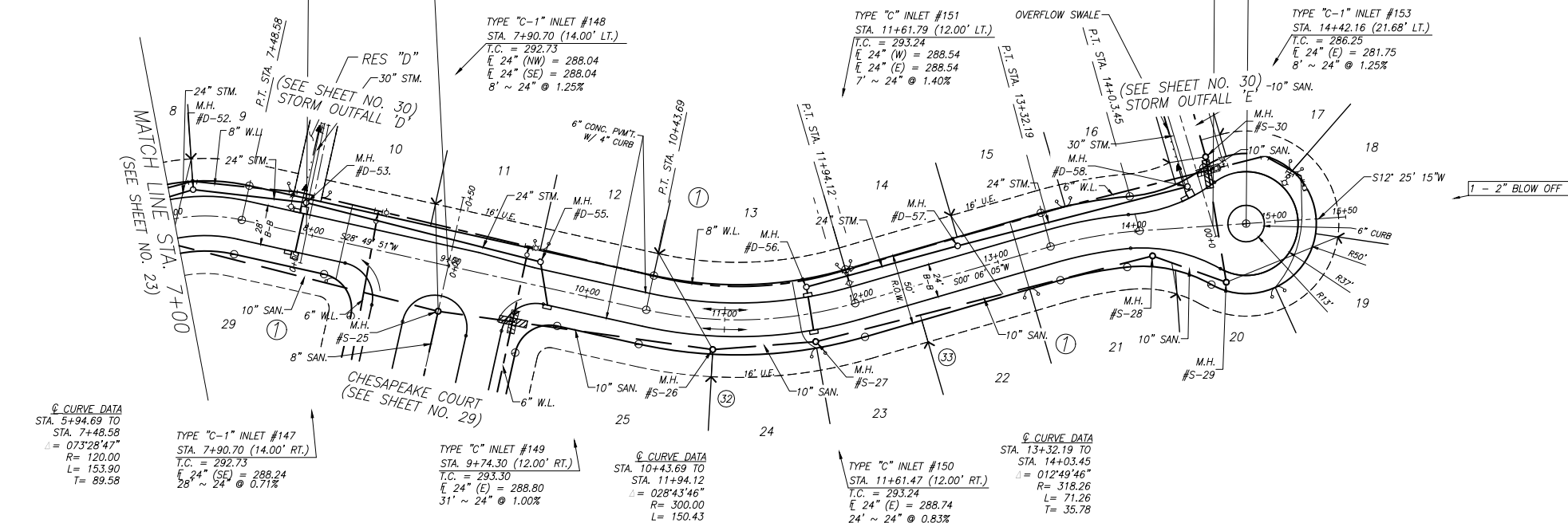
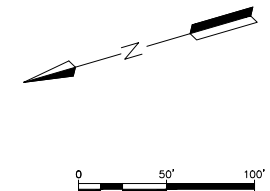
STA. 10+43.73 (41' LT.)  
78' ~ 6" SAN. SWR. @ 0.70% MIN.  
END WITH SAN LEAD DOUBLE &  
RISER AS NEEDED  
E = 284.57

STA. 11+94.11 (15.00' LT.)  
1 - 8"x6" TEE  
1 - 6" GATE VALVE & BOX  
1 - FIRE HYDRANT  
(SEE DETAIL SHEET NO. 43)

STA. 12+76.91 (41' LT.)  
67' ~ 6" SAN. SWR. @ 0.70% MIN.  
END WITH SAN LEAD DOUBLE &  
RISER AS NEEDED  
E = 281.59

STA. 15+08.71 (27.12' LT.)  
1 - 8"x6" TEE  
1 - 6" GATE VALVE & BOX  
1 - FIRE HYDRANT  
(SEE DETAIL SHEET NO. 43)  
1 - 8" X 6" REDUCER

STA. 15+43.97 (14' RT.)  
~ 8" SAN. SWR. @ 0.70% MIN.  
END WITH SAN LEAD DOUBLE &  
RISER AS NEEDED  
E = 278.54



① CURVE DATA  
STA. 5+94.69 TO  
STA. 7+48.58  
Δ = 073°28'47"  
R = 120.00  
L = 153.90  
T = 89.58

TYPE "C-1" INLET #147  
STA. 7+90.70 (14.00' RT.)  
T.C. = 292.73  
E 24" (SE) = 288.24  
28' ~ 24" @ 0.71%

TYPE "C" INLET #149  
STA. 9+74.30 (12.00' RT.)  
T.C. = 293.30  
E 24" (E) = 288.80  
31' ~ 24" @ 1.00%

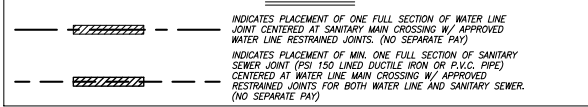
① CURVE DATA  
STA. 11+94.12 TO  
STA. 11+94.12  
Δ = 028°43'46"  
R = 300.00  
L = 150.43  
T = 76.83

TYPE "C" INLET #150  
STA. 11+61.47 (12.00' RT.)  
T.C. = 293.24  
E 24" (E) = 288.74  
24' ~ 24" @ 0.83%

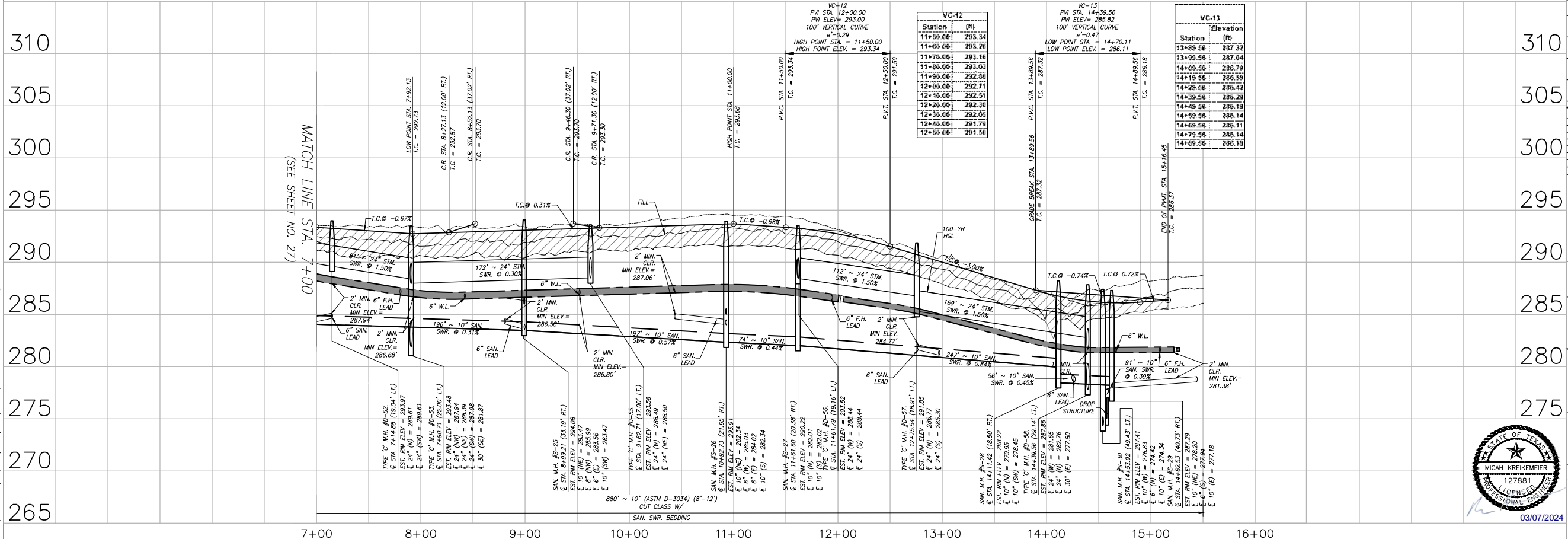
① CURVE DATA  
STA. 13+32.19 TO  
STA. 14+03.45  
Δ = 012°49'46"  
R = 318.26  
L = 71.26  
T = 35.78

SANITARY SHORT SIDE LEADS		
LEAD #	STATION	OFFSET
32	10+92.72	41.00' RT.
33	12+36.19	41.00' RT.
34	14+26.93	46.75' RT.

**LEGEND**



BRITANNY WAY (STA. 7+00 TO END) (50' R.O.W.)



**BENCHMARK:**  
ALL ELEVATIONS SET TO NGS. NAVD 88.  
MONUMENT DESIGNATION ELEV. 190.963  
BRASS DISC SET IN CONCRETE LOCATED BY  
COORDINATES X = 3,502,367.4350 Y = 255,445.6670

100YR. W.S.E. = 299.04' AT OUTFALL #1000  
100YR. W.S.E. = 305.61' AT OUTFALL #1001  
100YR. W.S.E. = 279.14' AT OUTFALL #1002  
100YR. W.S.E. = 279.68' AT OUTFALL #1003  
100YR. W.S.E. = 297.86' AT OUTFALL #1004  
100YR. W.S.E. = 297.42' AT OUTFALL #1005

FIRM PANEL NO. 48339C0200G & 48339C0350G  
EFFECTIVE DATE: AUGUST 18, 2014  
THIS AREA LIES IN ZONE "X".

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DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER  
SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY  
MUNICIPAL UTILITY  
DISTRICT NO. 215

REDBIRD MEADOWS  
PHASE 1A

BRITANNY WAY (STA.  
7+00 TO END)  
(STA. 7+00 TO END)



**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S  
Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386

LJA PROJECT NO.: 2980-0101

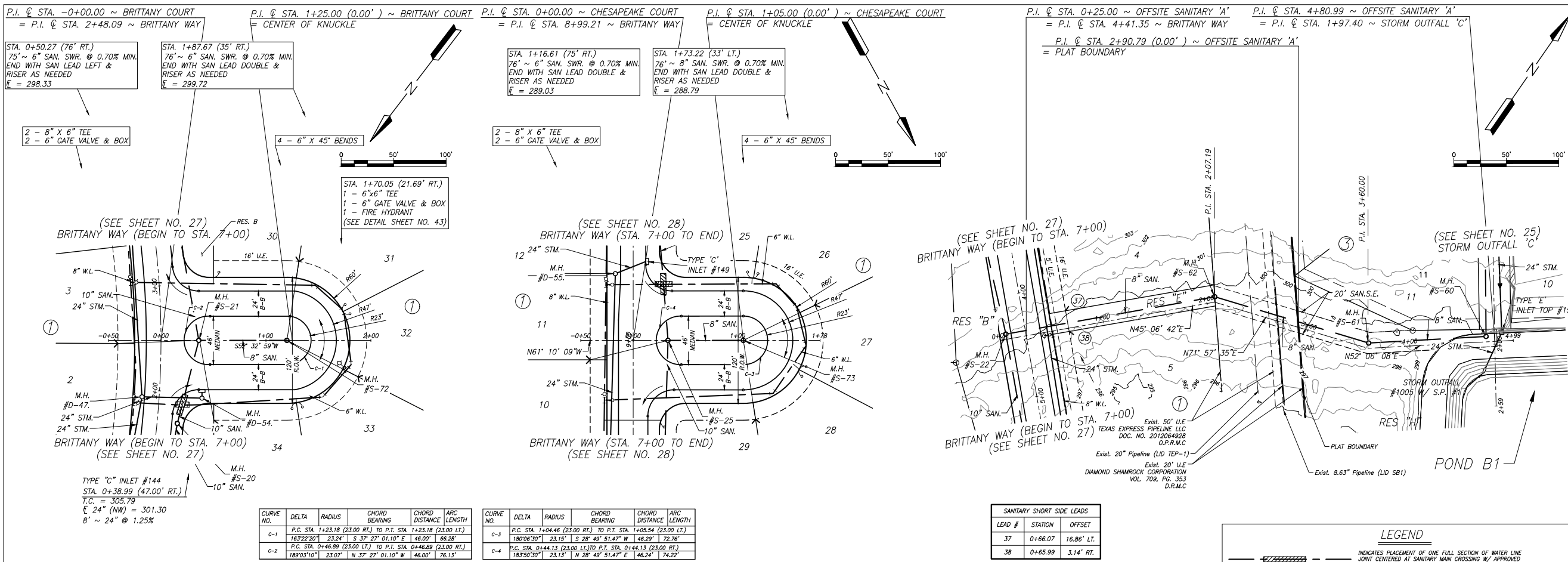
DRAWN: T.C.M./D.D. DESIGN: S.G.M.B. DATE: FEB. 2024

SCALE: 1" = 50' HOR.  
1" = 5' VERT.

MEADOWS PHASE 1A - 2980-0101

SHEET NO. 28 OF 47

Date/Time : Thu, 07 Mar 2024 - 12:37pm  
Path Name : I:\Projects\2980\0101\Sheets\23\_Plan & Profile - 14.dwg



**BENCHMARK:**  
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 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY  
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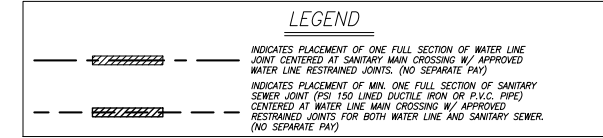
100YR. W.S.E. = 299.04' AT OFFFALL #1000  
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 100YR. W.S.E. = 279.68' AT OFFFALL #1003  
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FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
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CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C-1	P.C. STA. 1+23.18 (23.00 RT.) TO P.T. STA. 1+23.18 (23.00 LT.)	163.22' 20"	S 37° 27' 01.10" E	46.00'	66.28'
	P.C. STA. 0+46.89 (23.00 LT.) TO P.T. STA. 0+46.89 (23.00 RT.)	189°03'10"	N 37° 27' 01.10" W	46.00'	76.13'
C-2					

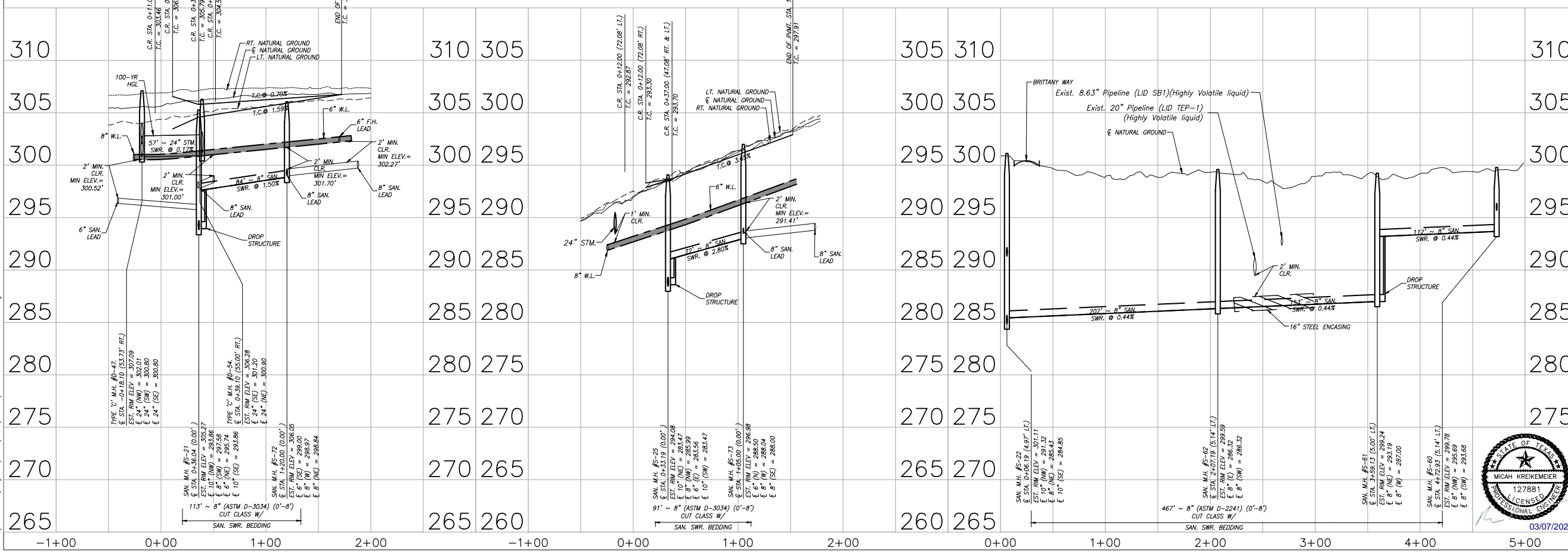
SANITARY SHORT SIDE LEADS	LEAD #	STATION	OFFSET
	37	0+66.07	16.86' LT.
	38	0+65.99	3.14' RT.



BRITTANY COURT (120' R.O.W.)

CHESAPEAKE COURT (120' R.O.W.)

OFFSITE SANITARY 'A'



DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER  
 SIGNATURE VALID FOR ONE (1) YEAR

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

BRITTANY COURT/  
 CHESAPEAKE COURT/  
 OFFSITE SANITARY 'A'

**LJA Engineering, Inc.**

3600 W Sam Houston Parkway S Suite 600  
 Houston, Texas 77042

Phone 713.953.5200  
 Fax 713.953.5026  
 FRN - F-1386

LJA PROJECT NO.: 2980-0101

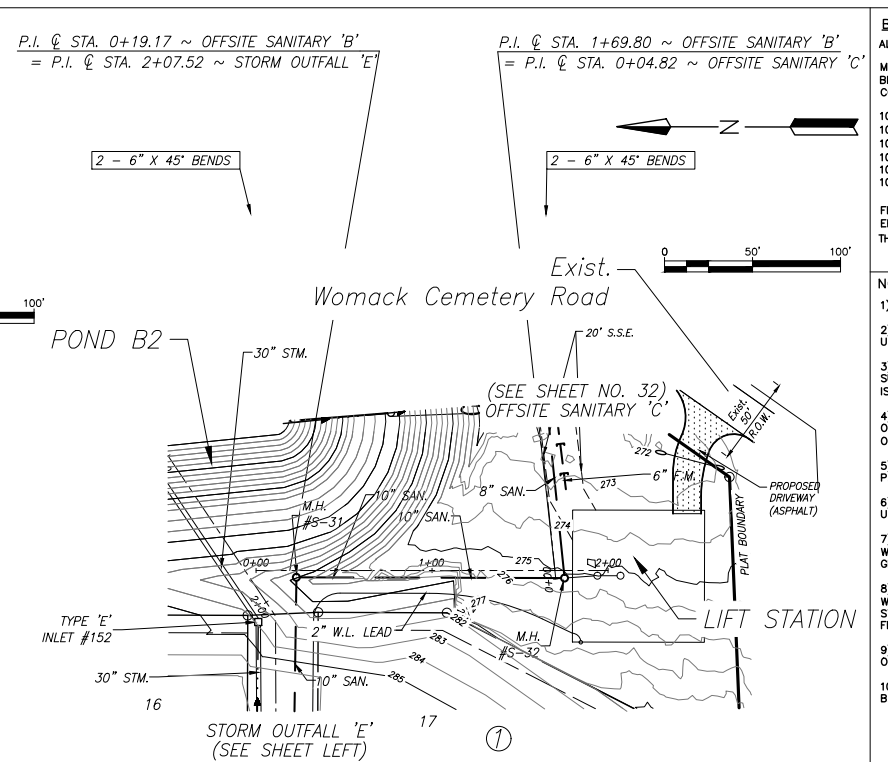
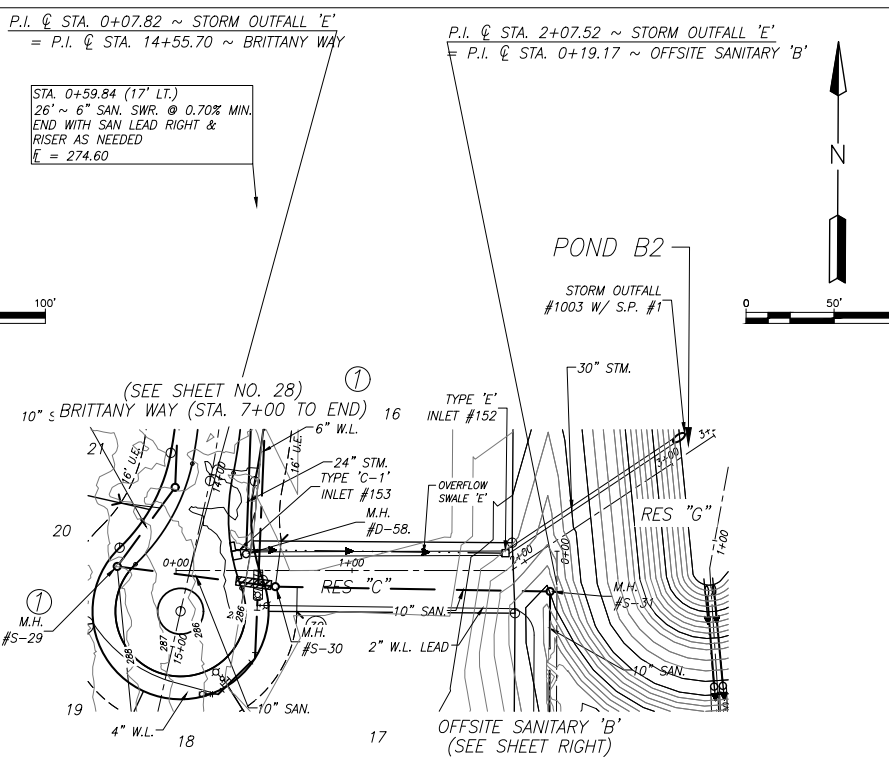
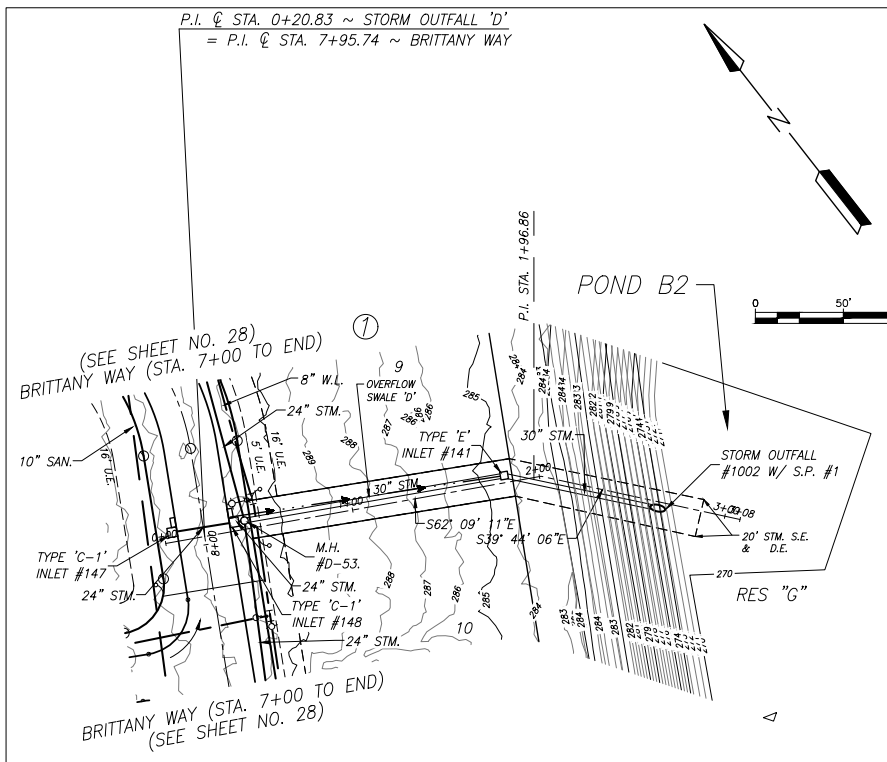
DATE: FEB. 2024

SCALE: 1" = 50' HOR.  
 1" = 5' VERT.

SHEET NO. 29 OF 47

Date/Time : Thu, 07 Mar 2024 - 12:38pm  
 Path Name : I:\Projects\2980\0101\Sheets\24\_Plan & Profile - 15.dwg

MEADOWS PHASE 1A - 2980-0101



**BENCHMARK:**  
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 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 3,502,367.4350 Y = 255,445.6670

100YR. W.S.E. = 299.04' OFFFALL #1000  
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 100YR. W.S.E. = 297.42' AT OFFFALL #1005

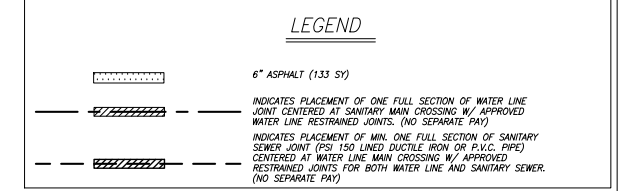
FIRM PANEL NO.48339C0200G & 48339C0350G  
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 THIS AREA LIES IN ZONE "X".

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SANITARY SHORT SIDE LEADS		
LEAD #	STATION	OFFSET
39	0+68.58	23.34' RT.

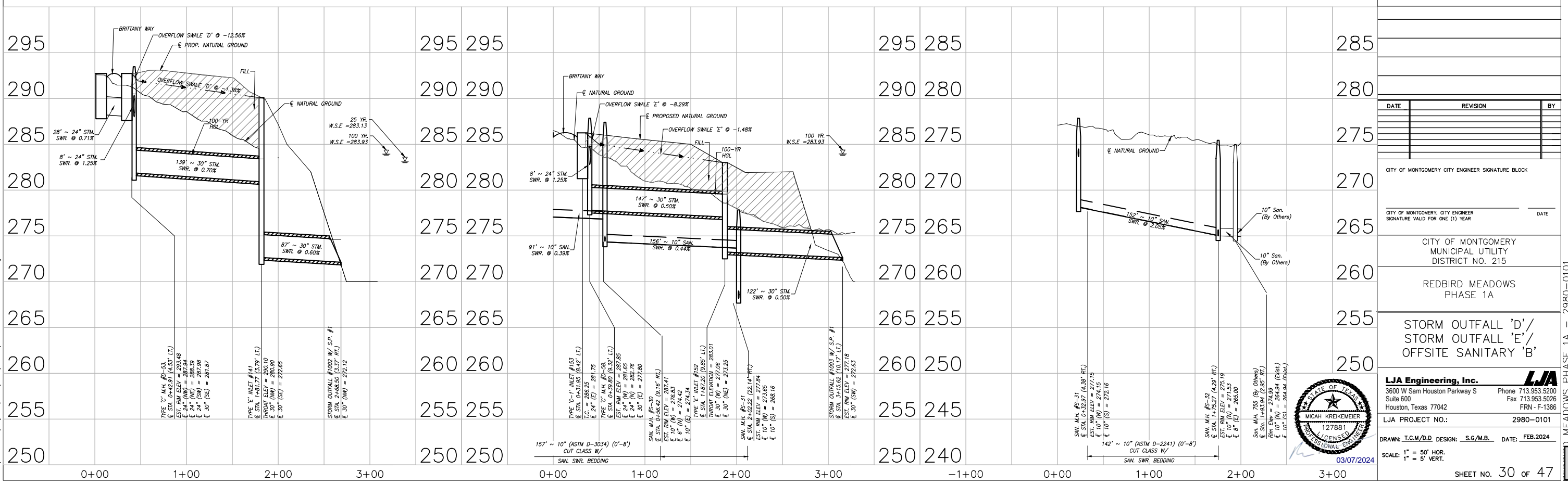
### STORM OUTFALL 'E'

STORM OUTFALL 'E' - 150 YEAR FREQUENCY											
Station	Grade	Area	Flow	Velocity	Depth	Time	Design Velocity	Design Depth	Design Time	Design Flow	Design Velocity
0+00	285.13	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1+00	285.13	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2+00	285.13	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3+00	285.13	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



### OFFSITE SANITARY 'B'

### STORM OUTFALL 'D'



DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER  
 SIGNATURE VALID FOR ONE (1) YEAR

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

STORM OUTFALL 'D'/  
 STORM OUTFALL 'E'/  
 OFFSITE SANITARY 'B'

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S  
 Suite 600  
 Houston, Texas 77042  
 Phone 713.953.5200  
 Fax 713.953.5026  
 FRN - F-1386



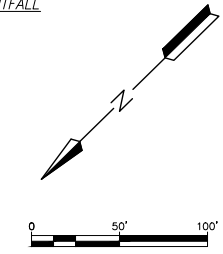
LJA PROJECT NO.: 2980-0101  
 DRAWN: T.C.M./D.D. DESIGN: S.G.M.B. DATE: FEB. 2024  
 SCALE: 1" = 50' HOR.  
 1" = 5' VERT.

Date/Time : Thu, 07 Mar 2024 - 12:39pm  
 Path : I:\Projects\2980\0101\Sheets\25 PLAN & PROFILE - 16.dwg

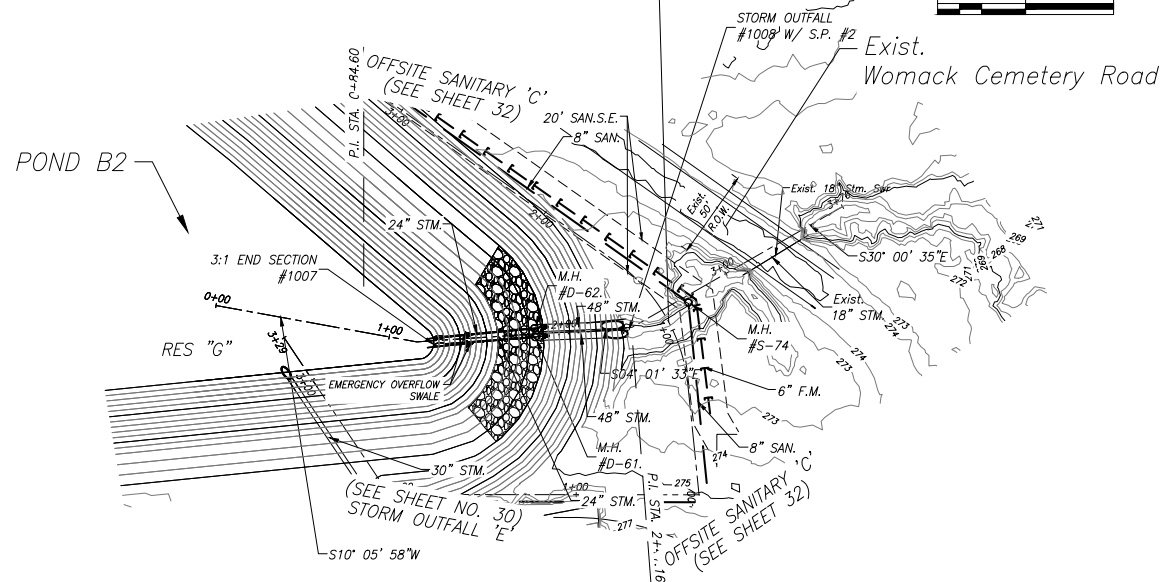
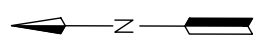
MEADOWS PHASE 1A - 2980-0101

**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS. NAVD 88.  
 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
 100YR. W.S.E. = 299.04' AT OFFFALL #1000  
 100YR. W.S.E. = 305.61' AT OFFFALL #1001  
 100YR. W.S.E. = 279.14' AT OFFFALL #1002  
 100YR. W.S.E. = 279.68' AT OFFFALL #1003  
 100YR. W.S.E. = 297.86' AT OFFFALL #1004  
 100YR. W.S.E. = 297.42' AT OFFFALL #1005  
 FIRM PANEL NO.48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

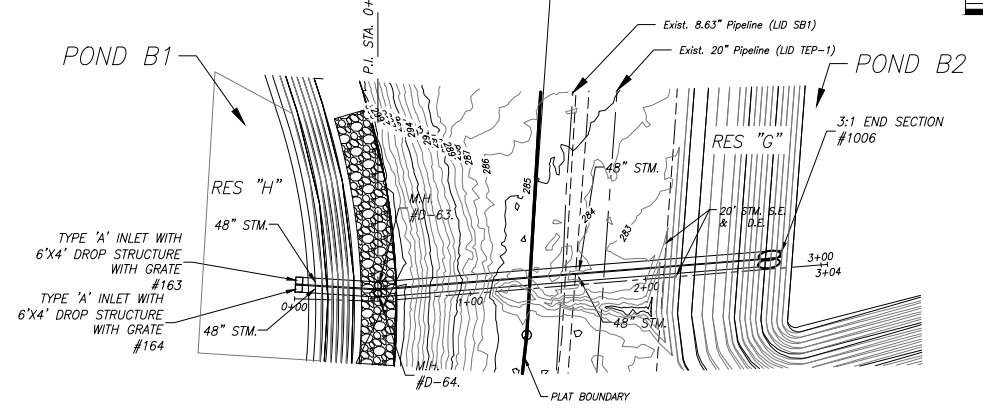
- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
  - 2) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - 3) PAVING CONTRACTOR SHALL TAKE EXTREME CAUTION IN SUBGRADE MANIPULATION IN THIS AREA. STORM SEWER PIPE IS IN OR WITHIN 6" OF SUBGRADE.
  - 4) CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
  - 5) CEMENT STABILIZED SAND FOR BACKFILL CROSSING ALL PAVEMENT SHALL BE INCIDENTAL.
  - 6) ALL STORM SEWER TO BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 215.
  - 7) ALL MANHOLE RIM ELEVATIONS WILL NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND.
  - 8) IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.
  - 9) ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB
  - 10) SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB



P.I. @ STA. 2+58.06 ~ POND B2 OFFFALL  
 = P.I. @ STA. 1+05.25 ~ OFFSITE SANITARY 'C'

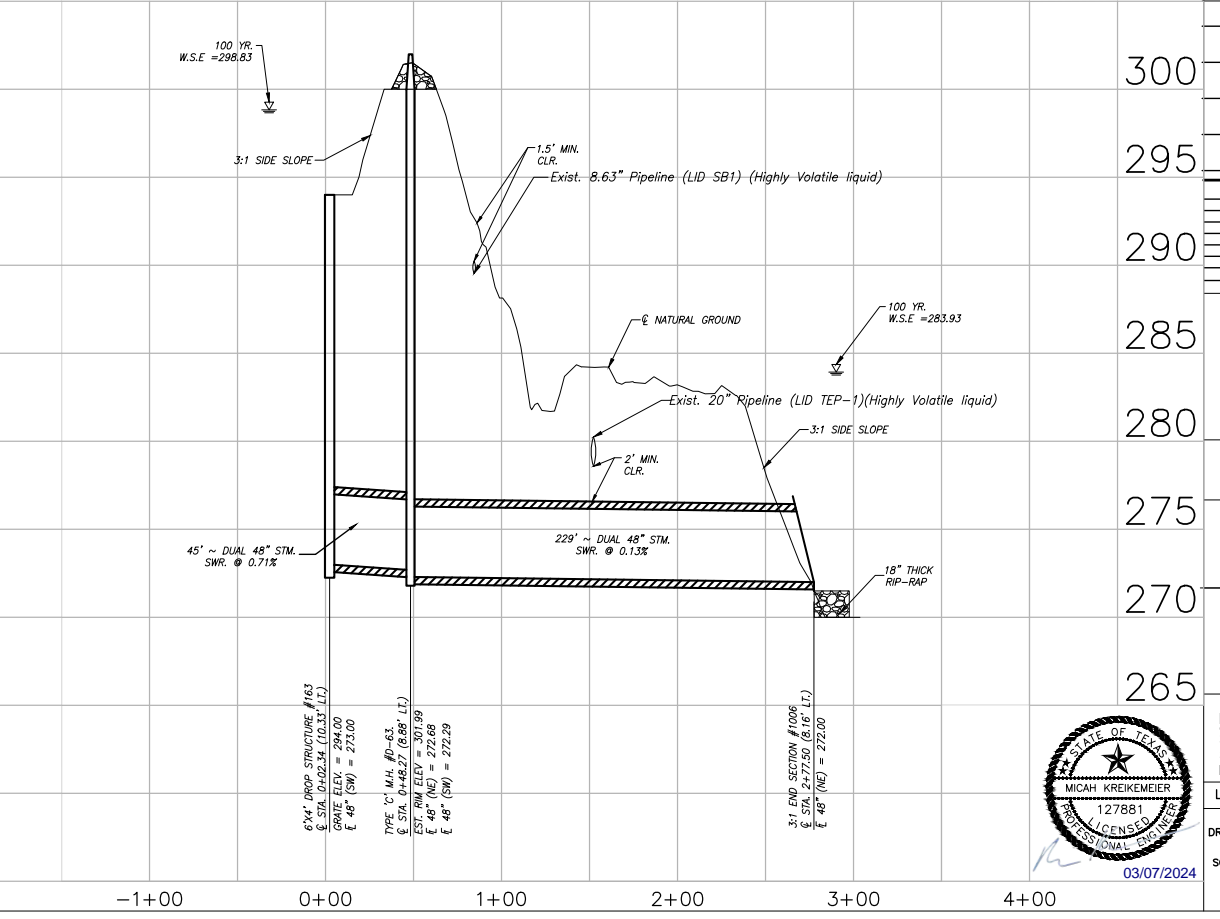
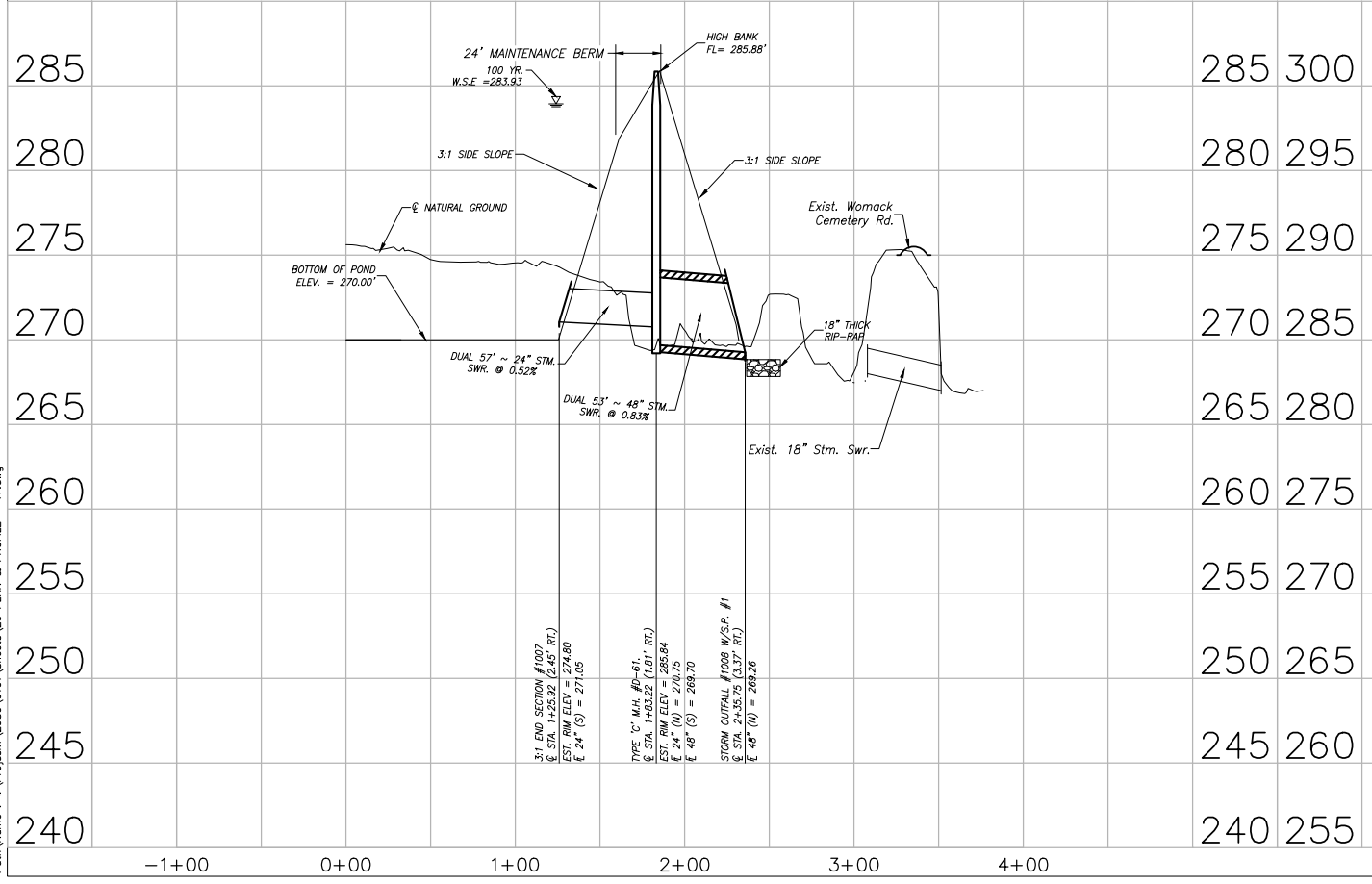


P.I. @ STA. 1+33.73 (0.00') ~ POND B1 OFFFALL  
 = PLAT BOUNDARY



POND B2 OFFFALL

POND B1 OFFFALL



DATE	REVISION	BY

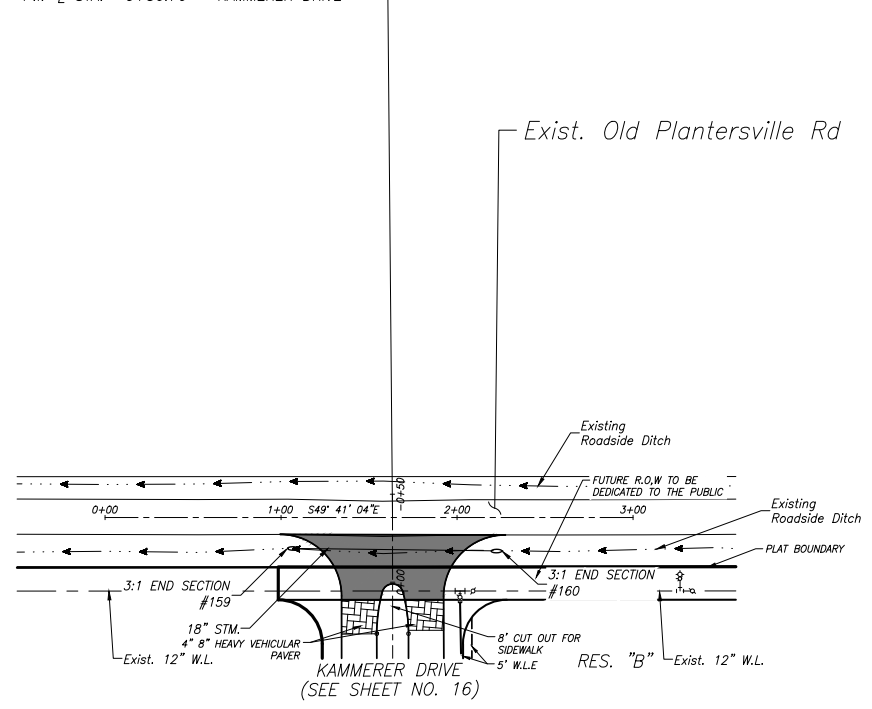
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK  
 CITY OF MONTGOMERY, CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

CITY OF MONTGOMERY MUNICIPAL UTILITY DISTRICT NO. 215  
 REDBIRD MEADOWS PHASE 1A  
 POND B2 OFFFALL & POND B1 OFFFALL



**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386  
 LJA PROJECT NO.: 2980-0101  
 DRAWN: T.C.M/D.D. DESIGN: S.G.M.B. DATE: FEB.2024  
 SCALE: 1" = 50' HOR.  
 1" = 5' VERT.  
 SHEET NO. 31 OF 47

P.I. @ STA. 1+63.32 ~ ROADSIDE STORM 'A'  
 = P.I. @ STA. -0+36.76 ~ KAMMERER DRIVE

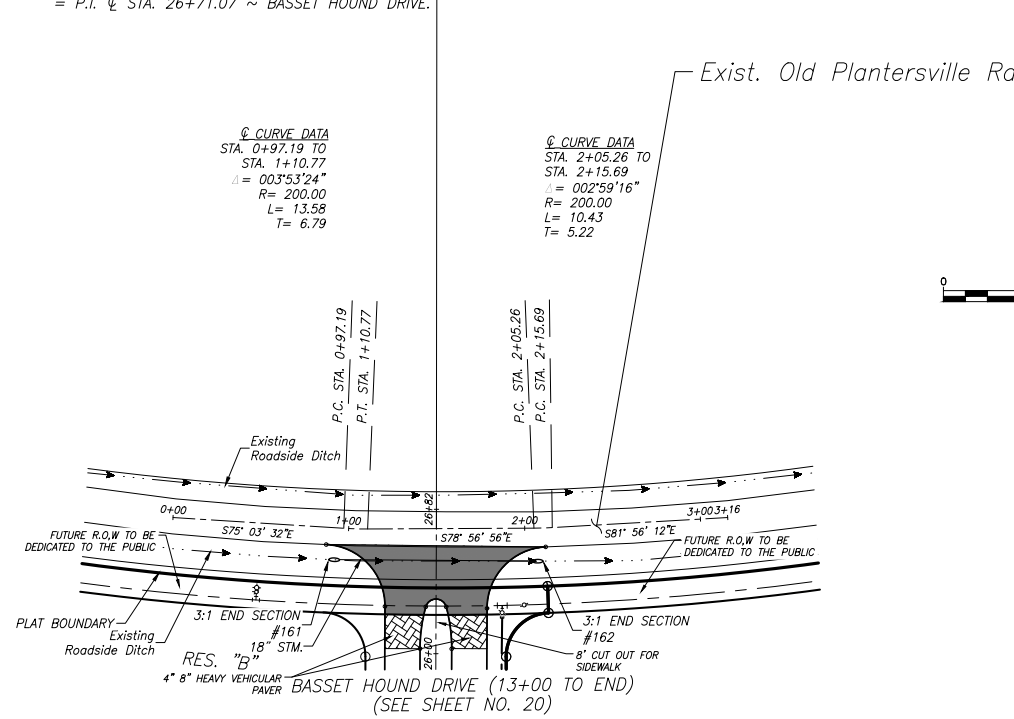


LEGEND

INDICATES 7" REINFORCED CONCRETE PAVEMENT

CONTRACTOR SHALL REGRADE EXISTING ROADSIDE DITCH TO ITS ORIGINAL CONDITION OR BETTER TO ENSURE PROPER DRAINAGE.

P.I. @ STA. 1+49.83 ~ ROADSIDE STORM 'B'  
 = P.I. @ STA. 26+71.07 ~ BASSET HOUND DRIVE.



LEGEND

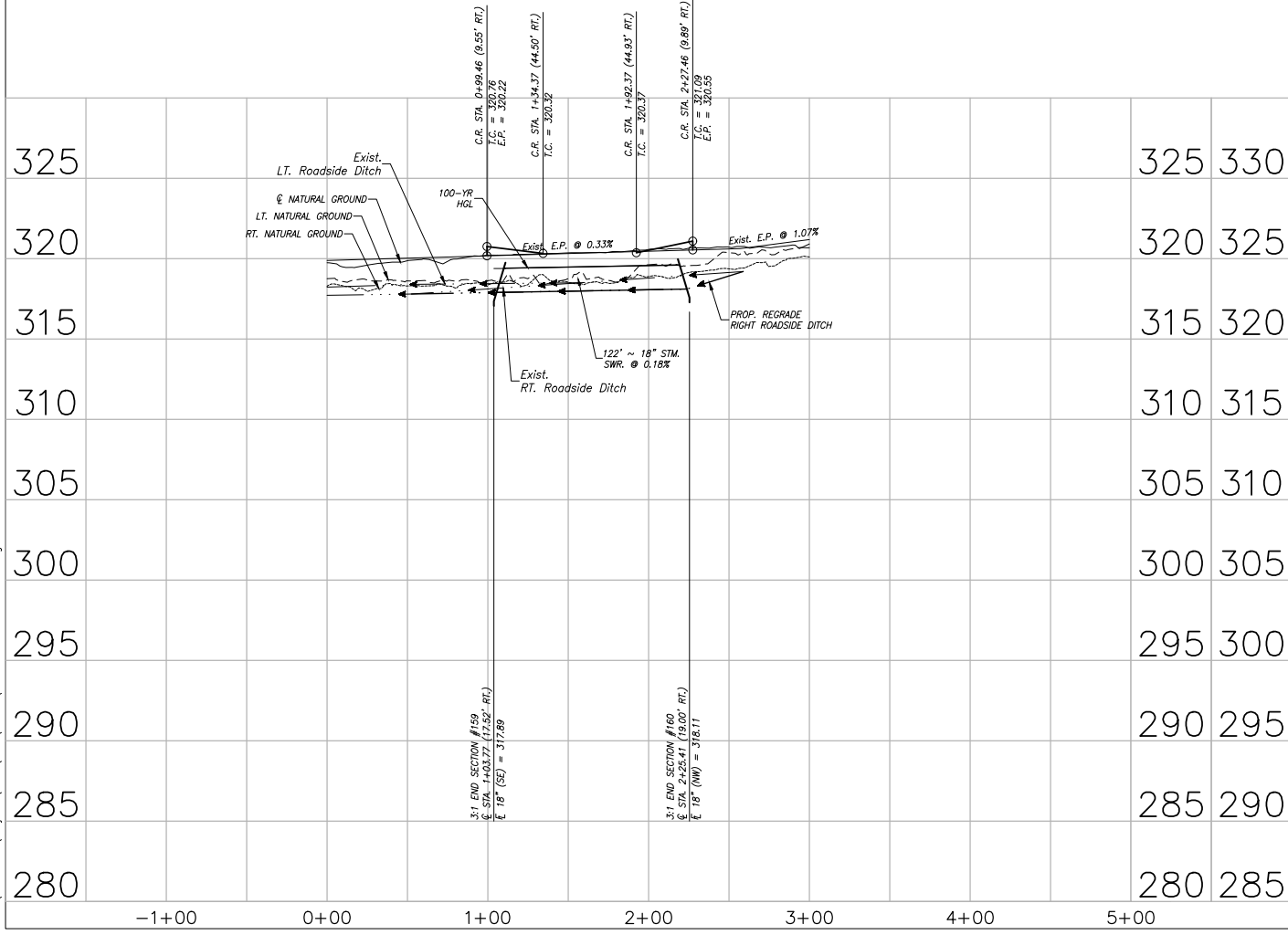
INDICATES 7" REINFORCED CONCRETE PAVEMENT

CONTRACTOR SHALL REGRADE EXISTING ROADSIDE DITCH TO ITS ORIGINAL CONDITION OR BETTER TO ENSURE PROPER DRAINAGE.

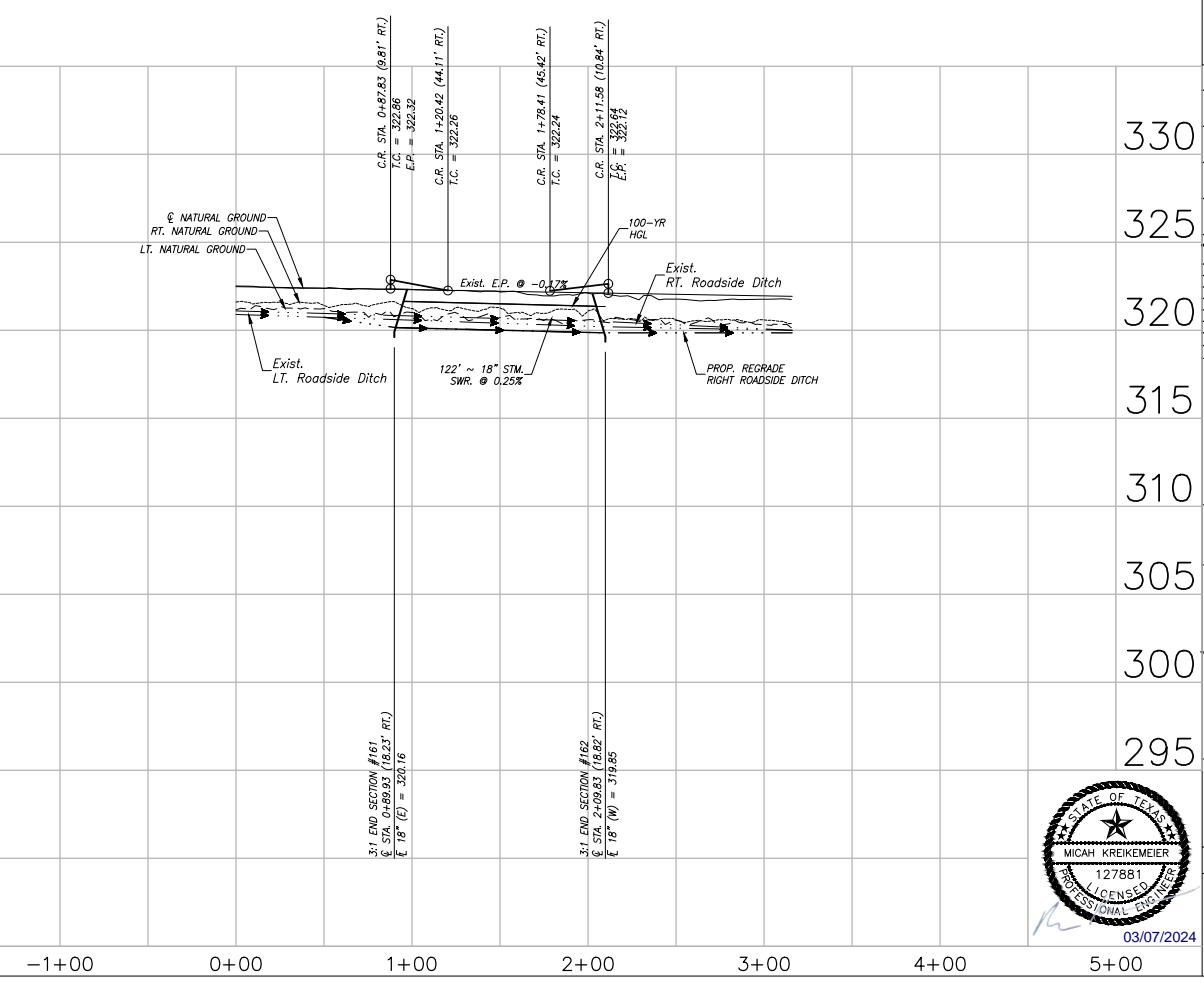
**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS. NAVD 88.  
 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
 100YR. W.S.E. = 299.04' AT OFFFALL #1000  
 100YR. W.S.E. = 305.61' AT OFFFALL #1001  
 100YR. W.S.E. = 279.14' AT OFFFALL #1002  
 100YR. W.S.E. = 279.68' AT OFFFALL #1003  
 100YR. W.S.E. = 297.86' AT OFFFALL #1004  
 100YR. W.S.E. = 297.42' AT OFFFALL #1005  
 FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
  - 2) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - 3) PAVING CONTRACTOR SHALL TAKE EXTREME CAUTION IN SUBGRADE MANIPULATION IN THIS AREA. STORM SEWER PIPE IS IN OR WITHIN 6" OF SUBGRADE.
  - 4) CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
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  - 6) ALL STORM SEWER TO BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 215.
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  - 8) IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.
  - 9) ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB
  - 10) SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB

ROADSIDE STORM 'A'



ROADSIDE STORM 'B'



DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY MUNICIPAL UTILITY DISTRICT NO. 215

REDBIRD MEADOWS PHASE 1A

ROADSIDE STORM 'A' & ROADSIDE STORM 'B'



**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042  
 Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386  
 LJA PROJECT NO.: 2980-0101

DRAWN: T.C.M/D.D. DESIGN: S.G.M.B. DATE: FEB.2024  
 SCALE: 1" = 50' HOR. 1" = 5' VERT.

Date/Time : Wed, 06 Mar 2024, 3:59pm Path : I:\Projects\2980\0101\Sheets\10 PLAN & PROFILE - 1.dwg

MEADOWS PHASE 1A - 2980-0101



P.I. @ STA. 0+04.82 ~ OFFSITE SANITARY 'C'  
= P.I. @ STA. 1+69.80 ~ OFFSITE SANITARY 'B'

P.I. @ STA. 8+89.04 (-0.02' LT.) ~ OFFSITE SANITARY 'C'  
= PLAT BOUNDARY

P.I. @ STA. 12+02.50 (0.00') ~ OFFSITE SANITARY 'C'  
= PLAT BOUNDARY

Q CURVE DATA  
STA. 0+67.18 TO  
STA. 1+51.25  
Δ = 048°55'03"  
R = 98.47  
L = 84.07  
T = 44.79

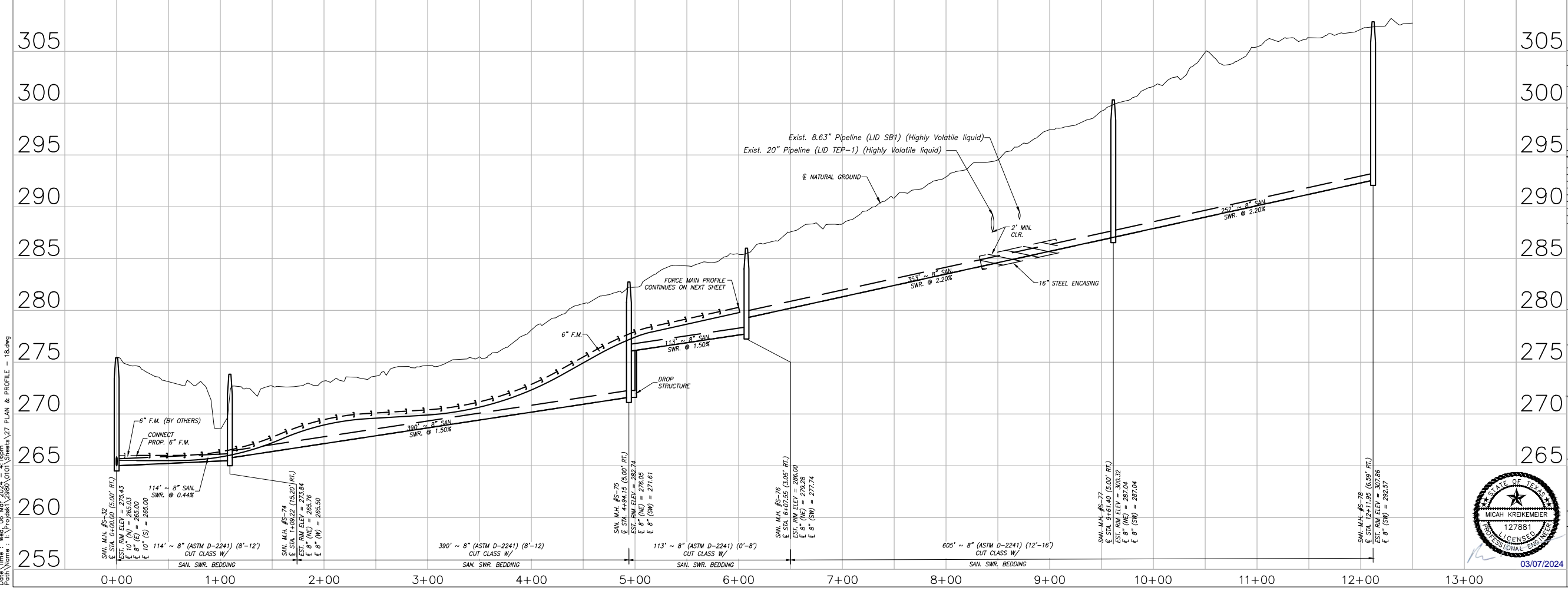
Q CURVE DATA  
STA. 11+94.78 TO  
STA. 12+29.12  
Δ = 019°58'46"  
R = 98.47  
L = 34.34  
T = 17.34

CONTRACTOR SHALL REMOVE 6" AND DISPOSE  
OF 6" SANITARY PLUG (BY OTHERS) AND  
CONNECT PROP. 6" FORCE MAIN

OFFSITE SANITARY C

**BENCHMARK:**  
ALL ELEVATIONS SET TO NGS. NAVD 88.  
MONUMENT DESIGNATION ELEV. 190.963  
BRASS DISC SET IN CONCRETE LOCATED BY  
COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
100YR. W.S.E. = 299.04' OFFFALL #1000  
100YR. W.S.E. = 305.61' AT OFFFALL #1001  
100YR. W.S.E. = 279.14' AT OFFFALL #1002  
100YR. W.S.E. = 279.68' AT OFFFALL #1003  
100YR. W.S.E. = 297.86' AT OFFFALL #1004  
100YR. W.S.E. = 297.42' AT OFFFALL #1005  
FIRM PANEL NO. 48339C0200G & 48339C0350G  
EFFECTIVE DATE: AUGUST 18, 2014  
THIS AREA LIES IN ZONE "X".

- NOTES:**
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  - 2) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
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DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK  
CITY OF MONTGOMERY, CITY ENGINEER  
SIGNATURE VALID FOR ONE (1) YEAR

CITY OF MONTGOMERY  
MUNICIPAL UTILITY  
DISTRICT NO. 215  
REDBIRD MEADOWS  
PHASE 1A

OFFSITE SANITARY 'C'  
(BEGIN TO END)

**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386

LJA PROJECT NO.: 2980-0101  
DRAWN: T.C.M/D.D. DESIGN: S.G.M/B. DATE: FEB. 2024

SCALE: 1" = 50' HOR.  
1" = 5' VERT.



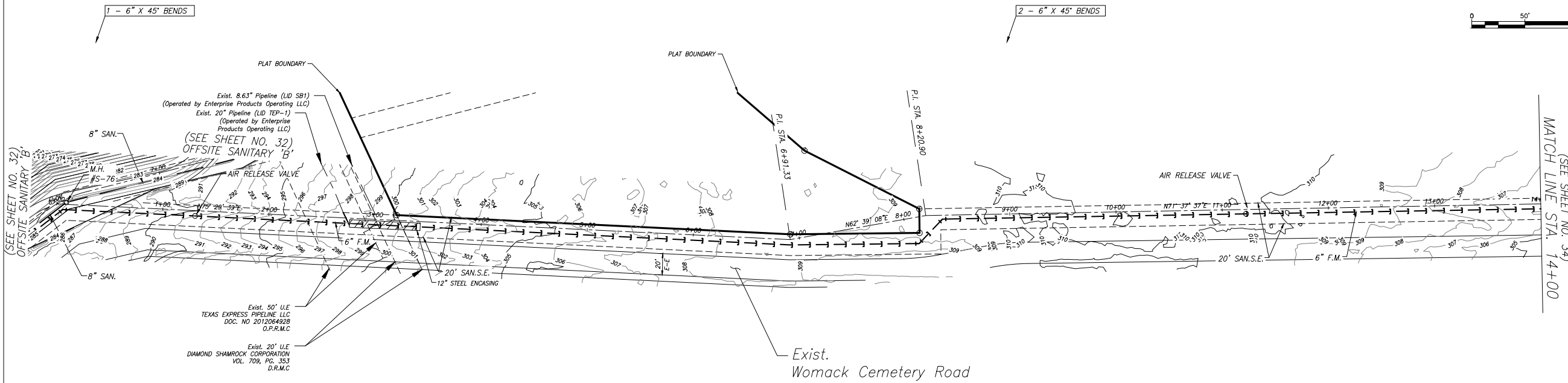
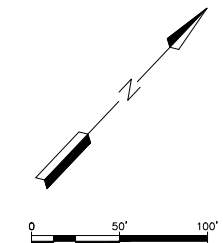
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Path: I:\Projects\2980\0101\Sheets\27 PLAN & PROFILE - 18.dwg

MEADOWS PHASE 1A - 2980-0101

**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS. NAVD 88.  
 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 3,502,367.4350 Y = 255,445.6670

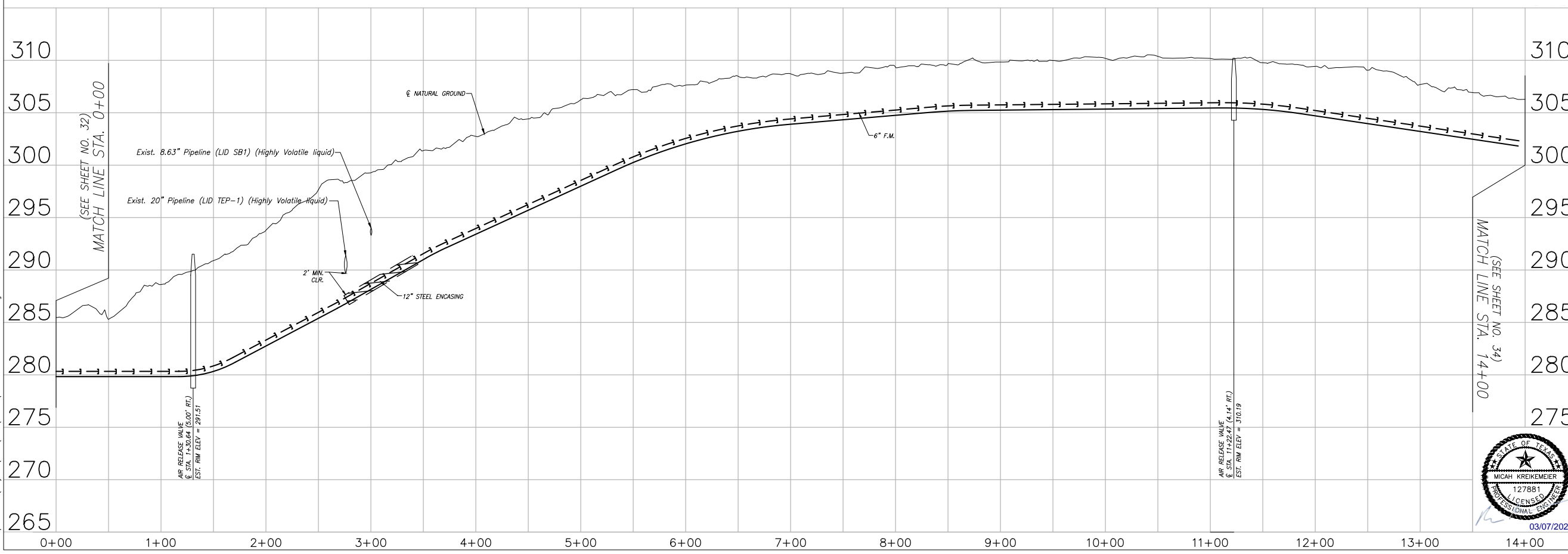
100YR. W.S.E. = 299.04' OUTFALL #1000  
 100YR. W.S.E. = 305.61' AT OUTFALL #1001  
 100YR. W.S.E. = 279.14' AT OUTFALL #1002  
 100YR. W.S.E. = 279.68' AT OUTFALL #1003  
 100YR. W.S.E. = 297.86' AT OUTFALL #1004  
 100YR. W.S.E. = 297.42' AT OUTFALL #1005

FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".



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OFFSITE SANITARY 'D' (BEGIN TO STA 14+00)



DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER  
 SIGNATURE VALID FOR ONE (1) YEAR

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

OFFSITE SANITARY 'D'  
 (BEGIN TO STA 14+00)

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386

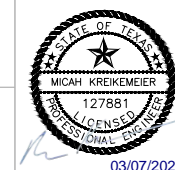
LJA PROJECT NO.: 2980-0101

DRAWN: T.C.M./D.D. DESIGN: S.G./M.B. DATE: FEB. 2024

SCALE: 1" = 50' HOR.  
 1" = 5' VERT.

03/07/2024

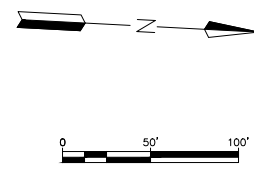
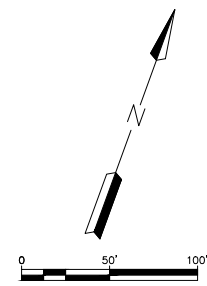
SHEET NO. 33 OF 47



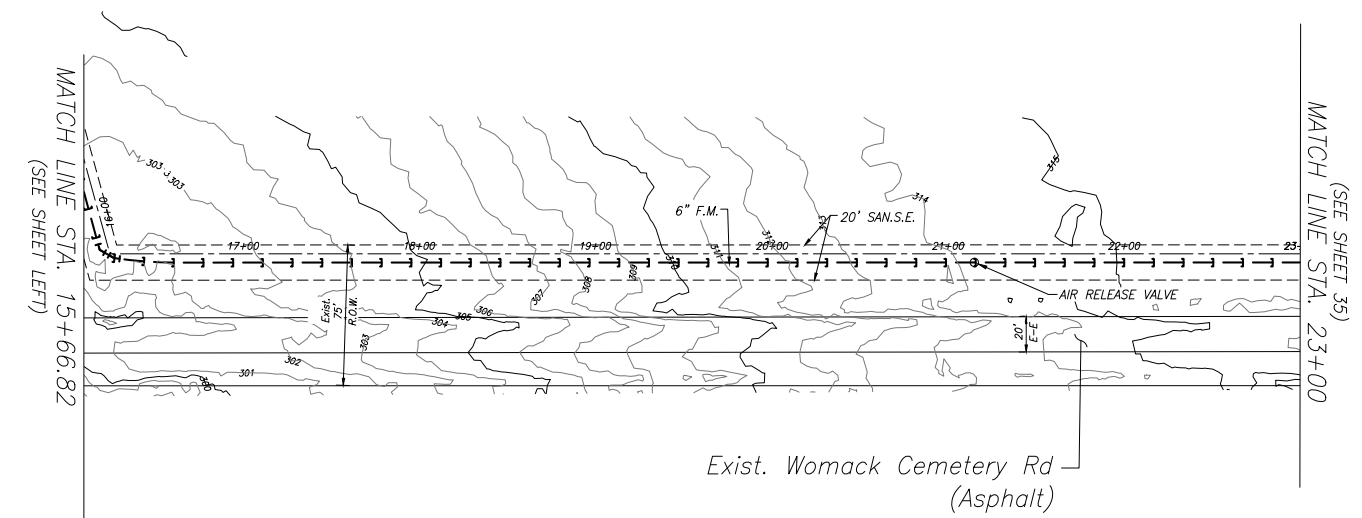
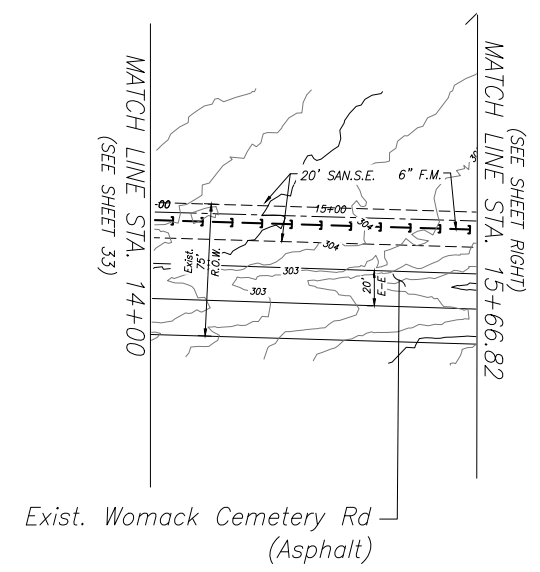
Date: Time: Wed, 06 Mar 2024 4:17pm  
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MEADOWS PHASE 1A - 2980-0101

Date/Time : Wed, 06 Mar 2024 4:18pm  
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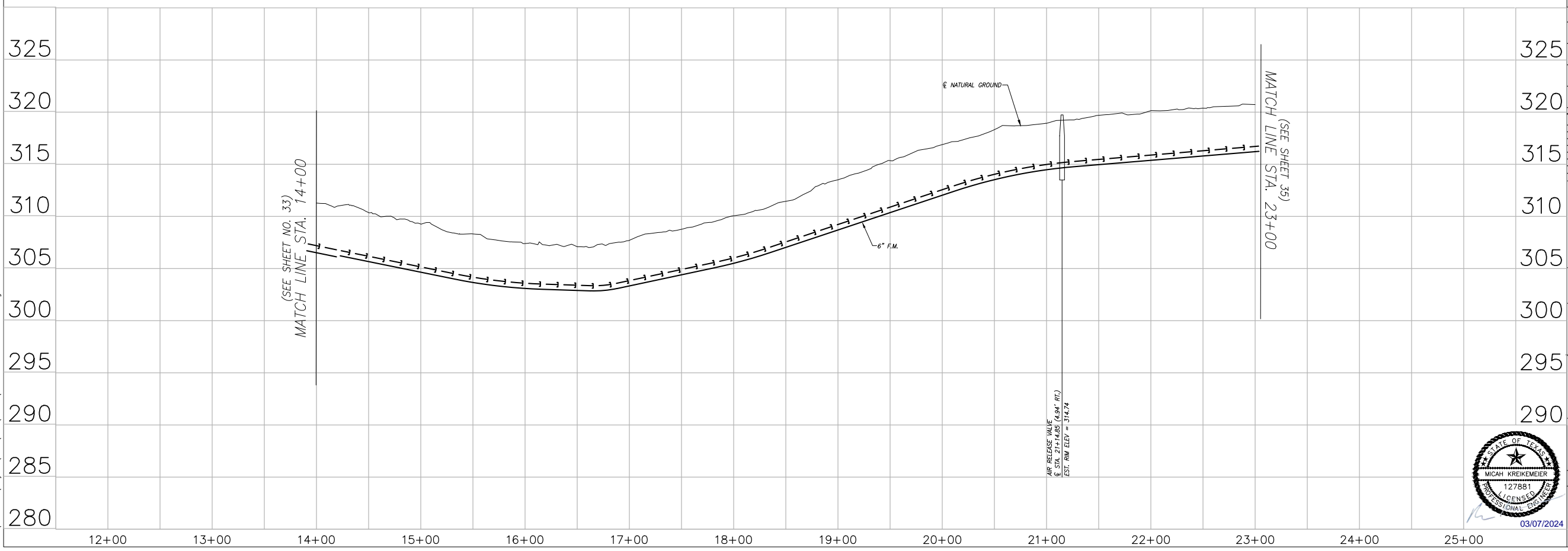


1 - 6" X 45° BENDS  
 1 - 6" X 22° BENDS



OFFSITE SANITARY E (STA. 14+00 TO 23+00)

ALL MANHOLE RIM ELEVATIONS NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND



**BENCHMARK:**  
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 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
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 100YR. W.S.E. = 297.42' AT OUTFALL #1005  
 FIRM PANEL NO.48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

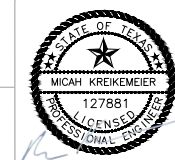
- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
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DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK  
 CITY OF MONTGOMERY, CITY ENGINEER  
 SIGNATURE VALID FOR ONE (1) YEAR

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215  
 REDBIRD MEADOWS  
 PHASE 1A

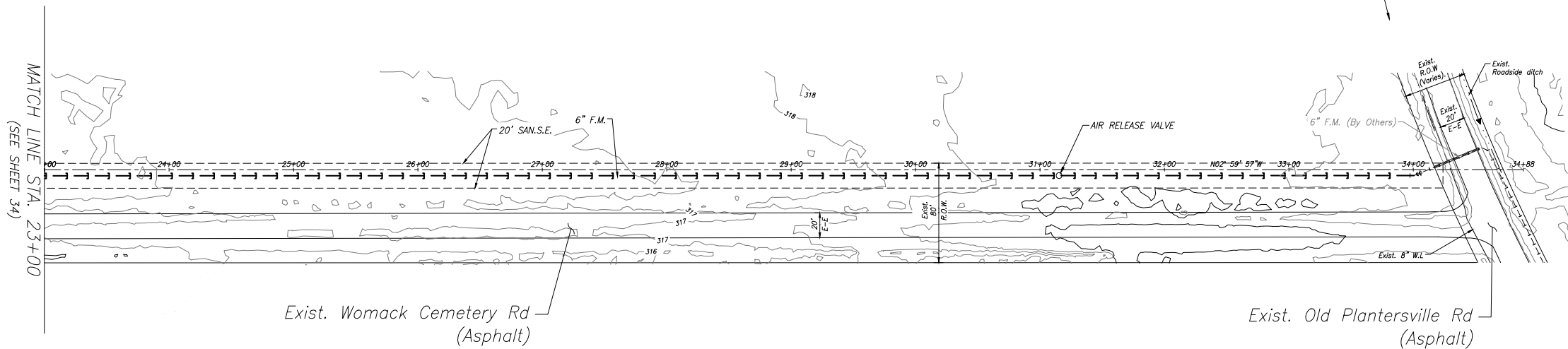
OFFSITE SANITARY E  
 (STA. 14+00 TO  
 23+00)



**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
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 Houston, Texas 77042 FRN - F-1386

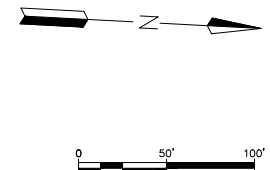
LJA PROJECT NO.: 2980-0101  
 DRAWN: T.C.M/D.D. DESIGN: S.G./M.B. DATE: FEB.2024  
 SCALE: 1" = 50' HOR.  
 1" = 5' VERT.

MEADOWS PHASE 1A - 2980-0101



1 - 6" x 22.5" F.M. BEND

CONTRACTOR SHALL REMOVE & DISPOSE OF 6" FORCE MAIN PLUG (BY OTHERS) AND CONNECT PROPOSED 6" FORCE MAIN.

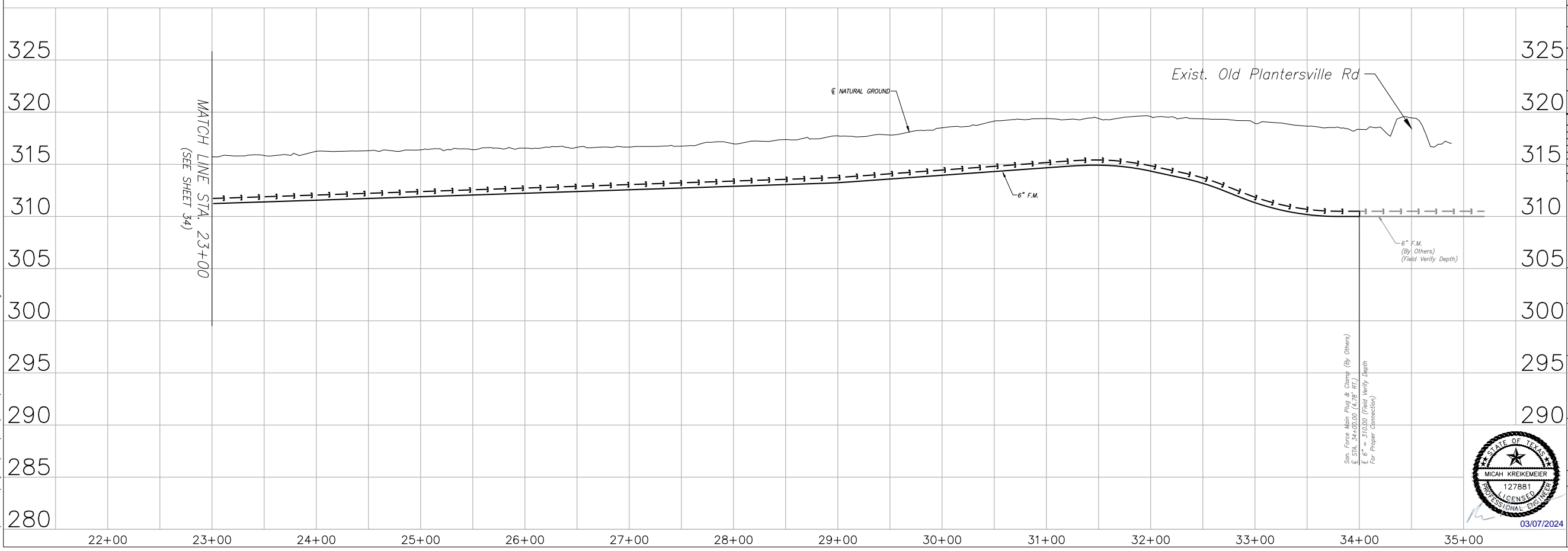


**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS. NAVD 88.  
 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
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 100YR. W.S.E. = 305.61' AT OUTFALL #1001  
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 FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
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  - 7) ALL MANHOLE RIM ELEVATIONS WILL NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND.
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  - 9) ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB
  - 10) SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB

OFFSITE SANITARY F (STA 23+00 TO END)

ALL MANHOLE RIM ELEVATIONS NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND



DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY MUNICIPAL UTILITY DISTRICT NO. 215

REDBIRD MEADOWS PHASE 1A

OFFSITE SANITARY F (STA 23+00 TO END)

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386



LJA PROJECT NO.: 2980-0101

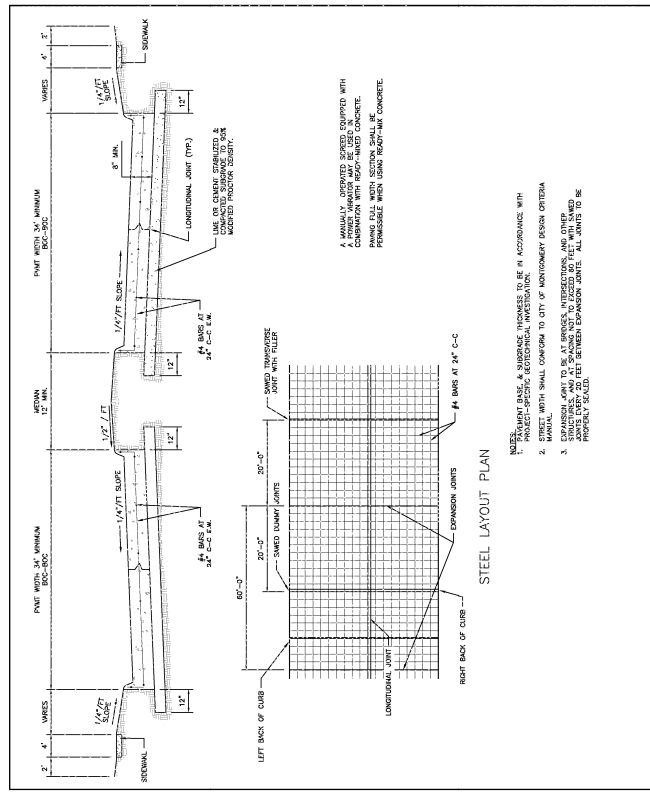
DRAWN: T.C.M/D.D. DESIGN: S.G./M.B. DATE: FEB. 2024

SCALE: 1" = 50' HOR.  
 1" = 5' VERT.

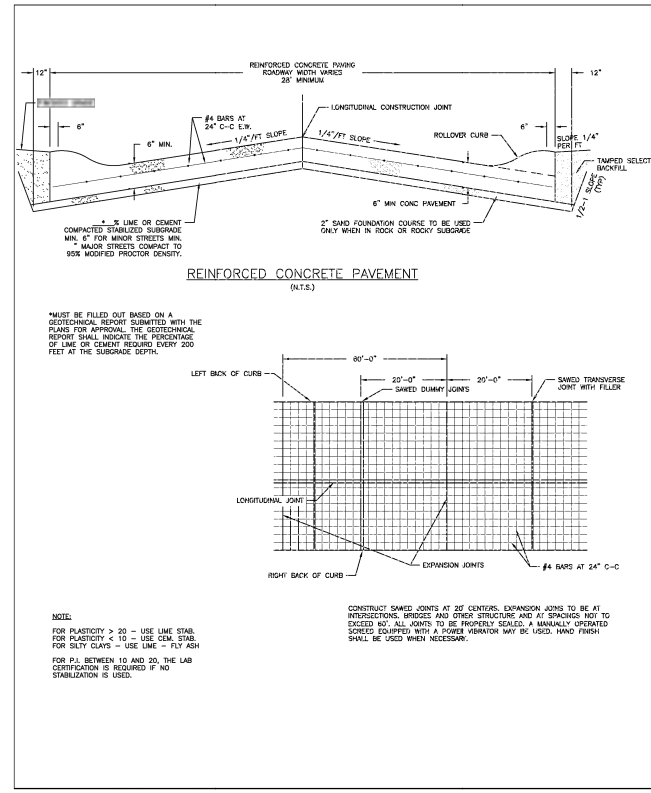
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MEADOWS PHASE 1A - 2980-0101

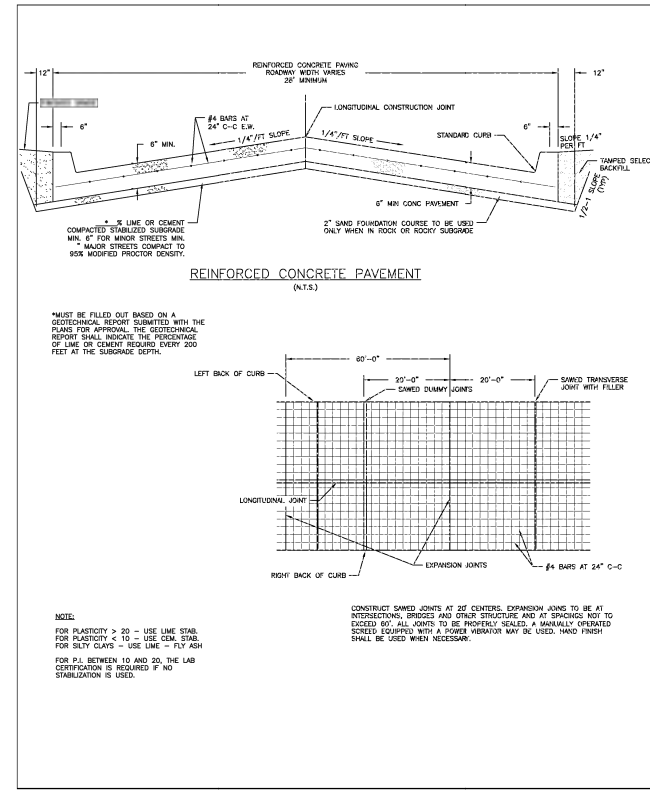
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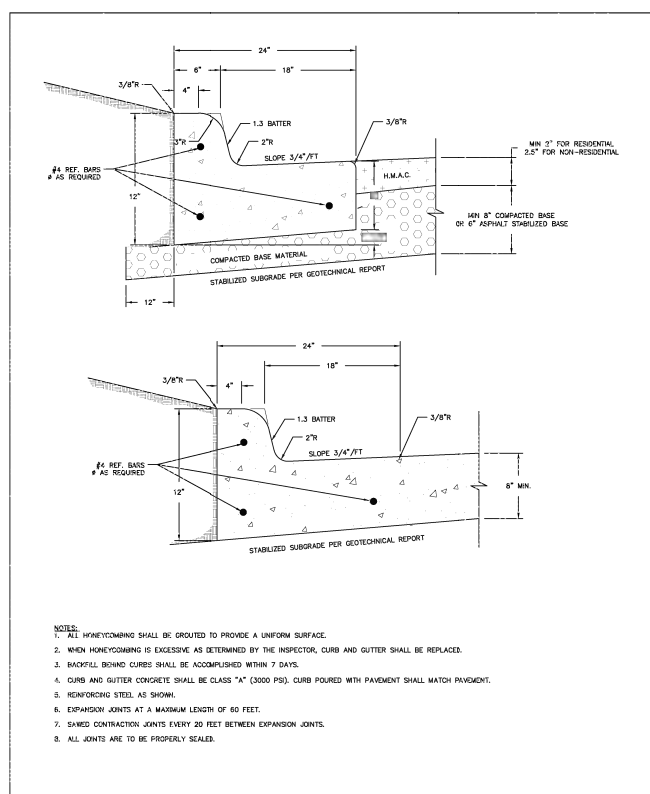
REVISIONS 10-2013 REVISED NOTES	CITY OF MONTGOMERY DIVIDED ROADWAY CROSS SECTION	PAVING P-1
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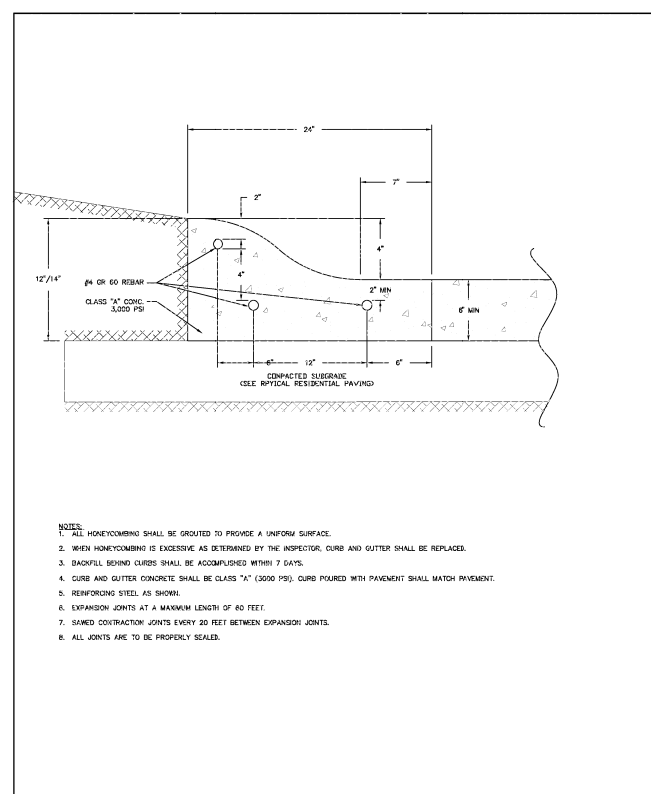
REVISIONS 10-2013 REVISED NOTES	CITY OF MONTGOMERY TYPICAL RESIDENTIAL CONCRETE PAVING WITH ROLLOVER CURB	PAVING P-2
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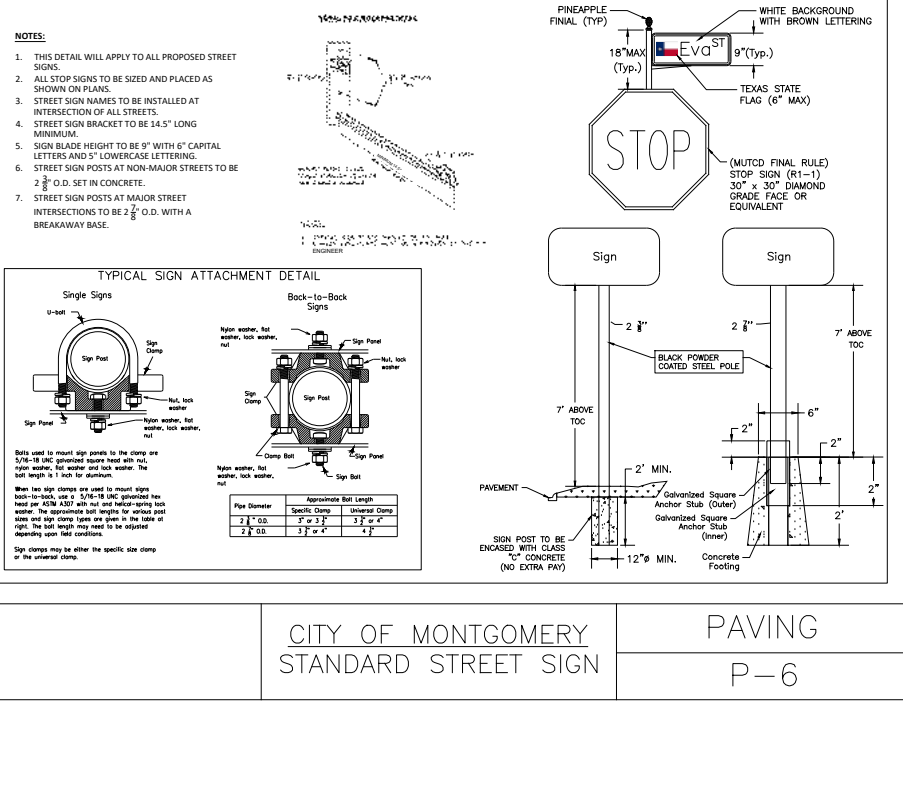
REVISIONS 10-2013 REVISED NOTES	CITY OF MONTGOMERY TYPICAL NON-RESIDENTIAL CONCRETE PAVING WITH STANDARD CURB	PAVING P-3
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REVISIONS 10-2013 REVISED NOTES	CITY OF MONTGOMERY STANDARD CURB & GUTTER	PAVING P-4
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REVISIONS 10-2013 REVISED NOTES	CITY OF MONTGOMERY ROLLOVER CURB & GUTTER	PAVING P-5
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REVISIONS 10-2013 REVISED NOTES	CITY OF MONTGOMERY STANDARD STREET SIGN	PAVING P-6
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CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK  
 CITY OF MONTGOMERY, CITY ENGINEER  
 SIGNATURE VALID FOR ONE (1) YEAR

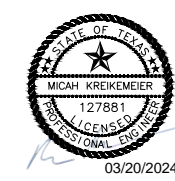
CITY OF MONTGOMERY  
 MUNICIPAL UTILITY DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

PAVING DETAILS

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386  
 LJA PROJECT NO.: 2980-0101

DRAWN: T.C.M/D.D. DESIGN: S.G.M.B. DATE: FEB. 2024  
 SCALE: N.T.S.



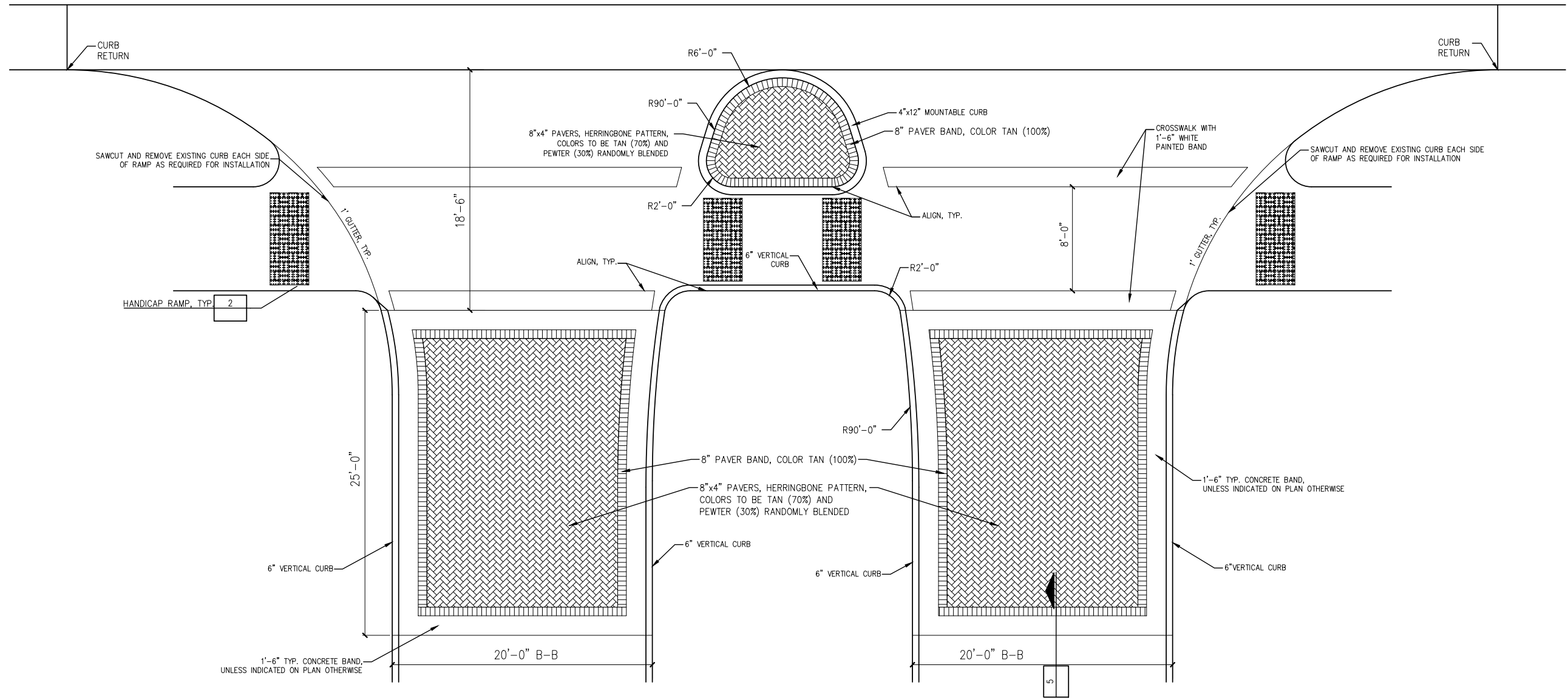
03/20/2024

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 MONUMENT DESIGNATION ELEV. 190.963  
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**2 ENTRANCE DETAIL PLAN**  
N.T.S.

DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY MUNICIPAL UTILITY DISTRICT NO. 215

REDBIRD MEADOWS PHASE 1A

PAVING DETAILS II

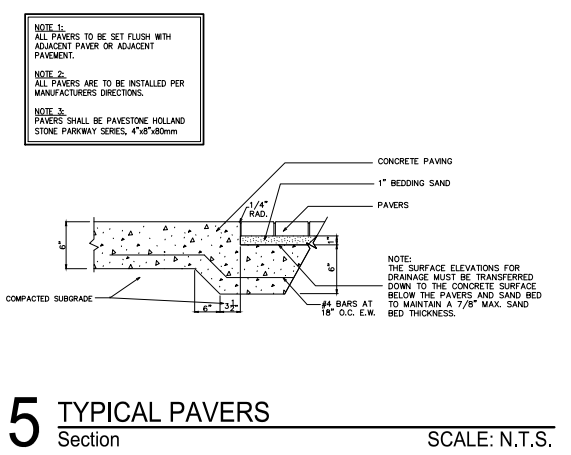
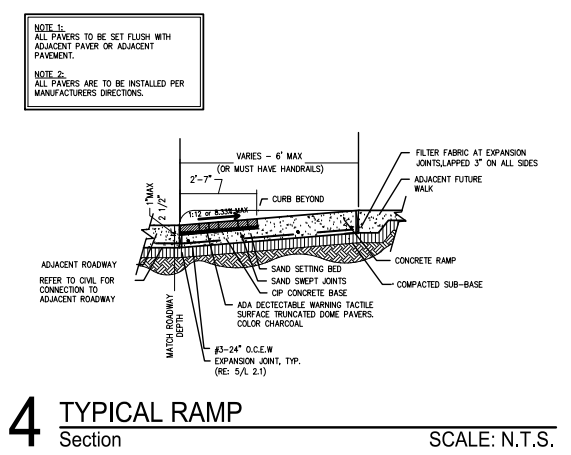
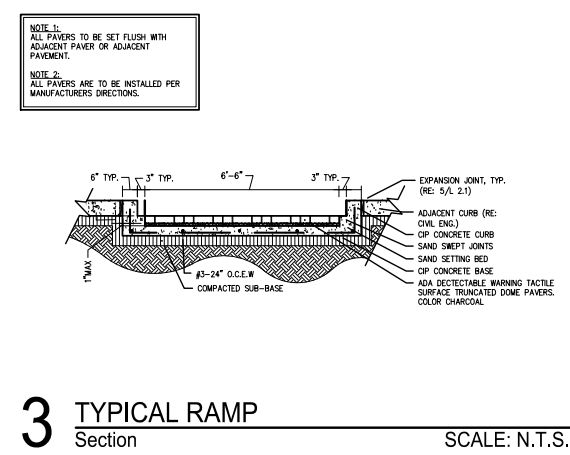
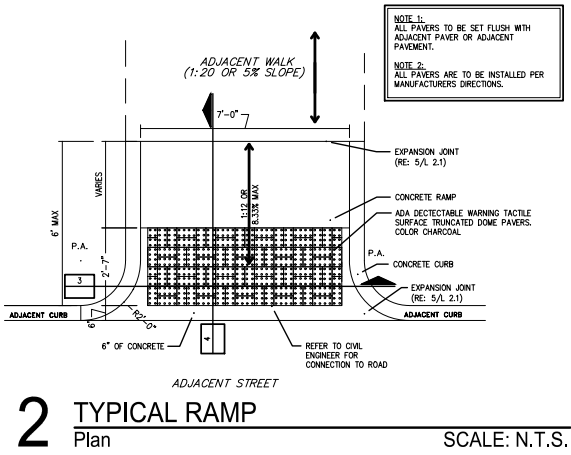
**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042  
 Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

LJA PROJECT NO.: 2980-0101

DRAWN: T.C.M./D.D. DESIGN: S.G./M.B. DATE: FEB. 2024

SCALE: N.T.S.

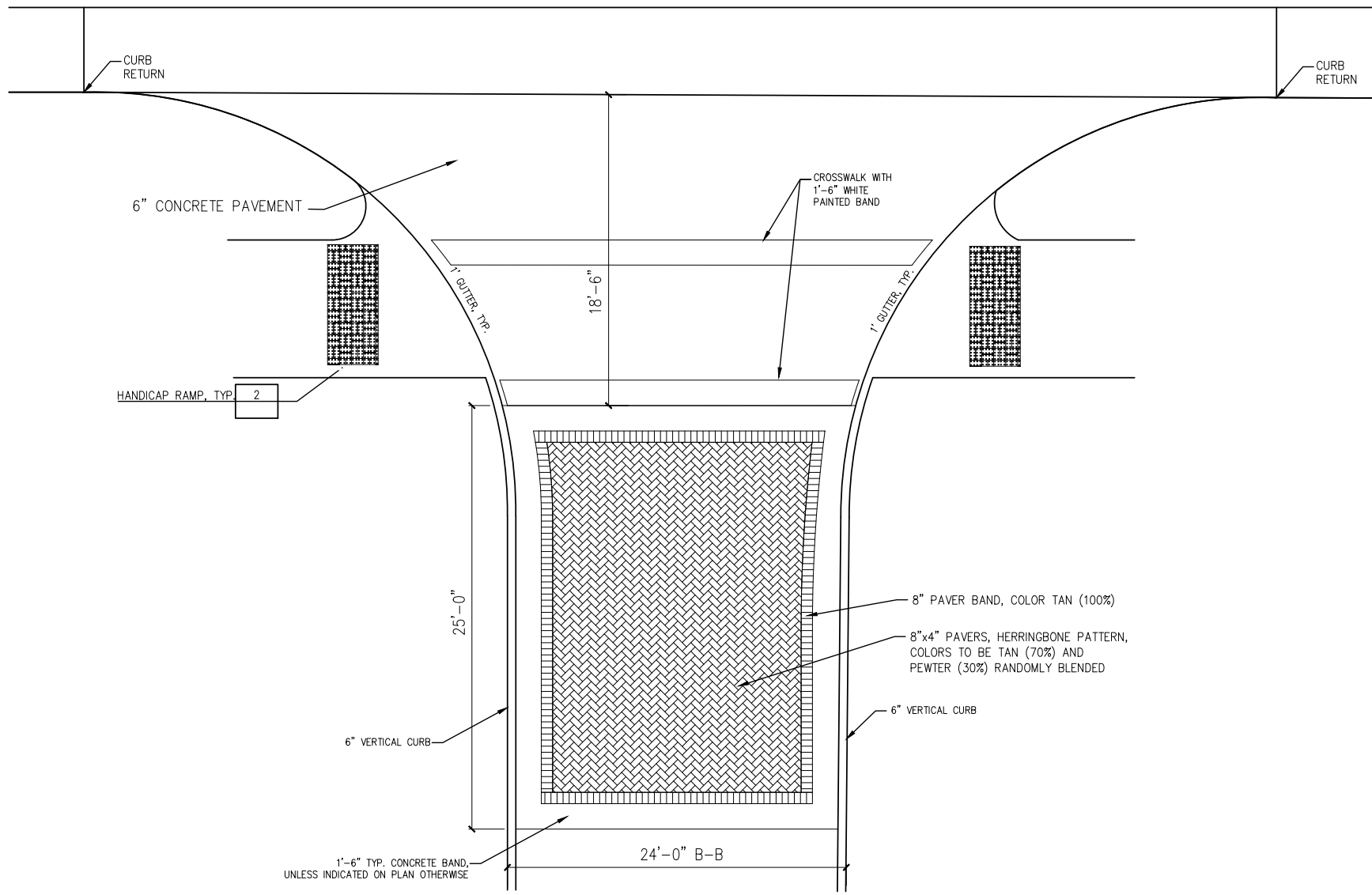
SHEET NO. 37 OF 47



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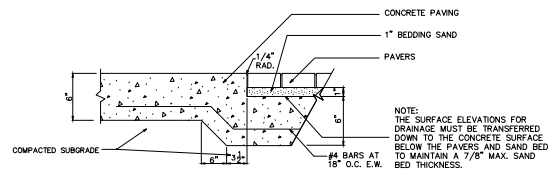
REDBIRD MEADOWS PHASE 1A - 2980-0101





**1** ENTRANCE DETAIL  
PLAN N.T.S.

- NOTE 1:  
ALL PAVERS TO BE SET FLUSH WITH ADJACENT PAVEMENT OR ADJACENT PAVEMENT.
- NOTE 2:  
ALL PAVERS ARE TO BE INSTALLED PER MANUFACTURERS DIRECTIONS.
- NOTE 3:  
PAVERS SHALL BE PAVESTONE HOLLAND STONE PARKWAY SERIES, 4"x8"x80mm



**2** TYPICAL PAVERS  
Section SCALE: N.T.S.

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CITY OF MONTGOMERY, CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR DATE

CITY OF MONTGOMERY MUNICIPAL UTILITY DISTRICT NO. 215

REDBIRD MEADOWS PHASE 1A

PAVING DETAILS III

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3600 W Sam Houston Parkway S Phone 713.953.5200  
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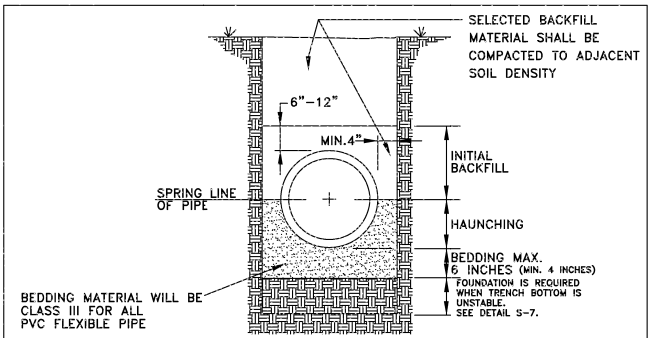
LJA PROJECT NO.: 2980-0101

DRAWN: T.C.M./D.D. DESIGN: S.G./M.B. DATE: FEB. 2024

SCALE: N.T.S.



03/07/2024



**BEDDING DETAIL**  
 NOTE: BACKFILL AND BEDDING MUST MEET ALL MINIMUM ASPECTS OF ASTM D-2321

Foundation  
 A foundation is required when the trench bottom is unstable. Any foundation that will support a rigid pipe without causing loss of grade or flexural breaking will be more than adequate for PVC pipes.

Bedding  
 The bedding directly underneath the pipe is required only to bring the trench bottom up to grade. It should not be so thick or soft that the pipe will settle and lose grade. The purpose of the bedding is to provide a firm, stable and uniform support of the pipe. A layer of material sufficient to establish line, grade, and support should be placed. Bell holes should be excavated to insure uniform bearing.

Haunching  
 The haunching area is the most important in terms of limiting the deflection of a flexible pipe. This is the area that should be compacted to the required or specified density.

ASTM D-2321  
 DESCRIPTION OF EMBEDMENT MATERIALS

Class I  
 Angular, 1/4" to 1-1/2" graded stone, including a number of fill materials that have regional significance, such as coral, slag, cinders, crushed stone and crushed shells.

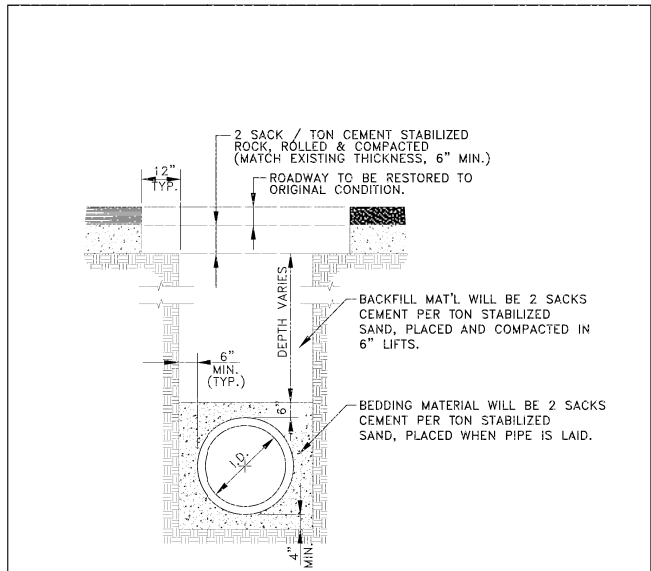
Class II  
 Coarse sands and gravels with maximum particle size of 1-1/2", including variously graded sands, and gravels containing small percentages of fines, generally granular and noncohesive, either wet or dry. Soil types GW, GP, SW, and SP are included in this class.

Class III  
 Fine sand and clayey gravels, including fine sands and sand-clay mixtures, and gravel clay mixtures. Soil types GM, GC, SM and SC are included in this class.

Class IV  
 Silt, silty clays, and clays, including inorganic clays and silts of medium to high plasticity and liquid limits. Soil types MH, ML, CH, and CL are included in this class.

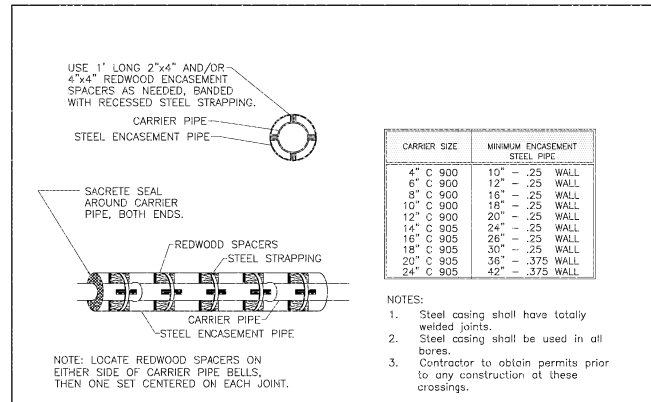
Class V  
 This class includes the organic soils OL, OH, and PT as well as soils containing frozen earth, debris, rocks larger than 1-1/2" in diameter, and other foreign materials. These materials are not recommended for bedding, haunching, or initial backfill.

REVISIONS	CITY OF MONTGOMERY TYPICAL SANITARY SEWER BEDDING AND TRENCH DETAIL	SEWER
		S-1



NOTE: BACKFILL AND BEDDING MUST MEET ALL MINIMUM ASPECTS OF ASTM D-2321

REVISIONS	CITY OF MONTGOMERY TYPICAL ROADWAY TRENCH BEDDING AND BACKFILL DETAIL	SEWER
		S-2

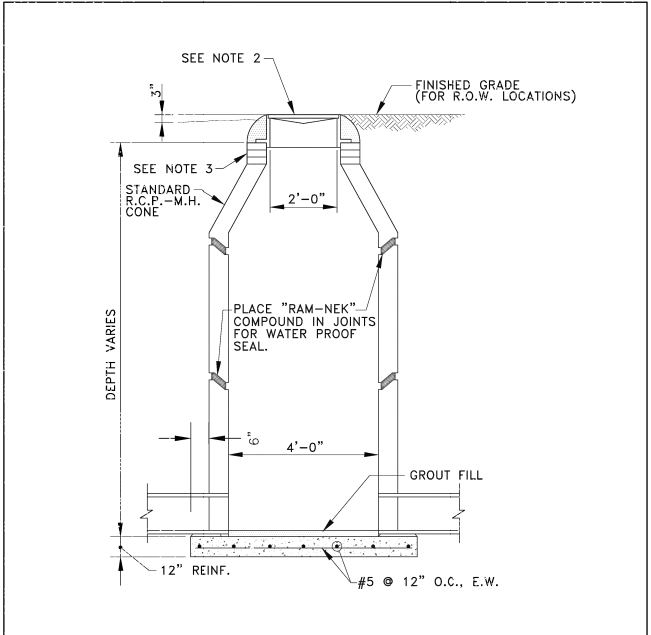


NOTE: LOCATE REDWOOD SPACERS ON EITHER SIDE OF CARRIER PIPE BELLS, THEN ONE SET CENTERED ON EACH JOINT.

CARRIER SIZE	MINIMUM ENGAGEMENT STEEL PIPE
4" C 900	10" - .25" WALL
6" C 900	12" - .25" WALL
8" C 900	16" - .25" WALL
10" C 900	18" - .25" WALL
12" C 900	20" - .25" WALL
14" C 905	24" - .25" WALL
16" C 905	26" - .25" WALL
18" C 905	30" - .25" WALL
20" C 905	36" - .375" WALL
24" C 905	42" - .375" WALL

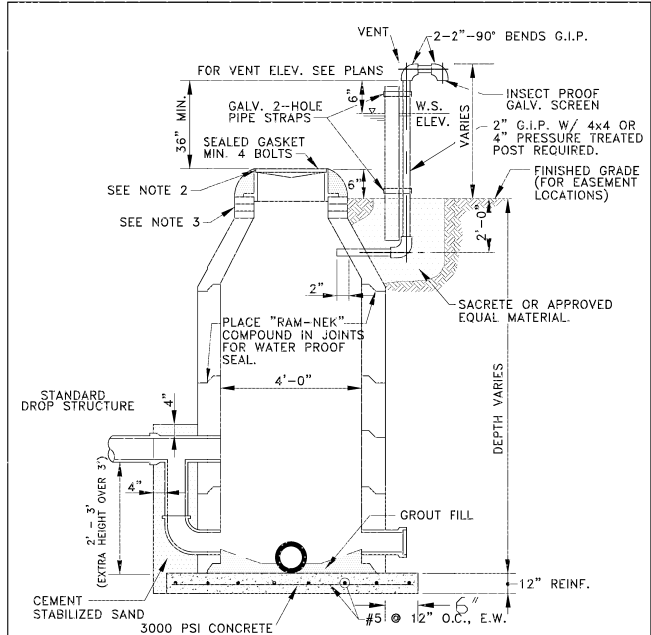
NOTES:  
 1. Steel casing shall have totally welded joints.  
 2. Steel casing shall be used in all bores.  
 3. Contractor to obtain permits prior to any construction of these crossings.

REVISIONS	CITY OF MONTGOMERY STANDARD BORED CROSSING WITH STEEL CASING FOR SEWER LINES (OR WATERLINES)	SEWER
		S-3



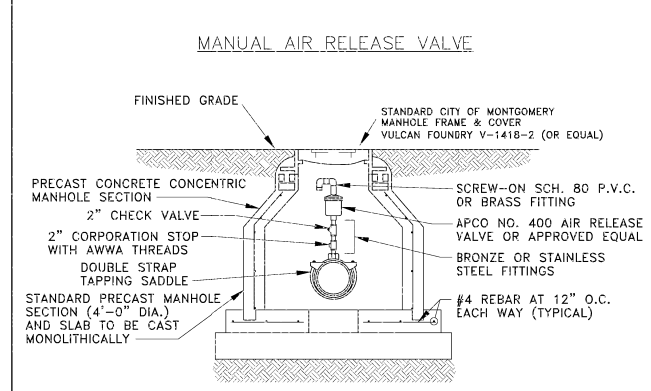
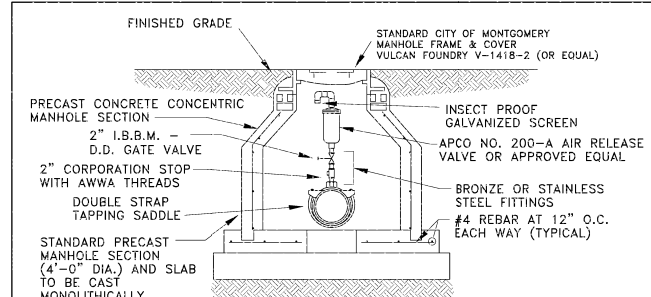
NOTE:  
 1. All R.C.P. Manholes shall be in accordance A.S.T.M. C-478.  
 2. Vulcan Foundry V-1418-2 Frame and Cover (or equal) with the City of Montgomery logo embedded in lid.  
 3. For adjustment of Manhole Lid use standard concrete rings. No brick adjustment allowed.  
 4. Precast bottom section of manhole to be securely attached to reinforced concrete slab with waterproof sealer.

REVISIONS	CITY OF MONTGOMERY STANDARD PRECAST MANHOLE	SEWER
		S-4



NOTE:  
 1. All R.C.P. Manholes shall be in accordance with A.S.T.M. C-478.  
 2. Vulcan Foundry V-2418-2 watertight manhole ring & cover (or equal) with the City of Montgomery logo embedded in lid.  
 3. For adjustment of Manhole Lid use standard concrete rings. No brick adjustment allowed.  
 4. Precast bottom section of manhole to be securely attached to reinforced concrete slab with waterproof sealer.

REVISIONS	CITY OF MONTGOMERY STANDARD PRECAST MANHOLE W/ DROP CONNECTION & VENT	SEWER
		S-5



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REVISIONS	CITY OF MONTGOMERY AIR RELEASE VALVES	SEWER
		S-6

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 MUNICIPAL UTILITY  
 DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

**SANITARY DETAILS I**

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386

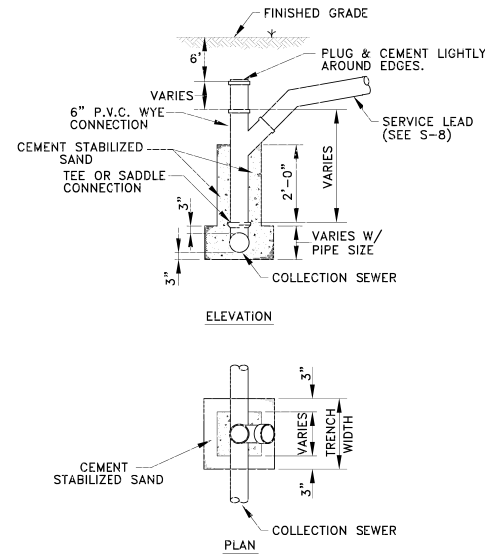
LJA PROJECT NO.: 2980-0101

DRAWN: T.C.M./D.D. DESIGN: S.G./M.B. DATE: FEB. 2024

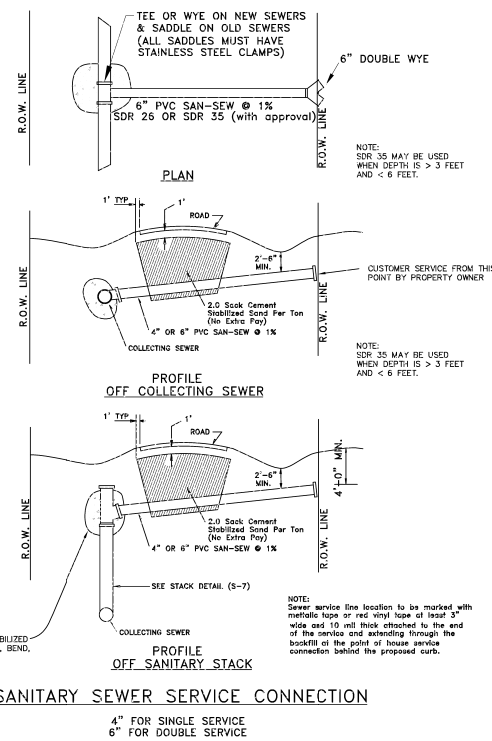
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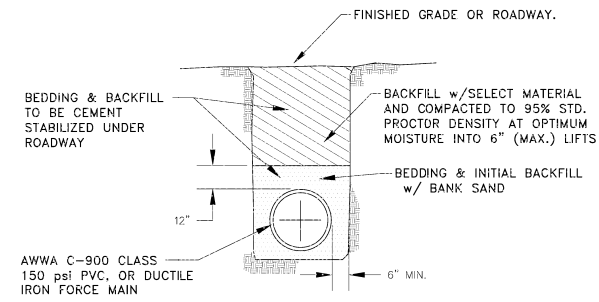




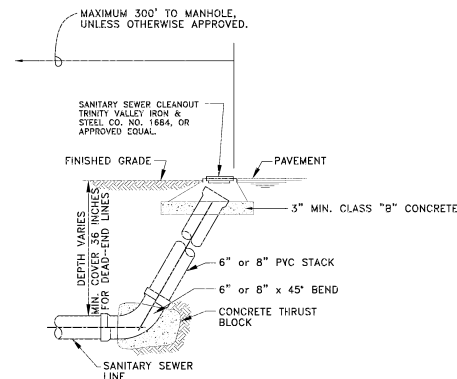
REVISIONS 10-2013 - REVISED NOTES	CITY OF MONTGOMERY SANITARY SEWER STACK DETAIL	SEWER S-7
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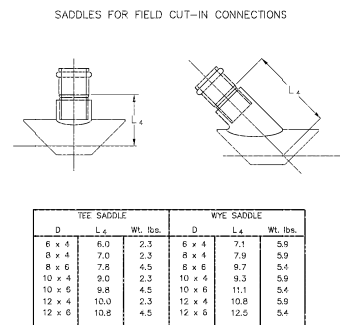
REVISIONS 10-2013 REVISED SERVICE GRADE & NOTES	CITY OF MONTGOMERY RESIDENTIAL SANITARY SEWER SERVICE CONNECTION	SEWER S-8
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REVISIONS	CITY OF MONTGOMERY PVC FORCE MAIN BEDDING AND BACKFILL	SEWER S-9
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REVISIONS	CITY OF MONTGOMERY CLEAN OUT DETAIL	SEWER S-10
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TEE SADDLE			WYE SADDLE		
D	L x L	WT. LB.	D	L x L	WT. LB.
6 x 4	6.0	2.3	6 x 4	7.1	5.9
8 x 4	7.0	2.3	8 x 4	7.9	5.9
8 x 6	7.6	4.5	8 x 6	9.7	5.4
10 x 4	9.0	2.3	10 x 4	9.3	5.9
10 x 6	9.8	4.5	10 x 6	11.1	5.4
12 x 4	10.0	2.3	12 x 4	10.8	5.9
12 x 6	10.8	4.5	12 x 6	12.5	5.4

The base of the saddle is curved to fit the size for which it was made.

PROCEDURE FOR PLACING SADDLE CONNECTION

1. Place saddle in position on pipe. Mark hole guide for cut in pipe using saddle as a template. Remove saddle from pipe.
2. Auger a hole into pipe wall on hole guide mark.
3. The hole should be 1/2" outside the hole guide mark.
4. Wipe clean and dry both the underside of the saddle and the mating surface of the pipe.
5. Apply primer to both mating surfaces. Check the PVC surfaces while still wet with primer to see that the surfaces have been etched.
6. While the surfaces are still wet with primer, liberally brush cement base on mating surface of saddle and pipe.
7. Immediately position the saddle over the hole in the pipe and draw down with stainless steel straps. The saddle must not be moved once it makes contact with the pipe.

REVISIONS	CITY OF MONTGOMERY TEE & WYE SADDLES FOR PVC PIPE	SEWER S-11
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**BENCHMARK:**  
ALL ELEVATIONS SET TO NGS. NAVD 88.  
MONUMENT DESIGNATION ELEV. 190.963  
BRASS DISC SET IN CONCRETE LOCATED BY COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
100YR. W.S.E.= 299.04' AT OFFFALL #1000  
100YR. W.S.E.= 305.61' AT OFFFALL #1001  
100YR. W.S.E.= 279.14' AT OFFFALL #1002  
100YR. W.S.E.= 279.68' AT OFFFALL #1003  
100YR. W.S.E.= 297.86' AT OFFFALL #1004  
100YR. W.S.E.= 297.42' AT OFFFALL #1005  
FIRM PANEL NO.48339C0200G & 48339C0350G  
EFFECTIVE DATE: AUGUST 18, 2014  
THIS AREA LIES IN ZONE "X".

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CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR DATE

CITY OF MONTGOMERY  
MUNICIPAL UTILITY DISTRICT NO. 215

REDBIRD MEADOWS PHASE 1A

SANITARY DETAILS II

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3600 W Sam Houston Parkway S Phone 713.953.5200  
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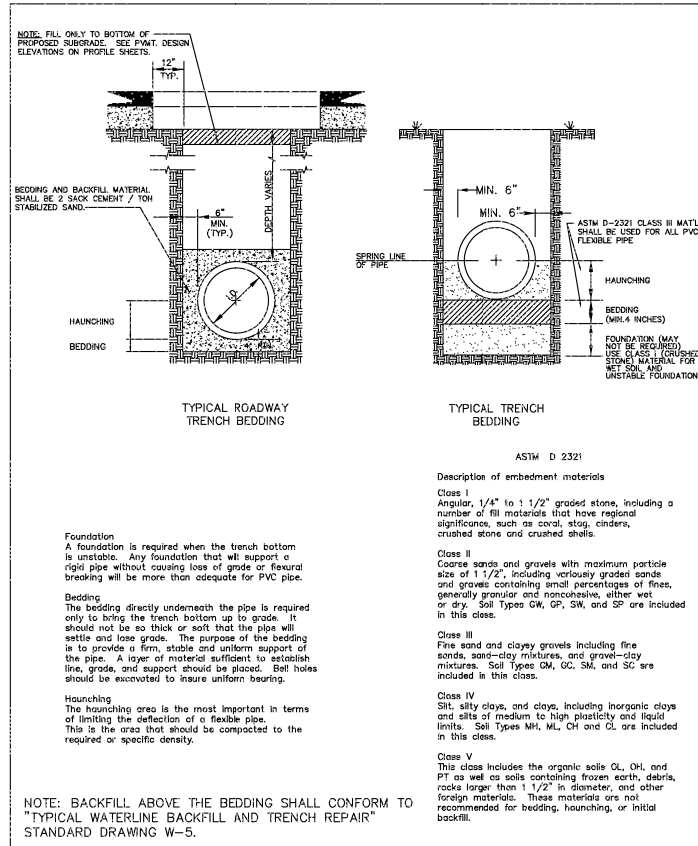
LJA PROJECT NO.: 2980-0101

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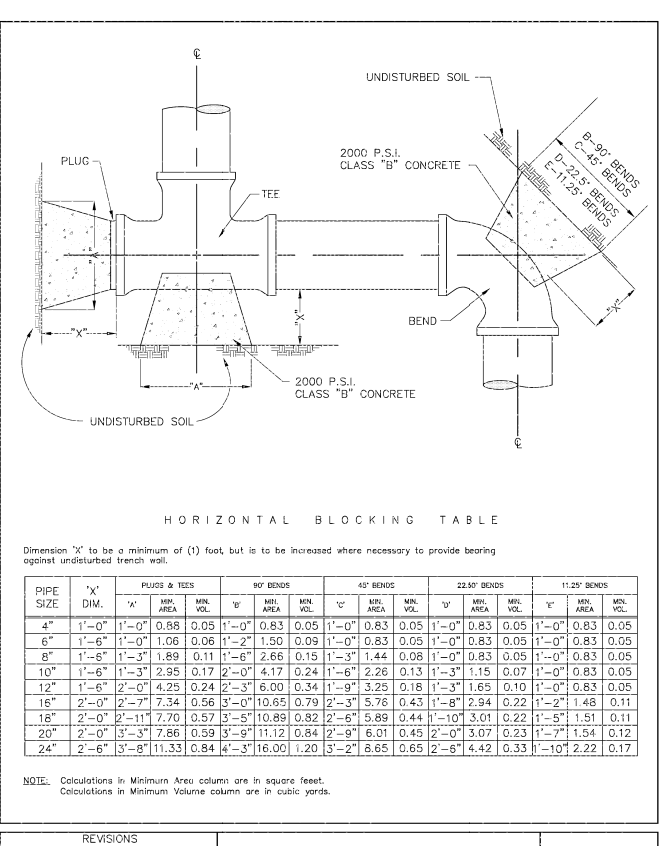
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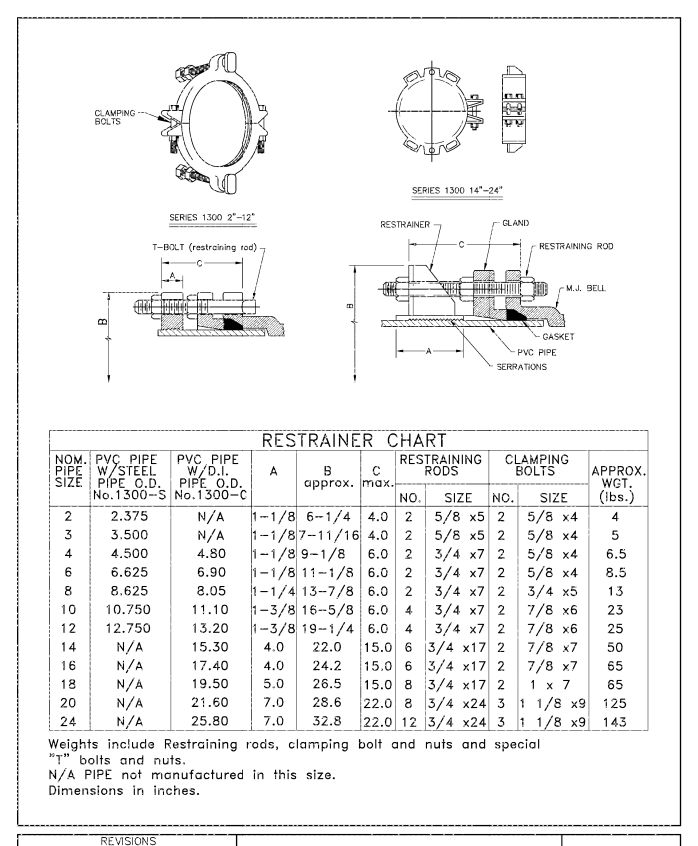
03/07/2024



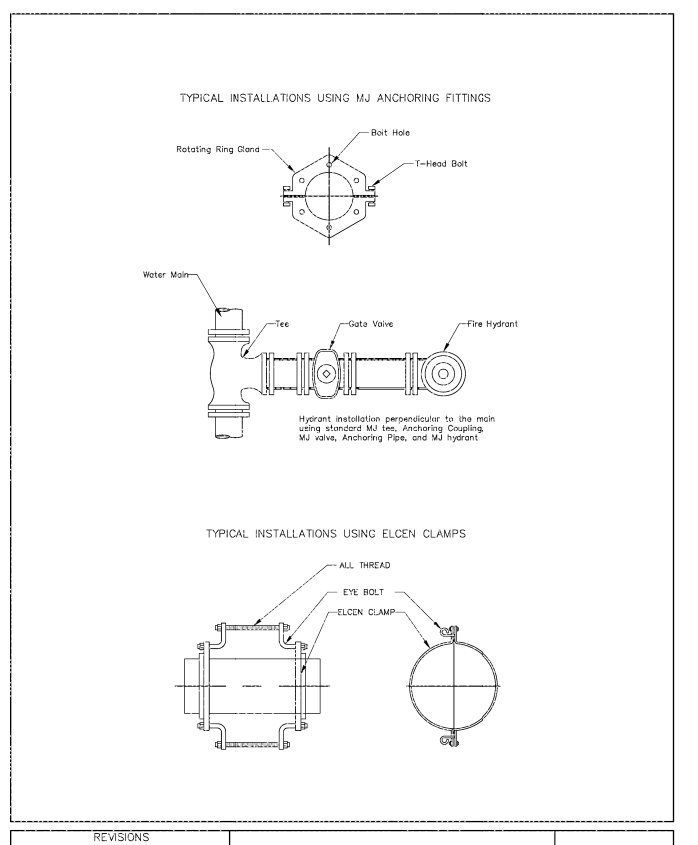
REVISIONS	CITY OF MONTGOMERY TYPICAL WATERLINE BEDDING AND TRENCH DETAIL	WATER W-1
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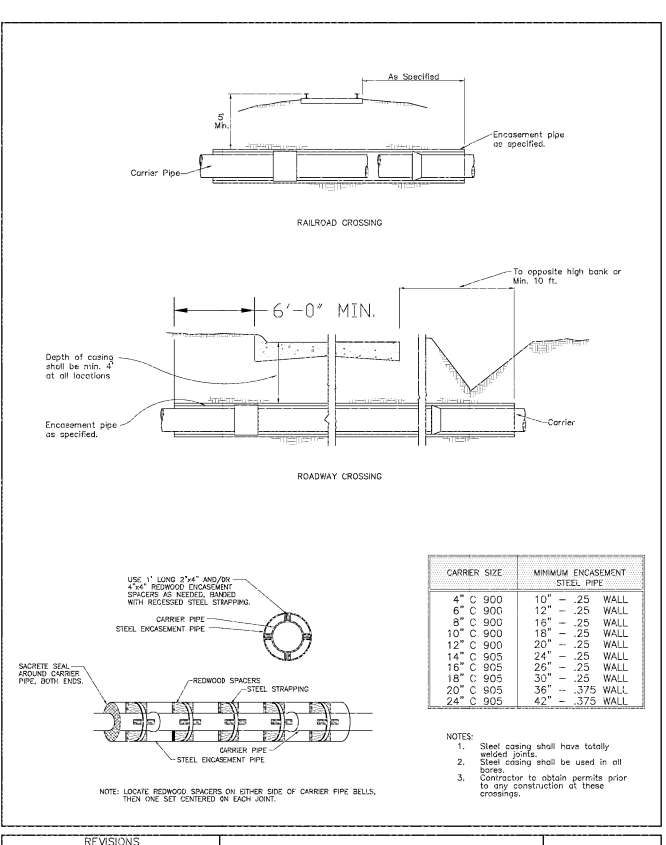
REVISIONS	CITY OF MONTGOMERY HORIZONTAL BLOCKING FOR WATERLINE	WATER W-2
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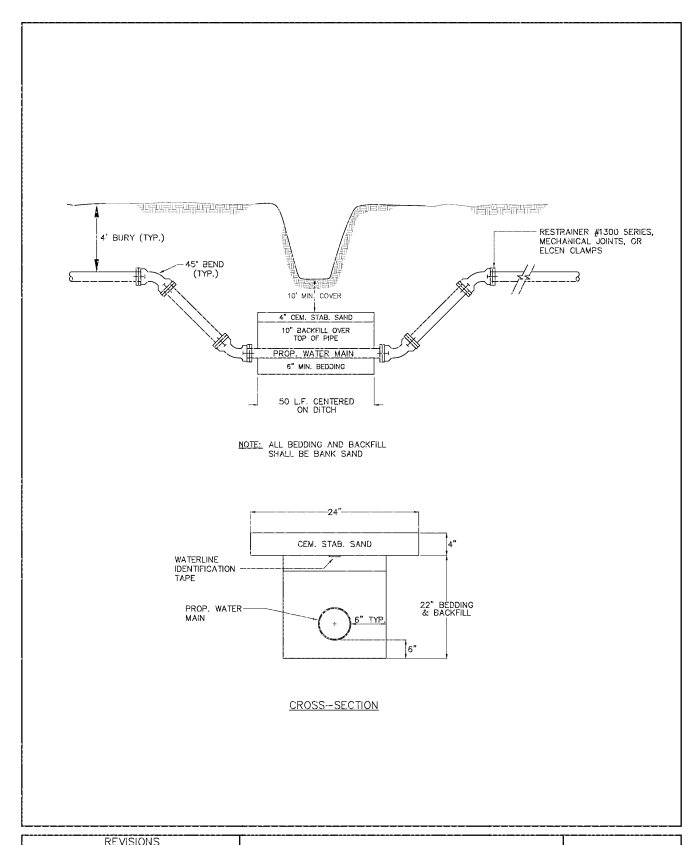
REVISIONS	CITY OF MONTGOMERY WATERLINE RESTRAINER	WATER W-3
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REVISIONS	CITY OF MONTGOMERY MECHANICAL JOINTS AND ELCEN CLAMPS FOR WATERLINES	WATER W-4
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REVISIONS	CITY OF MONTGOMERY STANDARD BORED CROSSING FOR WATERLINE	WATER W-5
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REVISIONS	CITY OF MONTGOMERY DITCH CROSSING DETAILS FOR WATERLINE	WATER W-6
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CITY OF MONTGOMERY, CITY ENGINEER  
SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY  
MUNICIPAL UTILITY  
DISTRICT NO. 215

REDBIRD MEADOWS  
PHASE 1A

WATER DETAILS I

**LJA Engineering, Inc.**  
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FRN - F-1386

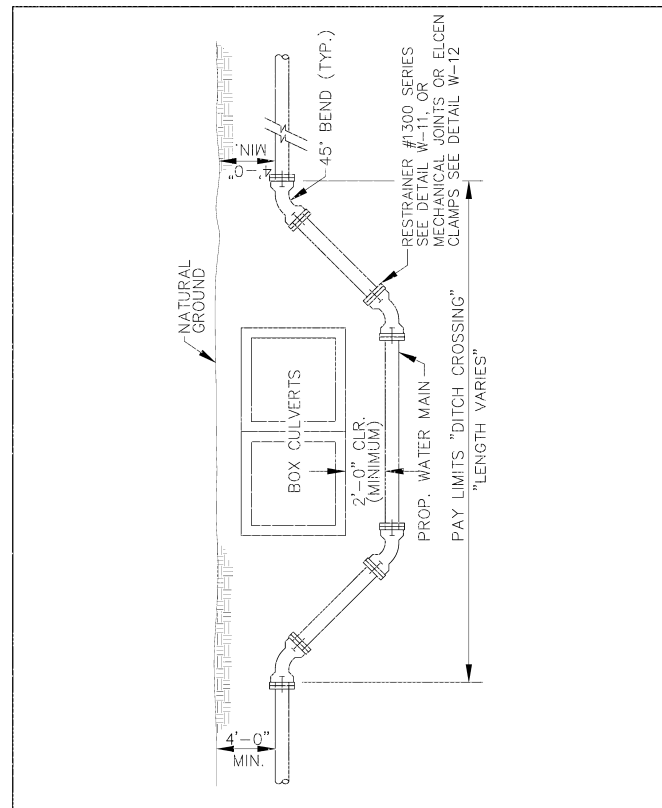
LJA PROJECT NO.: 2980-0101

127881  
LICENSED PROFESSIONAL ENGINEER

SCALE: N.T.S.

SHEET NO. 41 OF 47

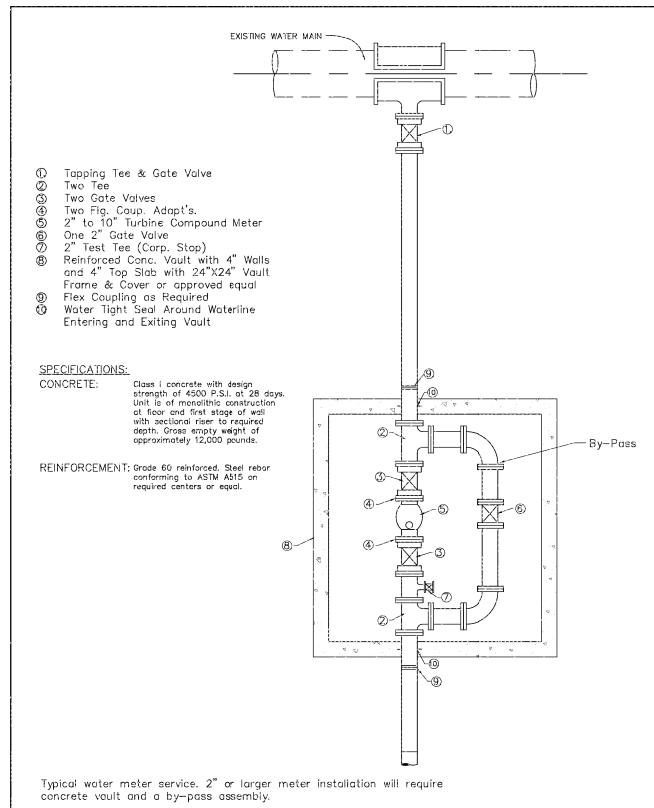
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REVISIONS

CITY OF MONTGOMERY  
 CULVERT CROSSING DETAIL  
 FOR WATERLINE

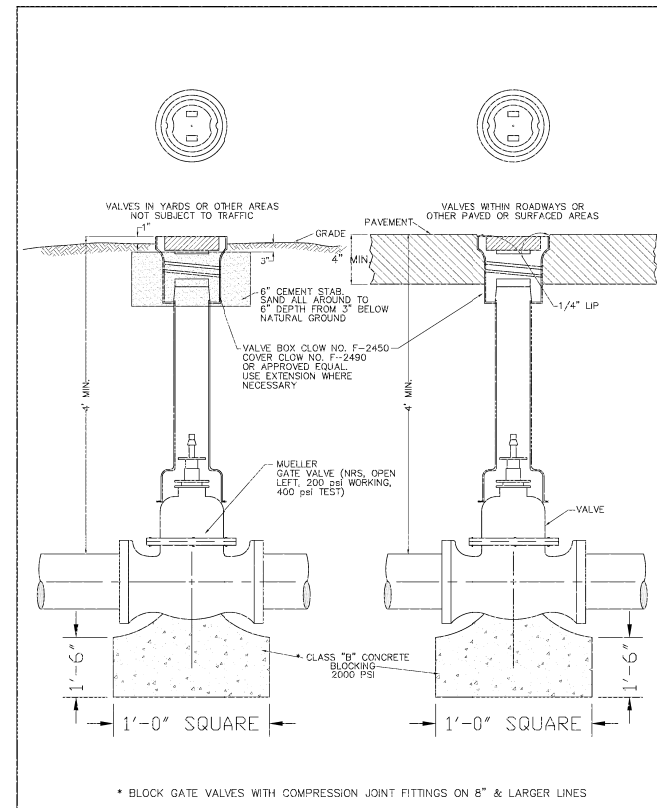
WATER  
 W-7



REVISIONS

CITY OF MONTGOMERY  
 2" & LARGER WATER  
 SERVICE CONNECTION

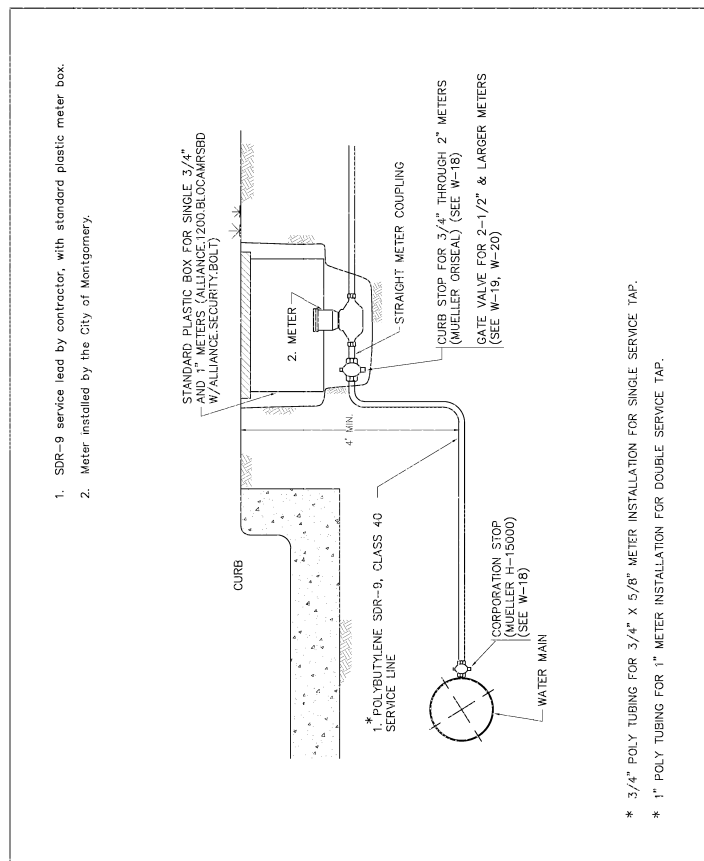
WATER  
 W-9



REVISIONS

CITY OF MONTGOMERY  
 GATE VALVE & BOX INSTALLATION  
 14" AND SMALLER WATERLINE

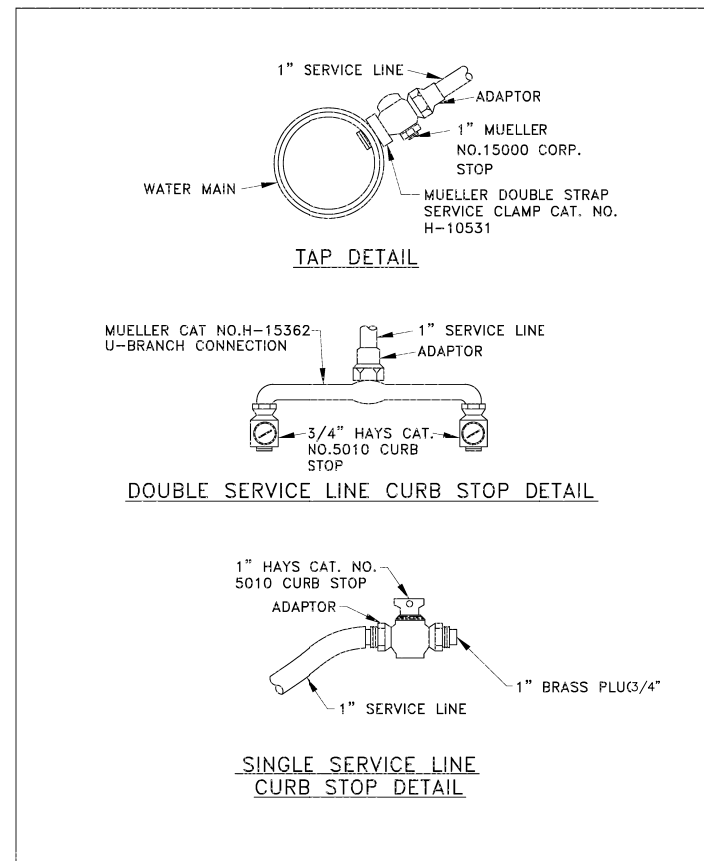
WATER  
 W-11



REVISIONS  
 10-2013 REVISED NOTES  
 SERVICE SIZE

CITY OF MONTGOMERY  
 WATER SERVICE  
 CONNECTION

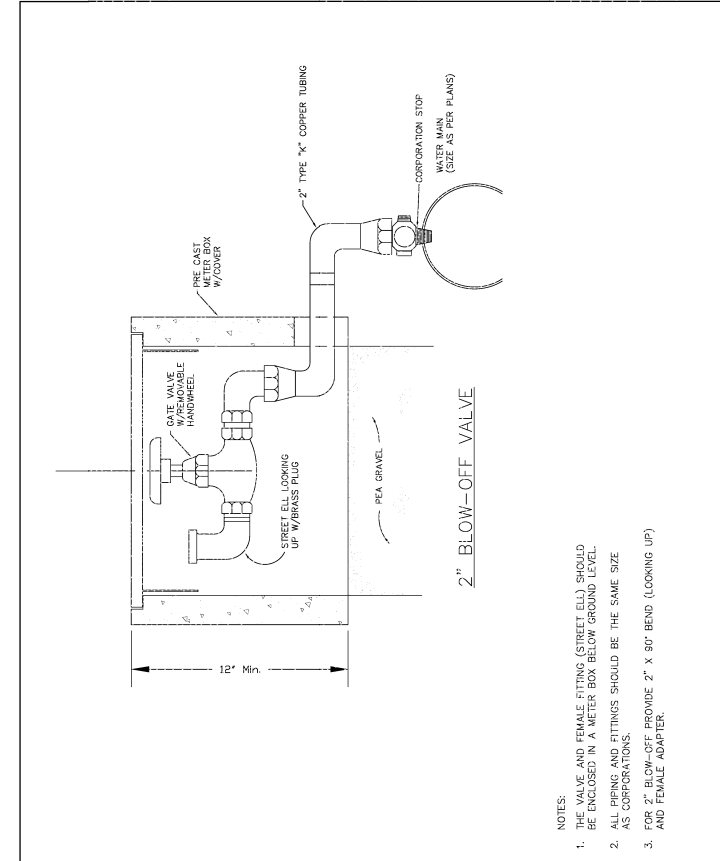
WATER  
 W-8



REVISIONS  
 10-2013 REVISED SERVICE  
 LINE SIZE

CITY OF MONTGOMERY  
 CURB STOP & TAP FOR  
 WATERLINE

WATER  
 W-10



REVISIONS

CITY OF MONTGOMERY  
 2" BLOW-OFF VALVE FOR  
 WATERLINE

WATER  
 W-13

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CITY OF MONTGOMERY, CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 SIGNATURE VALID FOR ONE (1) YEAR

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

REDBIRD MEADOWS  
 PHASE 1A

WATER DETAILS II

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042  
 Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

LJA PROJECT NO.: 2980-0101  
 DRAWN: T.C.M/D.D. DESIGN: S.G.M.B. DATE: FEB.2024

SCALE: N.T.S.  
 SHEET NO. 42 OF 47



03/07/2024

MEADOWS PHASE 1A - 2980-0101

PIPE SIZE	"A"	"B"	"C"
16"	48"	10" SQ.	16" SQ.
18"	48"	12" SQ.	18" SQ.
20"	54"	12" SQ.	20" SQ.

**NOTES:**

- PLACE 1/2" EXPANSION JOINT MATERIAL AROUND WATER PIPE WHERE IT PASSES THROUGH CONCRETE VAULT.
- VALVES 18" AND LARGER SHALL HAVE SPUR GEARING WITH GREASE CASE.
- NOTE: LARGER DIAMETER R.C.P. MAY BE REQUIRED DEPENDENT UPON MANUFACTURER'S STANDARD SIZE FOR GATE VALVE.
- PROVIDE CORPORATION WITH COPPER RISER AND CURB STOP AT A MAXIMUM OF 12" FROM EACH END OF GATE VALVE AS SHOWN. CORPORATION AND CURB STOP SIZES SHALL BE 1". EXTEND RISER TO WITHIN 24" OF TOP OF MANHOLE.
- VALVES, BYPASS, CORPORATION STOP AND PIPING SHALL BE DESIGNED TO OPERATE AT THE MAXIMUM PRESSURES AS DESCRIBED IN THE SPECIFICATIONS.

REVISIONS	CITY OF MONTGOMERY GATE VALVE & VAULT INSTALLATION 16" AND LARGER WATERLINE	WATER W-12
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**NOTES:**

- THE VALVE AND FEMALE FITTING (STREET END) SHOULD BE ENCLOSED IN A METER BOX BELOW GROUND LEVEL, AS CORPORATIONS.
- ALL PIPING AND FITTINGS SHOULD BE THE SAME SIZE AS CORPORATIONS.
- FOR 2" BLOW-OFF PROVIDE 2" X 90° BEND (LOOKING UP) AND FEMALE ADAPTER.

REVISIONS	CITY OF MONTGOMERY 2" BLOW-OFF VALVE FOR WATERLINE	WATER W-13
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**WATER MAIN  
AUTOMATIC AIR RELEASE VALVE  
ELEVATION DETAIL**

NOTE: FOR LOCATION OF INSTALLATION SEE PLAN AND PROFILE SHEETS.

REVISIONS	CITY OF MONTGOMERY WATER MAIN AUTOMATIC AIR RELEASE VALVE	WATER W-14
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**NOTES:**

- Hydrants shall be also coated with a suitable primer and then painted to City of Montgomery color blue, and the term 'City of Montgomery' shall be painted on the hydrant. Below ground, all the pipe including the hydrant, shall be coated with a suitable primer and painted with a color enamel or enamel base bituminous thickness. The material may, less than one (1) mil thickness.
- Fire hydrants in open ditch roadways shall be 3'-ft. off R.O.W.
- Mechanical joints and/or elcon clamps are to be used together using 5/8" all thread. (See W-12)

REVISIONS	CITY OF MONTGOMERY FIRE HYDRANT INSTALLATION	WATER W-15
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REDBIRD MEADOWS  
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**WATER DETAILS III**

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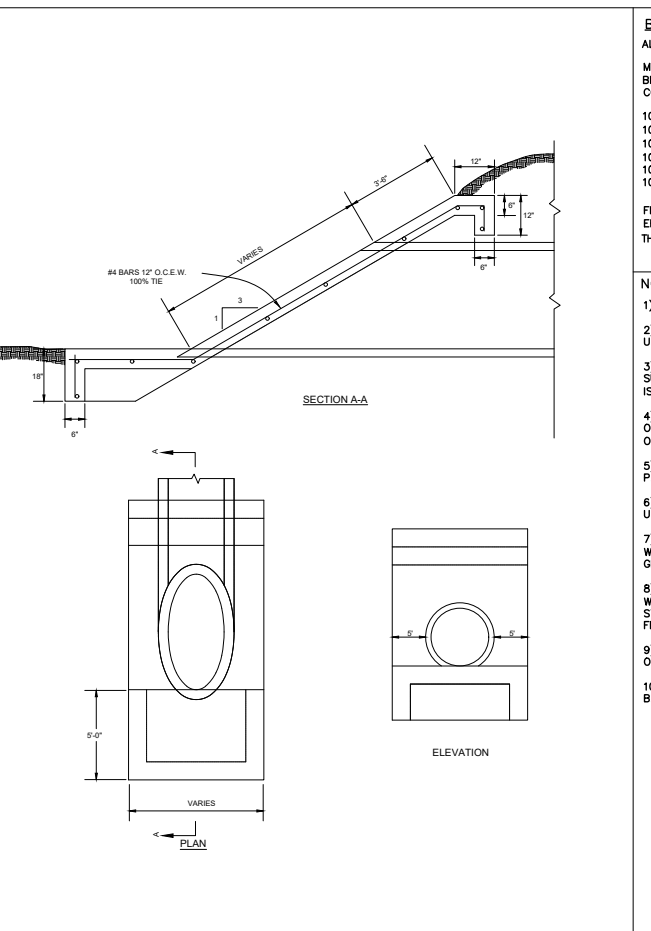
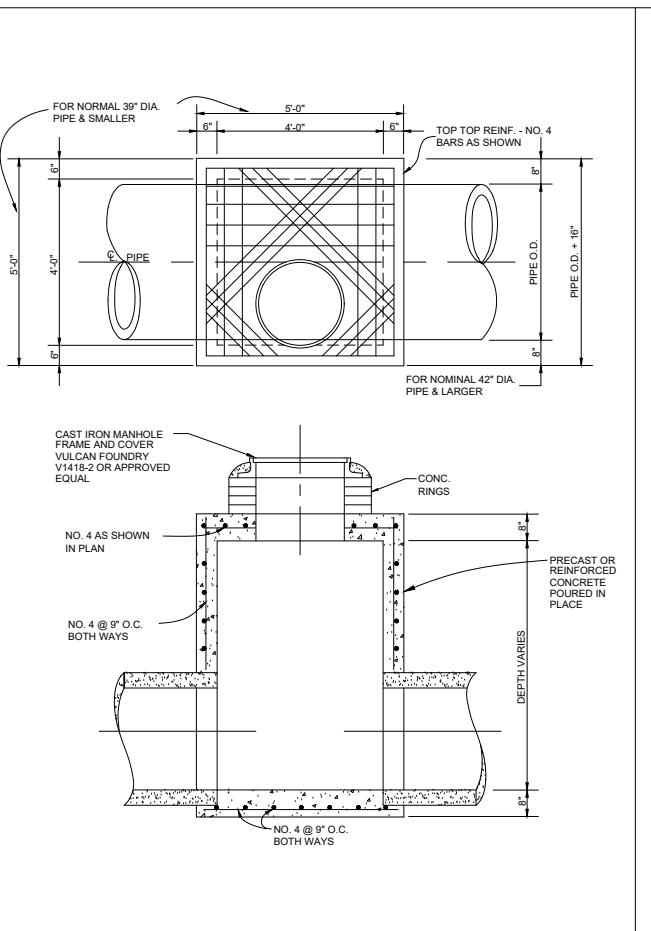
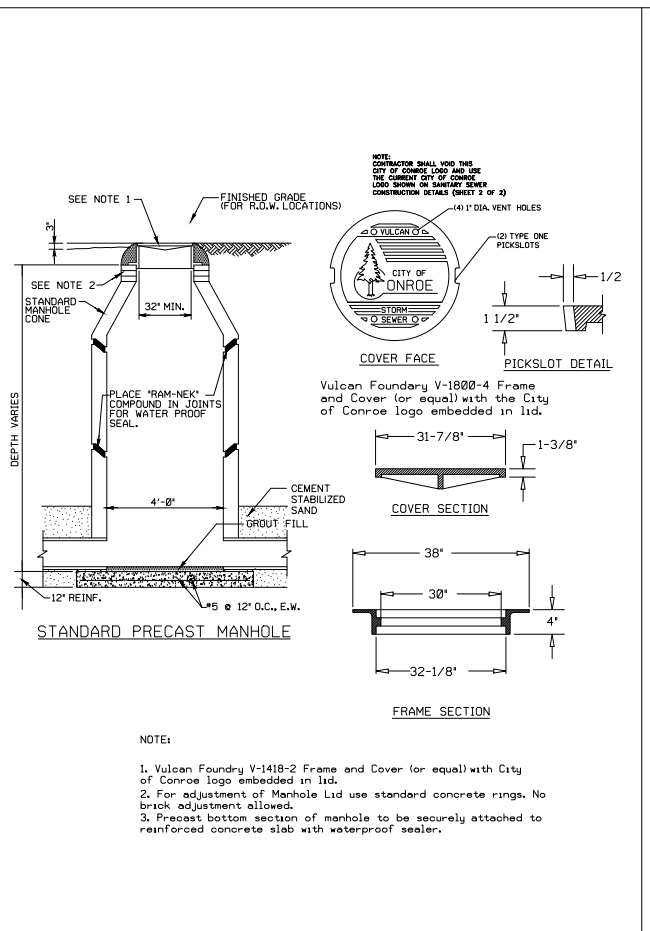
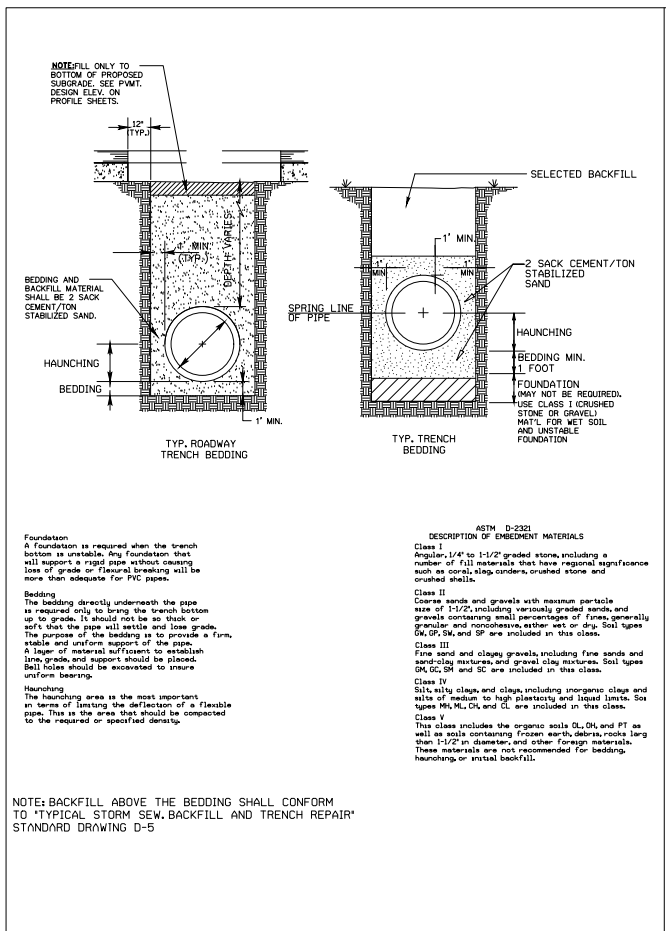
LJA PROJECT NO.: 2980-0101

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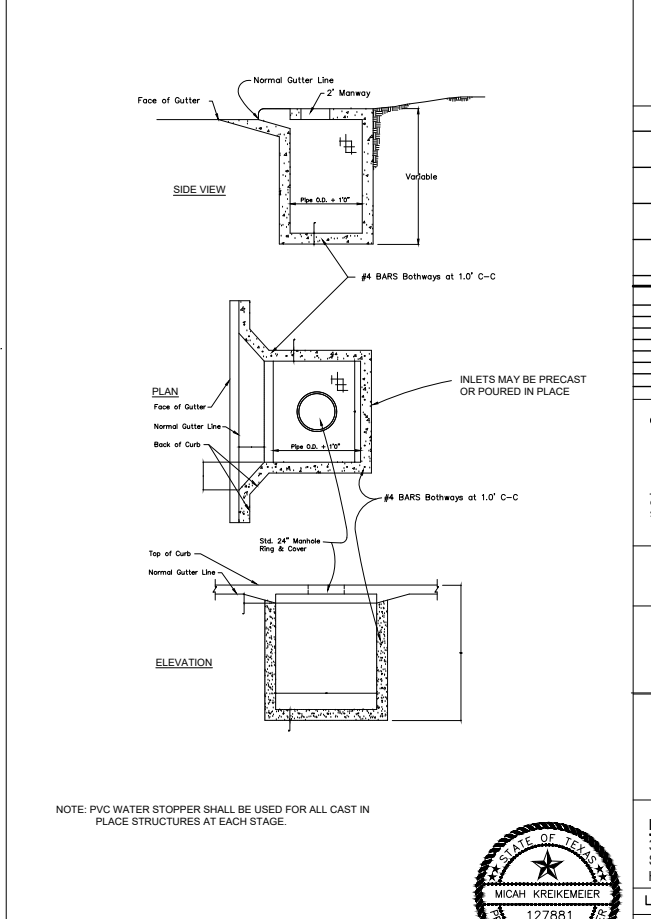
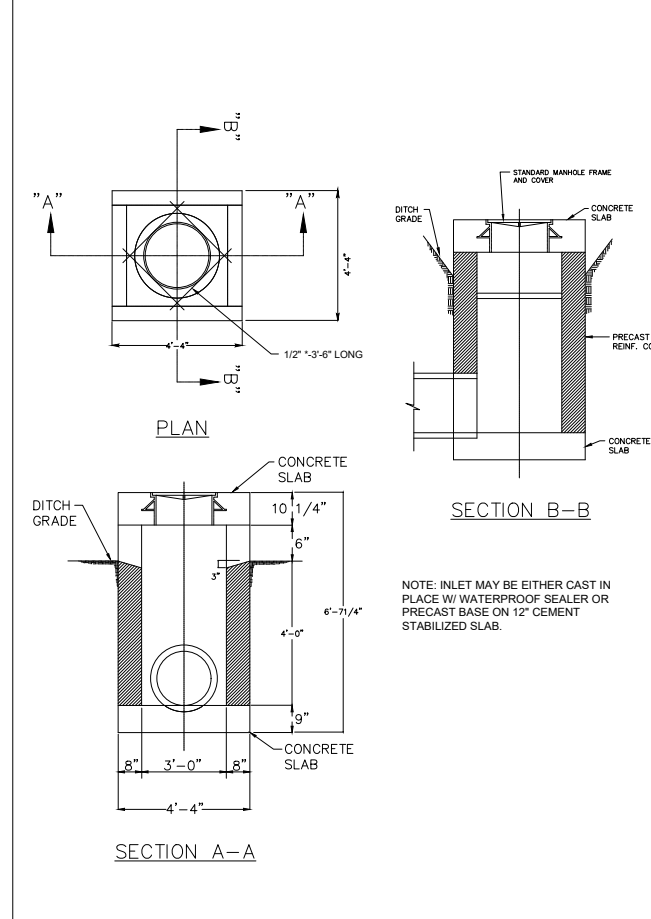
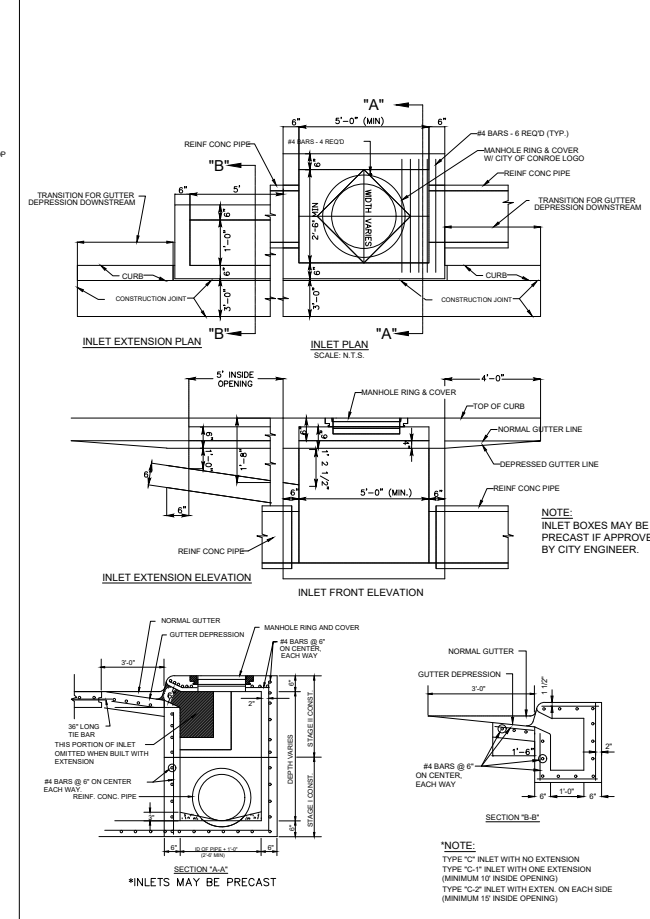
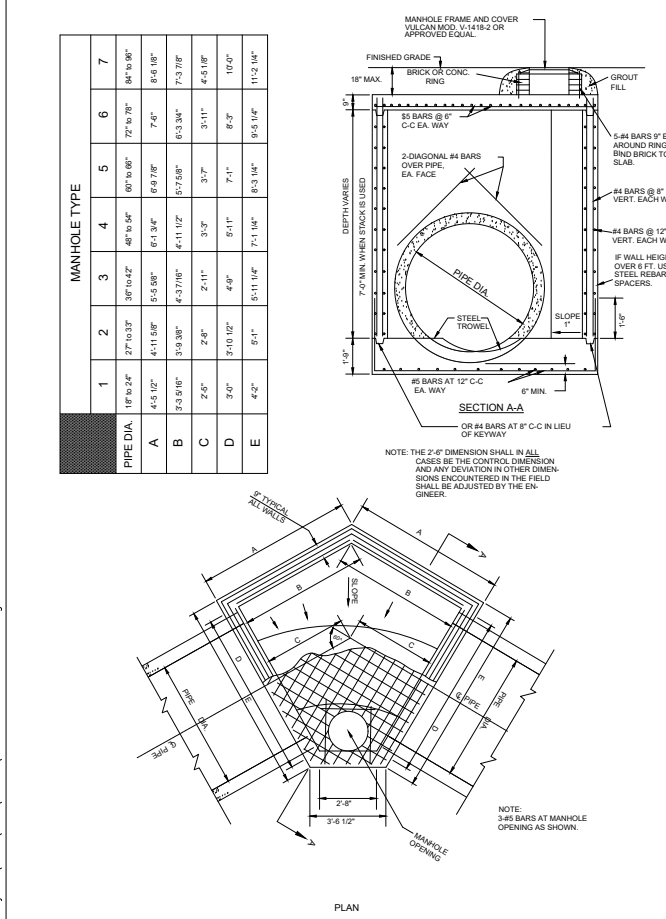


REVISIONS	CITY OF CONROE	DWG. NO. 1201
	MODIFIED TYPICAL STORM SEWER BEDDING TRENCH DETAIL	D-4

REVISIONS	CITY OF CONROE	DWG. NO. 1201
	MODIFIED STORM SEWER MANHOLE	D-6

REVISIONS	CITY OF CONROE	DWG. NO. 1201
	STANDARD SQUARE STORM DRAIN MANHOLE	D-7

REVISIONS	CITY OF CONROE	DWG. NO. 1201
	MODIFIED EFFLUENT/INFLUENT STORM HEADWALL	D-12



REVISIONS	CITY OF CONROE	DWG. NO. 1201
	MANHOLE TYPES 1-7	D-13

REVISIONS	CITY OF CONROE	DWG. NO. 1201
	MODIFIED TYPE "C", "C-1" & "C-2" INLETS	D-16

REVISIONS	CITY OF CONROE	DWG. NO. 1201
	TYPE "E" INLET	D-18

REVISIONS	CITY OF CONROE	DWG. NO. 1201
	TYPICAL RECESSED INLET DETAILS	D-20

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 100YR. W.S.E. = 279.14' AT FALL #1002  
 100YR. W.S.E. = 279.68' AT FALL #1003  
 100YR. W.S.E. = 297.86' AT FALL #1004  
 100YR. W.S.E. = 297.42' AT FALL #1005  
 FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
  - 2) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - 3) PAVING CONTRACTOR SHALL TAKE EXTREME CAUTION IN SUBGRADE MANIPULATION IN THIS AREA. STORM SEWER PIPE IS IN OR WITHIN 6" OF SUBGRADE.
  - 4) CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
  - 5) CEMENT STABILIZED SAND FOR BACKFILL CROSSING ALL PAVEMENT SHALL BE INCIDENTAL.
  - 6) ALL STORM SEWER TO BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 215.
  - 7) ALL MANHOLE RIM ELEVATIONS WILL NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND.
  - 8) IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.
  - 9) ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB
  - 10) SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB

DATE	REVISION	BY

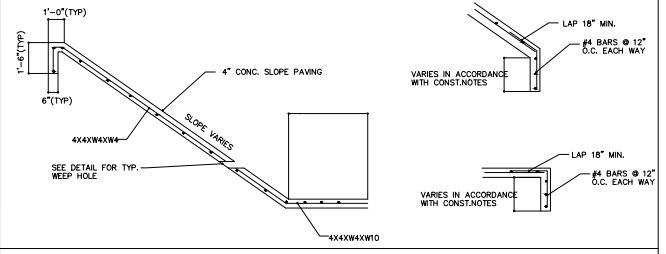
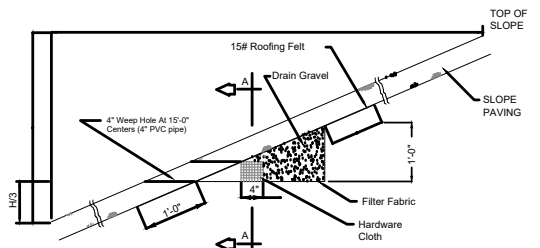
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY MUNICIPAL UTILITY DISTRICT NO. 215  
 REDBIRD MEADOWS PHASE 1A

**DRAINAGE DETAILS I**

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042  
 Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386  
 LJA PROJECT NO.: 2980-0101  
 DRAWN: T.C.M./D.D. DESIGN: S.G.M.B. DATE: FEB. 2024  
 SCALE: N.T.S.

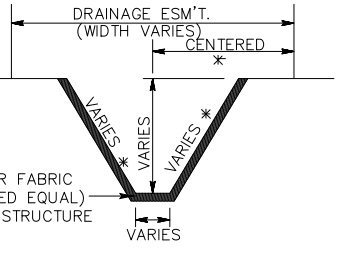




SLOPE PAVING DETAIL

NOTE:  
CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.

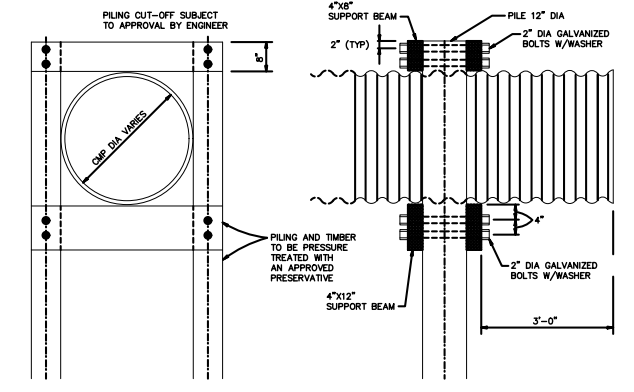
NOTE:  
SLOPE & LOCATION OF SWALES MAY VARY (AS DIRECTED BY OWNER)



OUTFALL DITCH AND OVERFLOW SWALE DETAIL

NON WOVEN POLYESTER FILTER FABRIC (TREVIRA S-1145 OR APPROVED EQUAL) UNDER RIPRAP ADJACENT TO STRUCTURE (NO SEPERATE PAY).

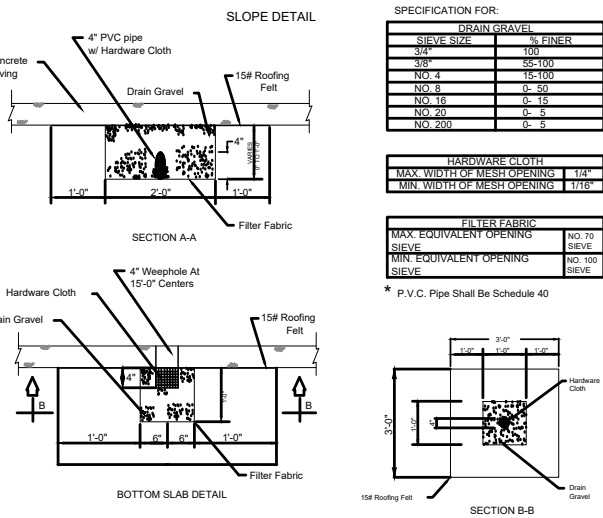
ALL STORM OUTFALLS WILL HAVE OVER FLOW SWALES CONSTRUCTED OVER THE DRAINAGE PIPE UNLESS OTHERWISE DIRECTED BY OWNER.



TIMBER BENT FOR CORRUGATED METAL PIPE OUTFALL 48-INCH AND LARGER

**BENCHMARK:**  
ALL ELEVATIONS SET TO NGS. NAVD 88.  
MONUMENT DESIGNATION ELEV. 190.963  
BRASS DISC SET IN CONCRETE LOCATED BY COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
100YR. W.S.E. = 299.04' AT OUTFALL #1000  
100YR. W.S.E. = 305.61' AT OUTFALL #1001  
100YR. W.S.E. = 279.14' AT OUTFALL #1002  
100YR. W.S.E. = 279.68' AT OUTFALL #1003  
100YR. W.S.E. = 297.86' AT OUTFALL #1004  
100YR. W.S.E. = 297.42' AT OUTFALL #1005  
FIRM PANEL NO.48339C0200G & 48339C0350G  
EFFECTIVE DATE: AUGUST 18, 2014  
THIS AREA LIES IN ZONE "X".

- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
  - 2) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - 3) PAVING CONTRACTOR SHALL TAKE EXTREME CAUTION IN SUBGRADE MANIPULATION IN THIS AREA. STORM SEWER PIPE IS IN OR WITHIN 6" OF SUBGRADE.
  - 4) CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
  - 5) CEMENT STABILIZED SAND FOR BACKFILL CROSSING ALL PAVEMENT SHALL BE INCIDENTAL.
  - 6) ALL STORM SEWER TO BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 215.
  - 7) ALL MANHOLE RIM ELEVATIONS WILL NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND.
  - 8) IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.
  - 9) ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB
  - 10) SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB



**SPECIFICATION FOR:**

DRAIN GRAVEL	
SIZE	% FINER
3/8"	100
NO. 4	75-100
NO. 8	0-50
NO. 16	0-15
NO. 20	0-5
NO. 200	0-5

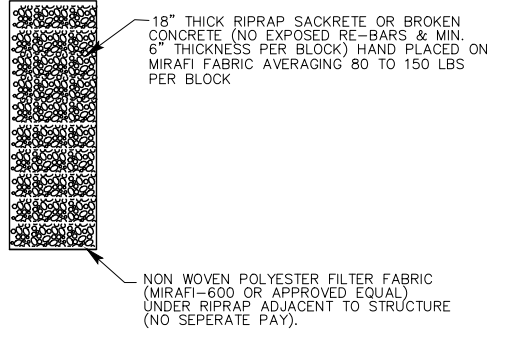
  

HARDWARE CLOTH	
MAX. WIDTH OF MESH OPENING	MIN. WIDTH OF MESH OPENING
1/4"	1/16"

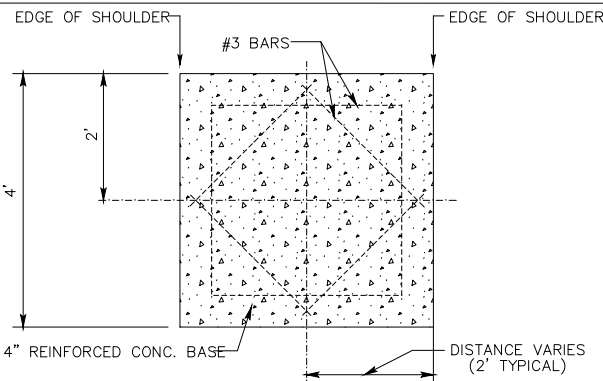
FILTER FABRIC	
MAX. EQUIVALENT OPENING	NO. 70 SIEVE
MIN. EQUIVALENT OPENING	NO. 100 SIEVE

\* P.V.C. Pipe Shall Be Schedule 40

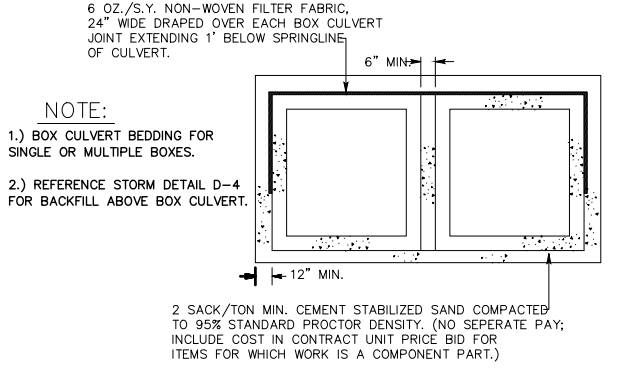


- NOTES:**
- 1.) NON WOVEN POLYESTER FILTER FABRIC (MIRAFI-600 OR APPROVED EQUAL) UNDER RIPRAP ADJACENT TO STRUCTURE (NO SEPERATE PAY).
  - 2.) 18" THICK RIPRAP SACKRETE OR BROKEN CONCRETE (NO EXPOSED RE-BARS & MIN. 6" THICKNESS PER BLOCK) HAND PLACED ON MIRAFI FABRIC AVERAGING 80 TO 150 LBS PER BLOCK

RIPRAP



TYPICAL MANHOLE CAP DETAIL (N.T.S.)

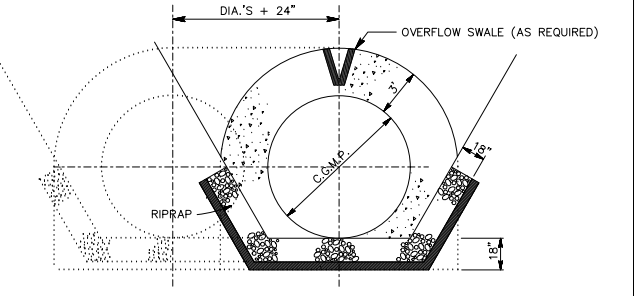


BOX CULVERT BEDDING DETAIL NOT TO SCALE

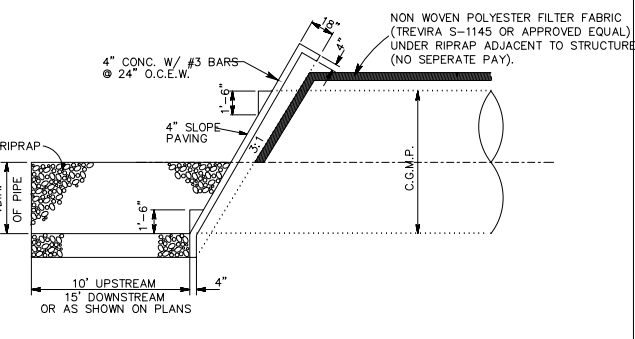
- NOTE:**
- 1.) BOX CULVERT BEDDING FOR SINGLE OR MULTIPLE BOXES.
  - 2.) REFERENCE STORM DETAIL D-4 FOR BACKFILL ABOVE BOX CULVERT.

2 SACK/TON MIN. CEMENT STABILIZED SAND COMPACTED TO 95% STANDARD PROCTOR DENSITY. (NO SEPERATE PAY; INCLUDE COST IN CONTRACT UNIT PRICE BID FOR ITEMS FOR WHICH WORK IS A COMPONENT PART.)

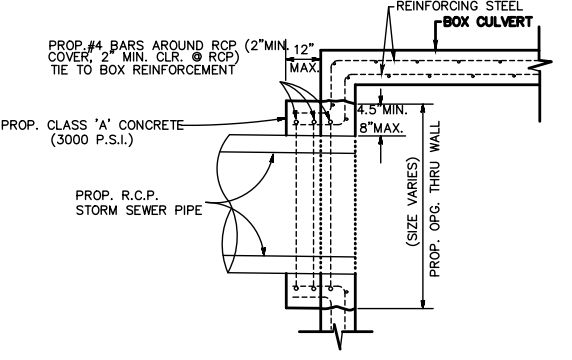
REVISIONS	CITY OF CONROE	DWG. NO. 1202
	WEEP HOLE DETAIL	D-26



- NOTES:**
- 1.) 4" CLASS "A" REINFORCED CONCRETE WITH 18" TOEWALL ALL AROUND.
  - 2.) 18" THICK RIPRAP SACKRETE OR BROKEN CONCRETE (NO EXPOSED RE-BARS & MIN. 6" THICKNESS PER BLOCK) HAND PLACED ON TREVIRA FABRIC AVERAGING 50 TO 120 LBS PER BLOCK
  - 3.) C.G.M.P. W/ 1.5' STEP BEVELED ENDS (UPSTREAM & DOWNSTREAM).
  - 4.) 2' REBAR DRIVEN THROUGH ALTERNATE SACKS.



SLOPE PROTECTION DETAIL NO. 1 SINGLE OR DOUBLE



- NOTES:**
1. HOLE CUT IN WALL OF BOX TO BE NEAT AND DONE IN A WORKMANLIKE MANNER.
  2. TIE THE PROP. COLLAR STEEL TO LONGITUDINAL AND ELLIPTICAL STEEL, WHERE APPLICABLE.
  3. ALL REINFORCING STEEL TO CONFORM TO ASTM A-615, GRADE 60. PROVIDE 30-BAR DIAMETER LAPS FOR CYLINDRICAL STEEL. ALL LONGITUDINAL STEEL SHOULD BE OF ADEQUATE LENGTH TO PROVIDE LAP TIE TO REINFORCING STEEL.

STORM SEWER/BOX CULVERT CONCRETE COLLAR NOT TO SCALE (INCIDENTAL TO STORM SEWER CONSTRUCTION)

**STORM CONSTRUCTION NOTES**

1. STORM SEWER AND LEADS SHALL BE REINFORCED CONCRETE PIPE, ASTM C-76, CLASS III, WITH O-RING RUBBER GASKET JOINTS, AND SHALL BE INSTALLED, BEDDED AND BACKFILLED IN ACCORDANCE WITH CITY OF CONROE STANDARD DETAIL AND DETAILS WITHIN THESE PLANS.
2. ALL REINFORCED CONCRETE BOX CULVERTS SHALL CONFORM TO ASTM C 1433 REQUIREMENTS UNLESS SPECIFICALLY ESTABLISHED OTHERWISE IN THE CONSTRUCTION PLANS.
3. ALL PROPOSED PIPE STUB OUTS FROM MANHOLES OR INLETS ARE TO BE PLUGGED WITH 8 INCH BRICK WALLS UNLESS OTHERWISE NOTED.
  - A. ALL BOX CULVERTS INSTALLED SHALL BE PLACED ON A MINIMUM OF 6 INCHES OF CEMENT STABILIZED SAND (CEMENT STABILIZED SAND SHALL BE 2 SACKS CEMENT PER TON).
  - B. FOR INSTALLATION OF PRE-CAST CONCRETE BOX CULVERTS IN POOR SOIL CONDITIONS, A 7 INCH REINFORCED CONCRETE SLAB SHALL BE INSTALLED.
  - C. FOR INSTALLATION OF MONOLITHIC REINFORCED CONCRETE BOX CULVERTS IN POOR SOIL CONDITIONS, A 4 INCH THICK CLASS "C" CONCRETE SEAL SLAB SHALL BE INSTALLED, PRIOR TO CONSTRUCTION OF BOX CULVERTS.
4. STORM SEWER MANHOLES SHALL BE STANDARD PRE-CAST, CAST IN PLACE OR CONSTRUCTED OF BRICK.
5. ALL INLETS TO BE CITY OF CONROE TYPE "C", "C-1" OR "C-2" UNLESS OTHERWISE STATED ON PLANS. ALL INLETS INCLUDE ALL DEPTHS AND ARE TO BE STAGE-CONSTRUCTED. ALL TYPE C INLETS SHALL USE A PRECAST SECTION FOR STAGE I OF THE INLET. STAGE II INLETS MAY BE EITHER PRECAST OR CAST-IN-PLACE.
6. ALL STORM SEWER LEADS SHALL BE 24 INCH MINIMUM UNLESS OTHERWISE INDICATED.
7. GRADE DROP ON LEAD INLETS TO BE A MINIMUM OF 0.20 FOOT. GRADE DROP BETWEEN INLET AND MANHOLES TO BE 0.10 FOOT UNLESS OTHERWISE SHOWN.
8. WHEN MANHOLE FRAME AND COVER IS REQUIRED, USE VULCAN FOUNDRY V-1418-Z FRAME AND COVER (OR EQUAL) WITH THE CITY OF CONROE LOGO EMBEDDED IN LID. FOR ADJUSTMENT OF MANHOLE LIDS USE STANDARD CONCRETE RINGS.
9. CONCRETE USED FOR ALL POURED-IN-PLACE MANHOLES, INLETS, WINGWALLS, HEADWALLS AND OTHER APPURTENANCES TO BE CLASS "A" CONCRETE WITH 4,000 PSI STRENGTH AT 28 DAYS. CONCRETE SLOPE PROTECTION TO BE CLASS "B" CONCRETE WITH 3000 PSI STRENGTH AT 28 DAYS.
10. CORNERS OF ALL EXPOSED CONCRETE STRUCTURES SHALL BE CHAMFERED 3/4".
11. CONTRACTOR SHALL PROVIDE A MINIMUM VERTICAL CLEARANCE OF 6 INCHES AND HORIZONTAL CLEARANCE OF 4 FEET FROM PROPOSED STORM SEWER AND OTHER UTILITIES.
12. ALL DRIVEWAYS WILL BE LOCATED TO AVOID EXISTING CURB INLET STRUCTURES.
13. STORM SEWER MANHOLE RIMS SHALL BE 6 INCHES ABOVE NATURAL GROUND. BACKFILL SHALL BE ADDED AND SLOPED AWAY FROM THE MANHOLE RIM FOR DRAINAGE PURPOSES.
14. WHEN STORM SEWER IS UNDER OR WITHIN 1' OF PAVEMENT, STORM SEWER TO BE BACKFILLED WITH CEMENT STABILIZED SAND.

DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY MUNICIPAL UTILITY DISTRICT NO. 215

REDBIRD MEADOWS PHASE 1A

**DRAINAGE DETAILS II**

**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042  
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

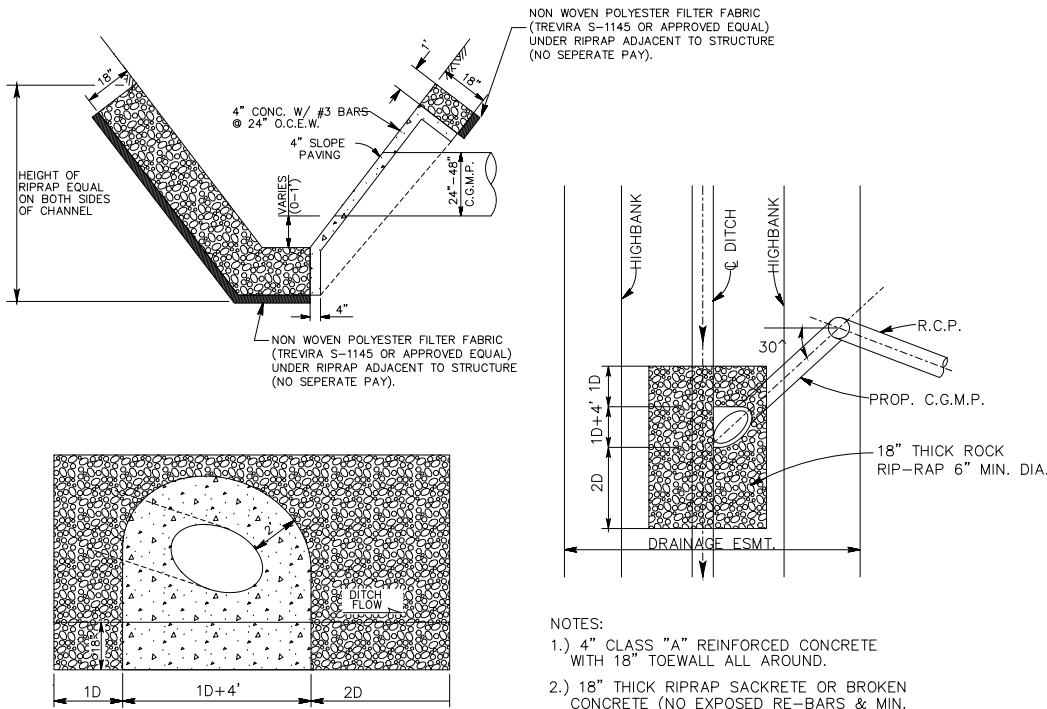
LJA PROJECT NO.: 2980-0101



DRAWN: T.C.M/D.D. DESIGN: S.G.M/B. DATE: FEB. 2024  
SCALE: N.T.S.

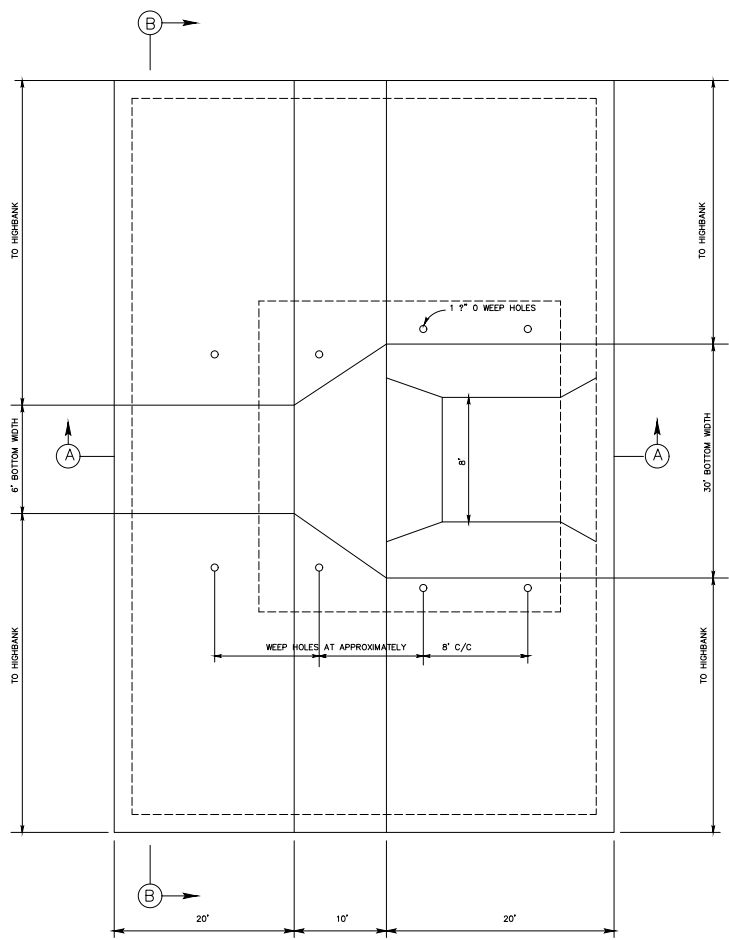
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MEADOWS PHASE 1A - 2980-0101

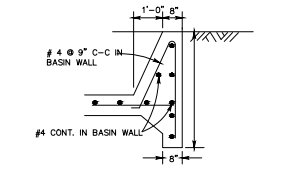


- NOTES:
- 1.) 4" CLASS "A" REINFORCED CONCRETE WITH 18" TOEWALL ALL AROUND.
  - 2.) 18" THICK RIPRAP SACKRETE OR BROKEN CONCRETE (NO EXPOSED RE-BARS & MIN. 6" THICKNESS PER BLOCK) HAND PLACED ON TREVIRA FABRIC AVERAGING 50 TO 120 LBS PER BLOCK
  - 3.) C.G.M.P. W/ 1.5' STEP BEVELED ENDS (UPSTREAM & DOWNSTREAM).
  - 4.) 2' REBAR DRIVEN THROUGH ALTERNATE SACKS.

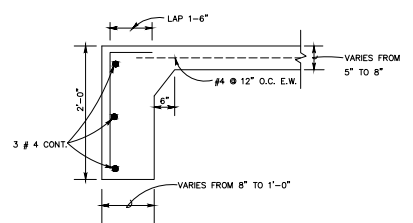
DITCH OUTFALL W/SLOPE PROTECTION  
DETAIL NO. 2



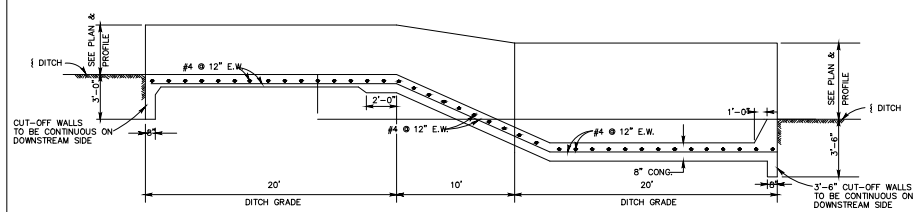
DROP STRUCTURE PLAN



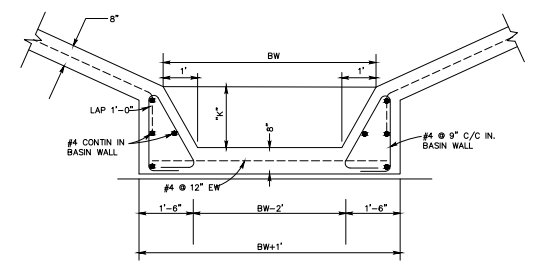
CUT-OFF WALL DETAIL



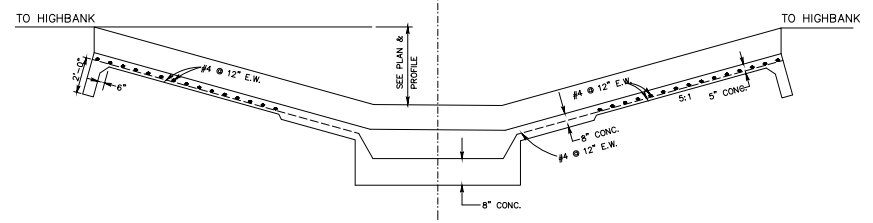
TOE WALL DETAIL



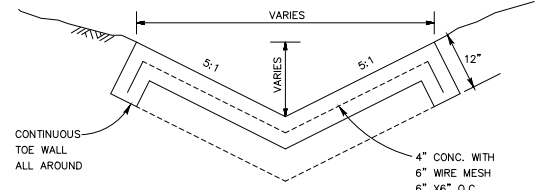
SECTION A



BASIN WALL DETAIL

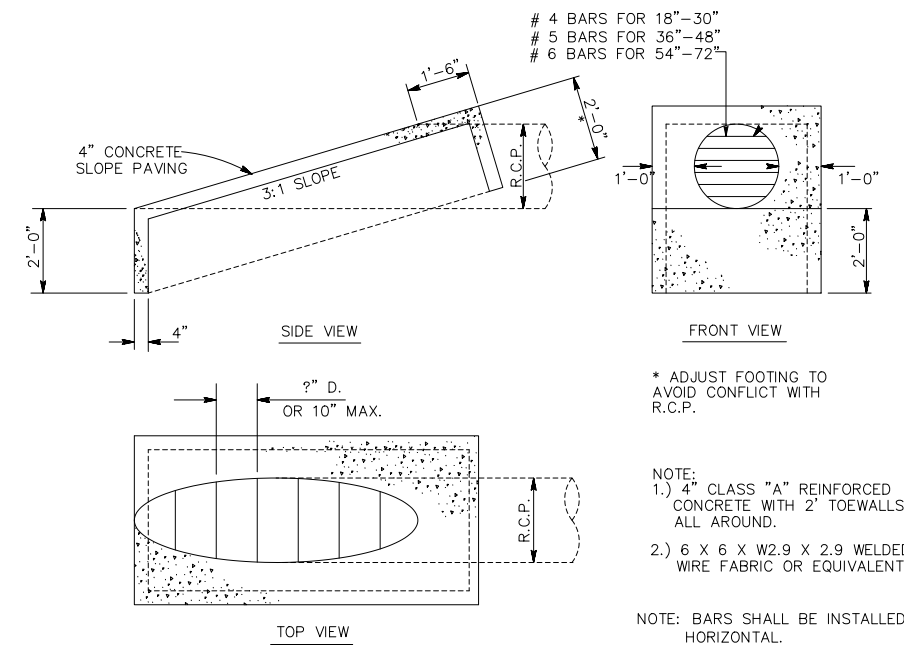


SECTION B



CONCRETE OVERFLOW SWALE

(NOT TO SCALE)

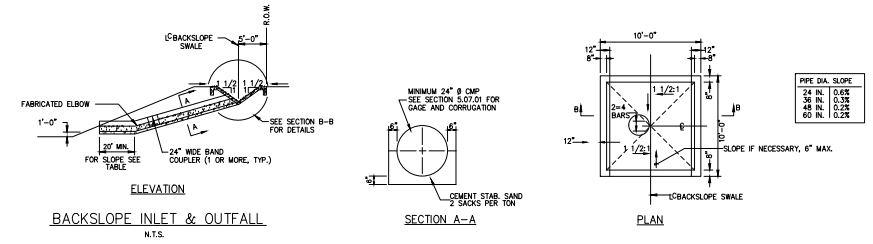


3:1 SLOPED END SECTION DETAIL

- \* ADJUST FOOTING TO AVOID CONFLICT WITH R.C.P.

- NOTE:
- 1.) 4" CLASS "A" REINFORCED CONCRETE WITH 2' TOEWALLS ALL AROUND.
  - 2.) 6 x 6 x 2.9 WELDED WIRE FABRIC OR EQUIVALENT.

NOTE: BARS SHALL BE INSTALLED HORIZONTAL.



BACKSLOPE INLET & OUTFALL

SECTION A-A

PLAN

SECTION B-B

**BENCHMARK:**  
ALL ELEVATIONS SET TO NGS. NAVD 88.  
MONUMENT DESIGNATION ELEV. 190.963  
BRASS DISC SET IN CONCRETE LOCATED BY  
COORDINATES X = 3,502,367.4350 Y = 255,445.6670

100YR. W.S.E. = 299.04' OUTFALL #1000  
100YR. W.S.E. = 305.61' AT OUTFALL #1001  
100YR. W.S.E. = 279.14' AT OUTFALL #1002  
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100YR. W.S.E. = 297.86' AT OUTFALL #1004  
100YR. W.S.E. = 297.42' AT OUTFALL #1005

FIRM PANEL NO.48339C0200G & 48339C0350G  
EFFECTIVE DATE: AUGUST 18, 2014  
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  - 3) PAVING CONTRACTOR SHALL TAKE EXTREME CAUTION IN SUBGRADE MANIPULATION IN THIS AREA. STORM SEWER PIPE IS IN OR WITHIN 6" OF SUBGRADE.
  - 4) CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
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  - 6) ALL STORM SEWER TO BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 215.
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  - 8) IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.
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  - 10) SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB

DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER  
SIGNATURE VALID FOR ONE (1) YEAR

DATE

CITY OF MONTGOMERY  
MUNICIPAL UTILITY  
DISTRICT NO. 215

REDBIRD MEADOWS  
PHASE 1A

DRAINAGE DETAILS III

**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S  
Suite 600  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386

LJA PROJECT NO.: 2980-0101

DATE: FEB. 2024

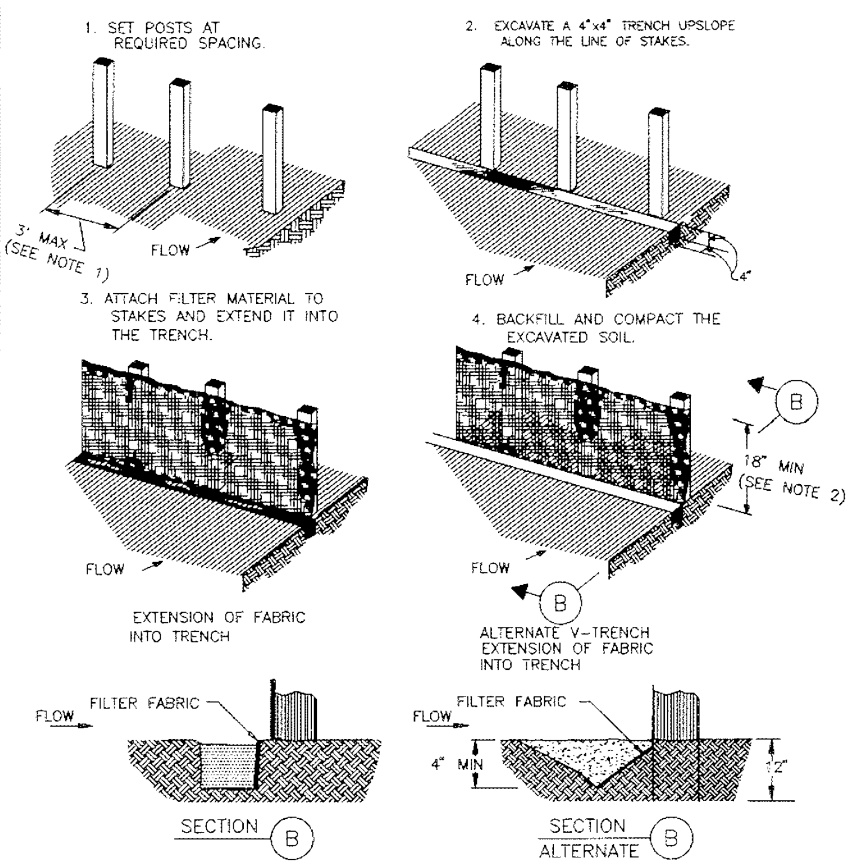
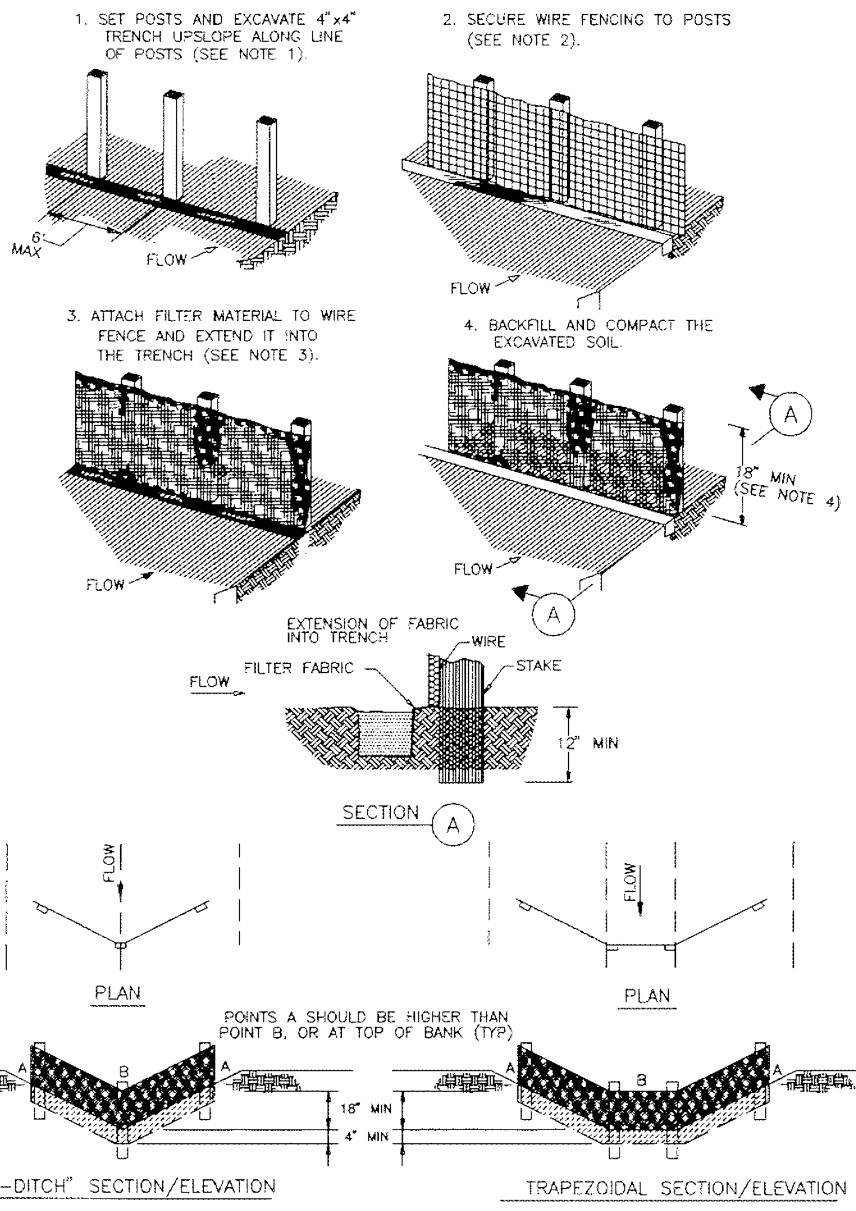
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03/07/2024

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MEADOWS PHASE 1A - 2980-0101



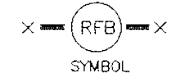
**CONSTRUCTION NOTES:**

- 2 INCH THICK BY 2 INCH WOODEN STAKES TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MIN OF 8 INCHES. IF PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAX.
- ATTACH FILTER FABRIC TO WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MIN HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POSTS, AND FOLDED.
- SEE COH STANDARD SPECIFICATION FOR FILTER FABRIC FENCE.

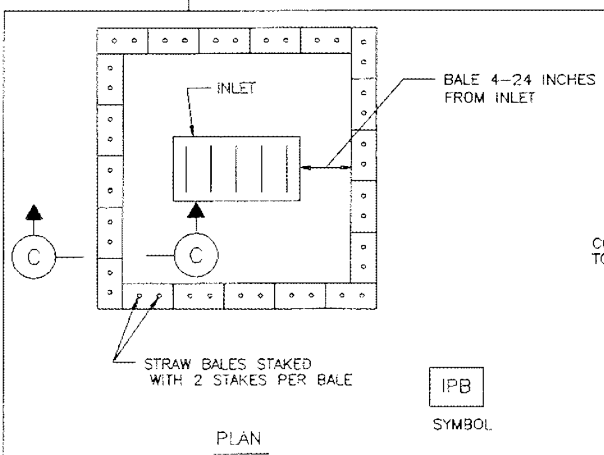
**FILTER FABRIC FENCE**

**CONSTRUCTION NOTES:**

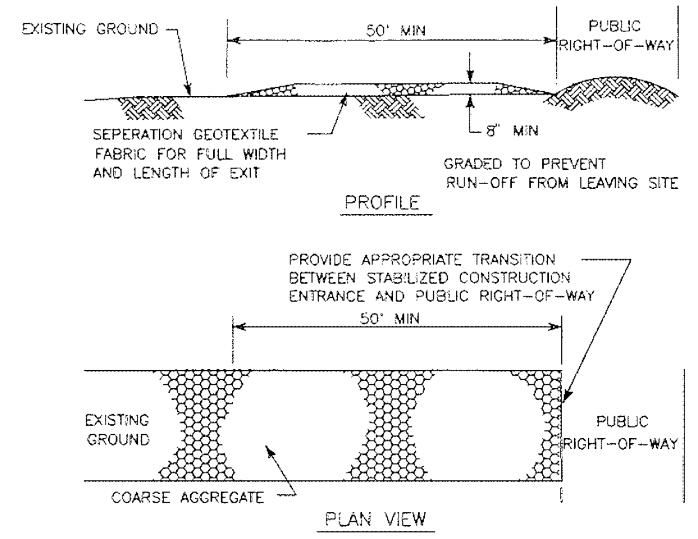
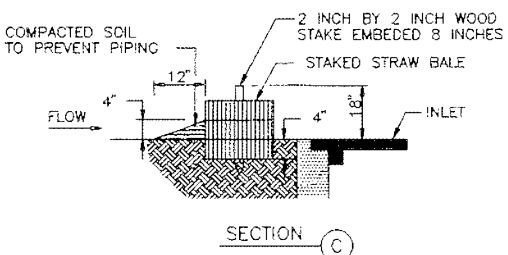
- SET 2 INCH BY 2 INCH WOODEN STAKES SPACED A MAX OF 6 FEET APART AND EMBEDDED A MIN OF 12 INCHES.
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH TIES SPACED EVERY 24 INCHES AT TOP AND MIDSECTION.
- MINIMUM HEIGHT OF FILTER SHOULD BE 18 INCHES AND A MAXIMUM OF 36 INCHES ABOVE NATURAL GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED 6 INCHES AT THE POSTS, AND FOLDED.
- SEE COH STANDARD SPECIFICATION FOR FILTER FABRIC BARRIER.



**REINFORCED FILTER FABRIC BARRIER**



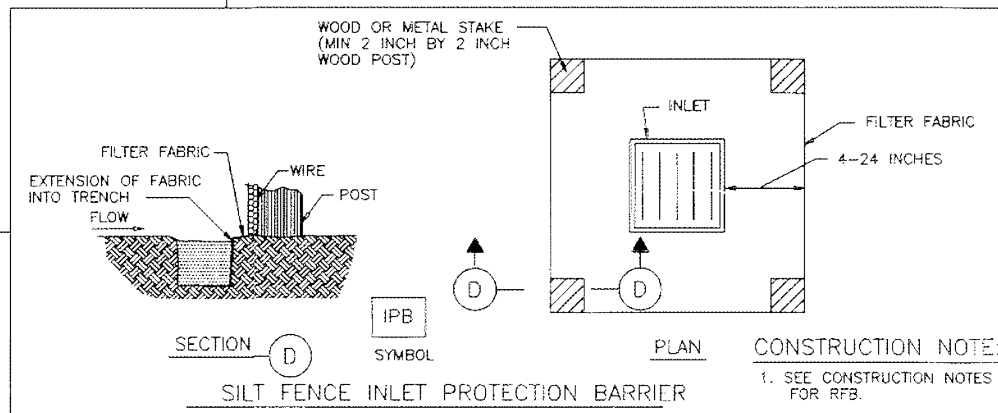
**STRAW BALE DROP INLET PROTECTION BARRIER**



**CONSTRUCTION NOTES:**

- LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
- THICKNESS SHALL BE NOT LESS THAN 8 INCHES.
- WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- STABILIZATION FOR OTHER AREAS SHALL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
- STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
- SEE COH STANDARD SPECIFICATION FOR STABILIZED CONSTRUCTION EXIT.
- STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.

**STABILIZED CONSTRUCTION EXIT**



**SILTY INLET PROTECTION BARRIER**

**CONSTRUCTION NOTE:**

- SEE CONSTRUCTION NOTES FOR RFB.

**CITY OF HOUSTON**  
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING  
ENGINEERING, CONSTRUCTION AND REAL ESTATE DIVISION

**STORM WATER POLLUTION PREVENTION PLAN DETAILS**  
(NOT TO SCALE)

APPROVED BY:  
*S. Soudajin*  
CITY ENGINEER

APPROVED BY:  
*J. M. [Signature]*  
DIRECTOR OF PUBLIC WORKS AND ENGINEERING

EFF DATE: OCT-01-2002 DWG NO: 01571-01



03/07/2024

SHEET No: 47 OF 47

REINFORCED MEADOWS PHASE 1A - 2980-0101



Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> March 26, 2024	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action regarding entering into a Right of Entry Agreement with Montgomery County MUD No. 160 to allow for access for potential emergency repairs to a City sanitary sewer line.

**Recommendation**

Staff recommends a motion to approve the Right of Entry Agreement with Montgomery County MUD 160 as presented.

**Discussion**

The city engineer’s memo and supporting documents are attached.

<b>Approved By</b>		
Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 03/21/2024

**RIGHT OF ENTRY AGREEMENT**

THE STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY    §

This Right of Entry Agreement (this “Agreement”) is made and entered into effective \_\_\_\_\_ (the “Effective Date”) by and between **MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 160**, a political subdivision of the State of Texas (“Grantor”) and **CITY OF MONTGOMERY** a Type A general-law municipality of the State of Texas (“Grantee”); each is sometimes referred to individually as a “Party” and are sometimes collectively referred to herein as “Parties”.

WHEREAS, Grantor is the owner of Restricted Reserve “L” of Section 1 of Town Creek Crossing, a subdivision in Montgomery County, Texas, according to the map or plat thereof as recorded in the office of the County Clerk of Montgomery County, Texas under Clerk’s File No. 2021109947 (the “Property”);

WHEREAS, Grantee desires to acquire from Grantor a right of entry for access purposes, over, upon, and across a portion of the Property as depicted on Exhibit “A” attached hereto and made a part for all purposes;

WHEREAS, it is mutually agreeable to Grantor and Grantee that the Grantee and/or its designated agents and contractors shall have the right to enter upon the Property for the above-stated purpose in accordance with the terms provided herein.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by each to the other, and the mutual benefits to be derived here from, the Parties do hereby agree as follows:

**Section 1: Access**

1.1 Access. The Grantor does hereby grant permission to the Grantee, and/or any of its designated agents and construction contractors, to enter upon the Property for purposes of access to the Property as depicted on Exhibit “A” and as may be necessary or appropriate for the purposes of laying, constructing, maintaining, inspecting, operating, protecting, repairing, altering, changing the size of, replacing, relocating, substituting, and/or removing any facilities owned and maintained by Grantee in the event of an emergency.

Nothing contained herein shall grant or be construed as granting to the Grantee the right to enter upon the Property for any purpose other than for the purposes described herein. Grantor expressly reserves the right to the use and enjoyment of the Property for all necessary purposes; no activities of Grantee may unreasonably interfere with or restrict the use and enjoyment of the Property by Grantor or its successors and assigns for necessary purposes. Grantor or Grantor’s agent may restrict the use of the Property, or any portion thereof, at any time upon twenty-four (24) hour notice to Grantee, provided that reasonable, alternate access will at all times be made available to Grantee.

During or immediately after any work on the Property pursuant to the rights granted hereby, Grantee performing such activities, at its sole cost and expense, shall take all reasonable measures to restore the grounds, surfacing materials, and other facilities of the Grantor, including landscaping, fences, and pavement situated on the Property, to the condition which existed prior to such operations.

This Agreement is subject to any restrictions, easements, covenants, rights-of-way, licenses or encumbrances affecting the Property and appearing of record in the Official Public Real Property Records of Montgomery County to the extent the same are valid and enforceable against the Property. The rights and privileges herein granted shall be perpetual or for so long as Grantee shall utilize the Property for the purposes intended. The rights and privileges granted herein shall terminate when, or at such time, as the purposes hereof cease to exist, are abandoned by Grantee, or become impossible of performance.

1.2 Release and Waiver. Grantee hereby releases and waives all claims, rights of recovery and causes of action that Grantee or any party claiming by, through or under the Grantee may now or hereafter have against Grantor, or any of the Grantor’s partners or other affiliates, or any of its or their respective officers, managers, employees, agents or representatives (individually referred to in this Agreement as an “Indemnified Party”, collectively as the “Indemnified Parties”), to the extent allowed under applicable law, harmless from and against any and all claims, demands, liabilities, losses, actions, causes of action, expenses, costs and fees (individually a “Claim”) for property damage, personal injuries or death, or any other loss, damage or injury of any kind, arising or alleged to have arisen, whether directly or indirectly, as a result of, or in connection with, Grantee’s operations or activities hereunder.

**Section 2: Miscellaneous**

2.1 Notices. Notices or other communication hereunder shall be in writing and shall be sent by certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. Each recipient may change from time to time their respective address for notice hereunder by like notice to the other Party. The notice addresses are as follows:

GRANTOR: Montgomery County Municipal Utility District No. 160  
c/o Hicham Chiali  
Coats Rose, P.C.  
9 Greenway Plaza, Suite 1000  
Houston, Texas 77046

GRANTEE: City of Montgomery  
Attn: Alan Petrov, City Attorney  
2929 Allen Parkway, Suite 3150  
Houston, Texas 77019 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2.2 Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

2.3 Amendment. This Agreement may be modified at any time by an instrument signed by both Parties.

2.4 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

EXECUTED and effective this \_\_\_\_ day of \_\_\_\_\_, 2024 (“Effective Date”).

**GRANTEE:**

City of Montgomery

By: \_\_\_\_\_

Its: \_\_\_\_\_

THE STATE OF TEXAS §

§

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2024,  
by \_\_\_\_\_, \_\_\_\_\_ of City of Montgomery, on behalf of such entity.

\_\_\_\_\_  
Notary Public in and for  
the State of \_\_\_\_\_

(SEAL)

**GRANTOR:**

Montgomery County Municipal Utility District No. 160

By: \_\_\_\_\_  
Its: \_\_\_\_\_

THE STATE OF TEXAS                    §  
  §  
COUNTY OF \_\_\_\_\_               §

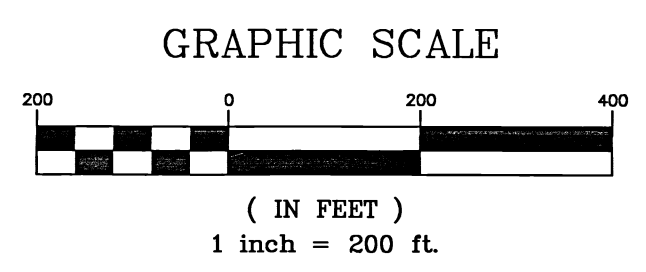
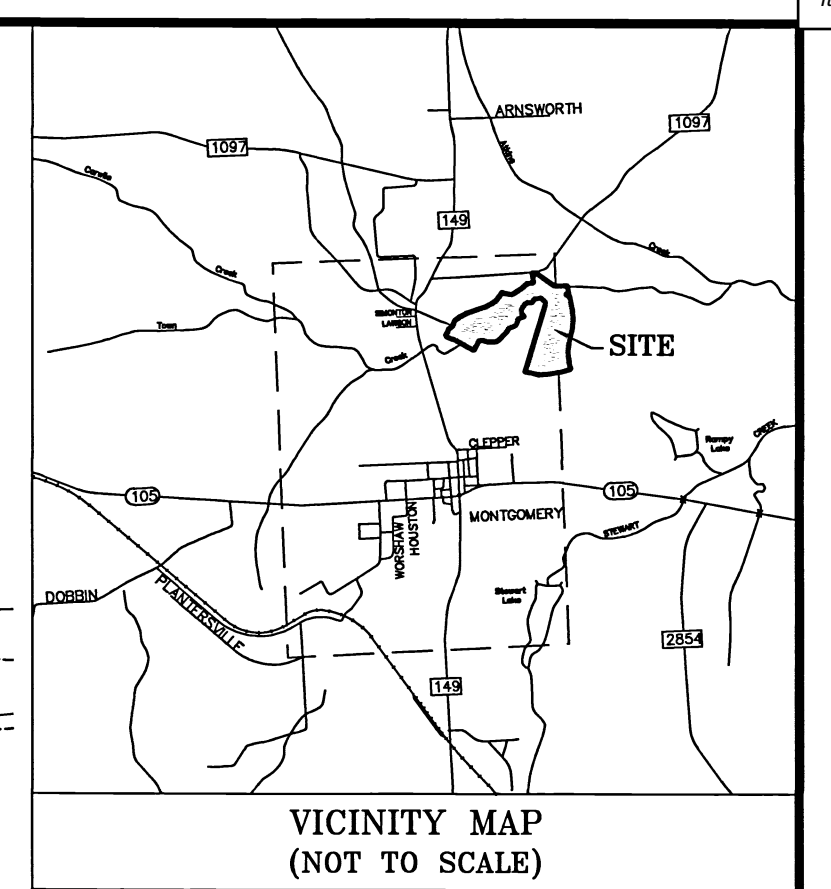
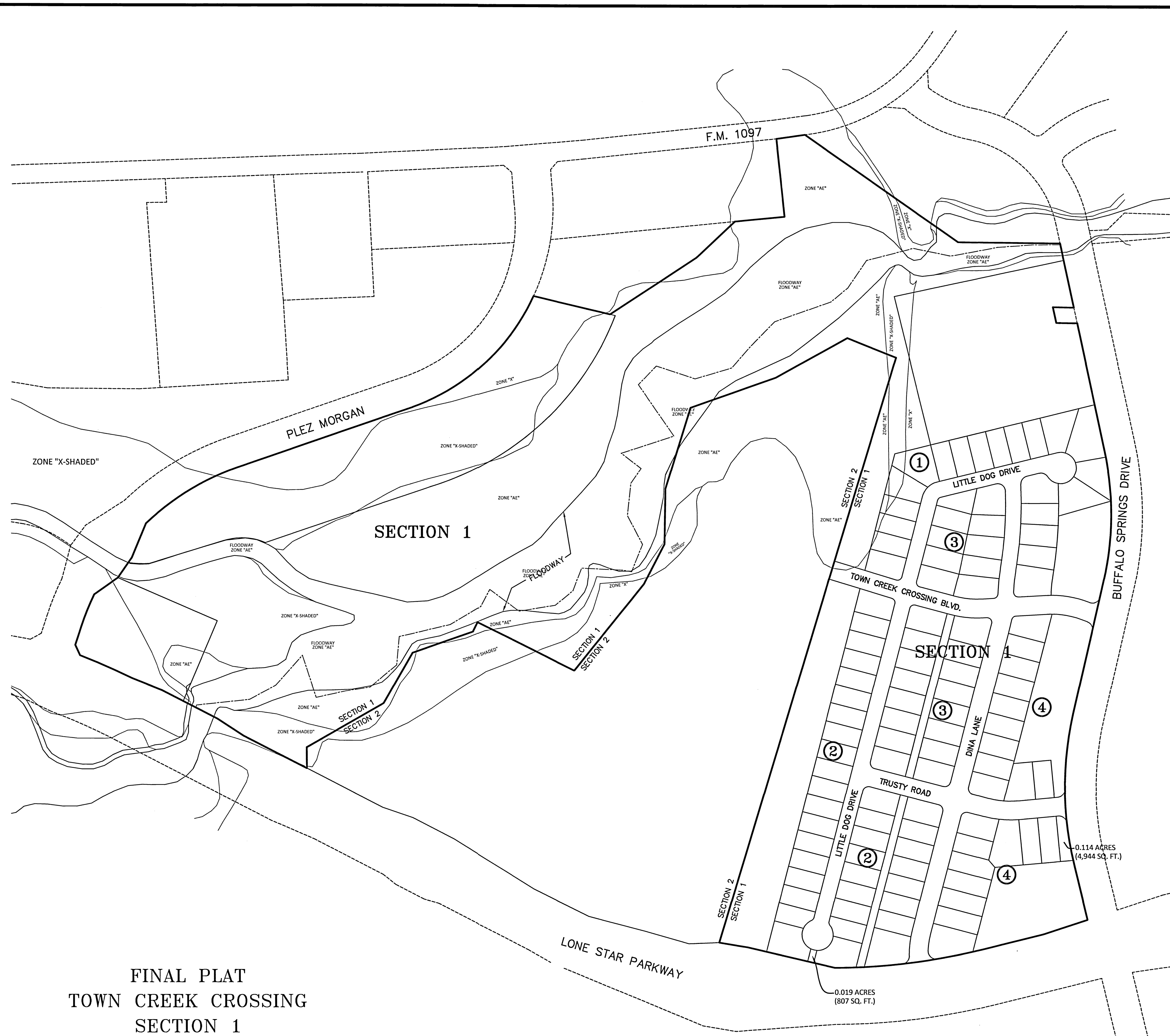
This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2024,  
by \_\_\_\_\_, \_\_\_\_\_ of Montgomery County Municipal Utility District  
No. 160, on behalf of such entity.

\_\_\_\_\_  
Notary Public in and for  
the State of \_\_\_\_\_

(SEAL)

EXHIBIT "A"





**FINAL PLAT  
TOWN CREEK CROSSING  
SECTION 1**

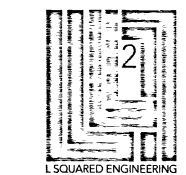
A RESIDENTIAL SUBDIVISION OF  
89.743 ACRES (3,909,186 SQ. FT.)  
OF LAND IN THE  
JOHN CORNER SURVEY, A-8  
MONTGOMERY COUNTY, TEXAS

**4 BLOCKS \* 102 LOTS \* 14 RESERVES**

July 2021

DOC # 2021109947  
Cabinet 00Z Sheet 7645

**ENGINEER:**



L SQUARED ENGINEERING  
3307 WEST DAVIS ST., STE. 100  
CONROE, TX 77304  
(936)647-0420  
www.lsqaredengineering.com

**SURVEYOR:**



525 SAWDUST ROAD, STE. 200  
THE WOODLANDS, TX 77380  
(281)465-8730  
www.landpoint.net

**OWNER:**

LeFevre Development, Inc.  
780 Clepper Drive  
Suite 100  
Montgomery, Texas 77356  
(936)582-1088

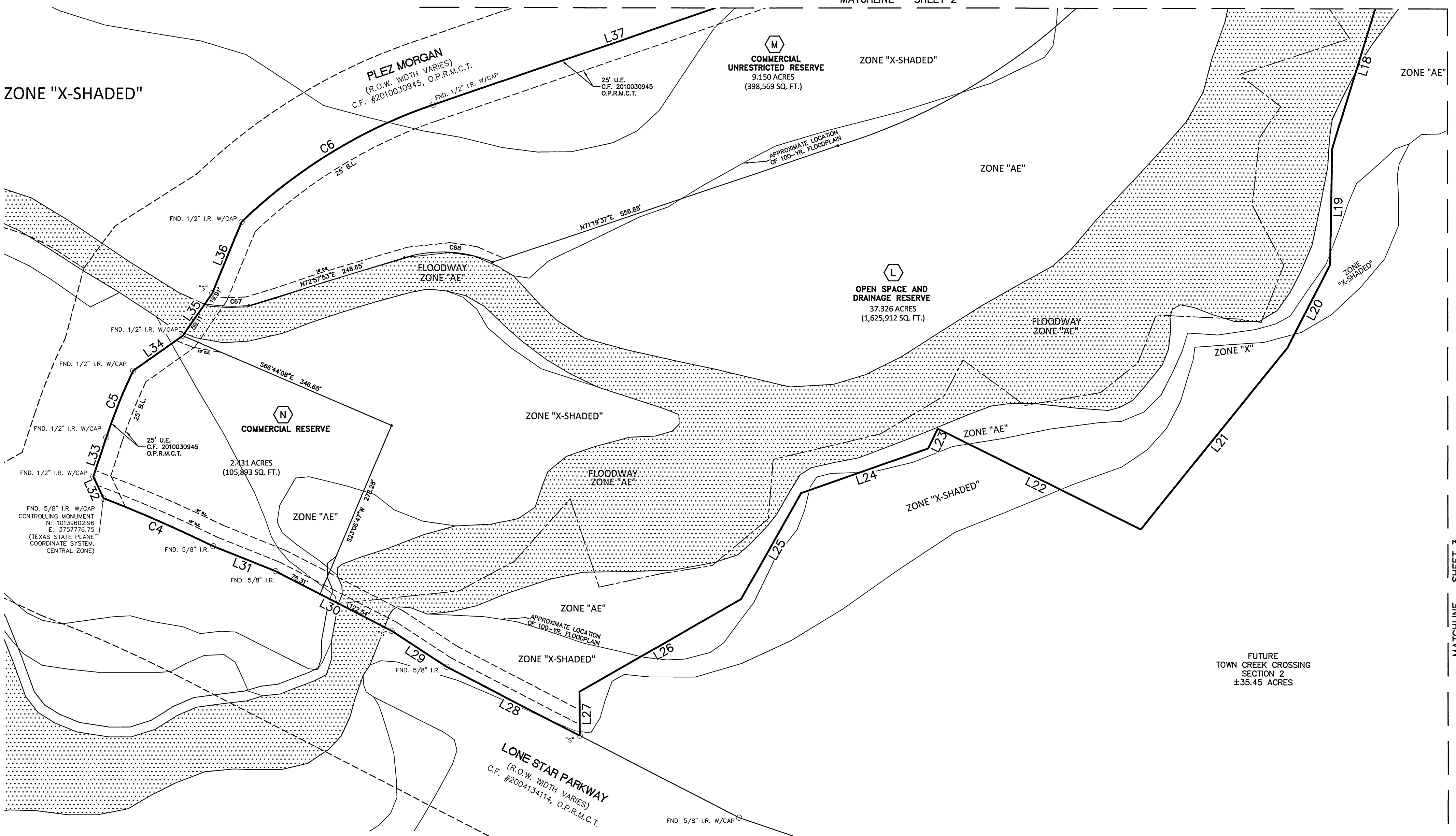
TBPELS REG. NO. 10194172

SHEET 1 OF 5

X:\2021\21-0365\WORKING\BASE MAPS\21-0365\_TOWN CREEK CROSSING\_SEC.1 (REV. 06.29.21).DWG Jun. 30, 2021-8:05 AM



MATCHLINE - SHEET 2



MATCHLINE - SHEET 3

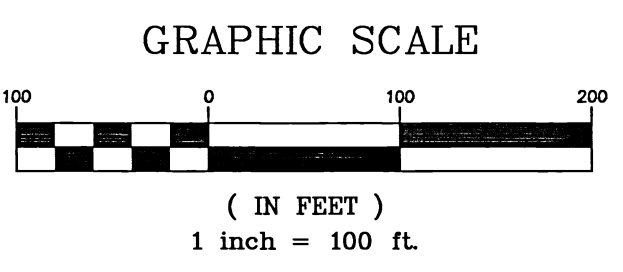
**FINAL PLAT  
TOWN CREEK CROSSING  
SECTION 1**

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July 2021

**ENGINEER:** L SQUARED ENGINEERING  
**SURVEYOR:** LANDPOINT  
**OWNER:** LeFevre Development, Inc.  
 780 Clepper Drive  
 Suite 100  
 Montgomery, Texas 77356  
 (936)582-1088

FINAL PLAT  
BUFFALO SPRINGS  
SECTION TWO  
CAB. Z. SHEET 0641  
M.R. M.C.T.



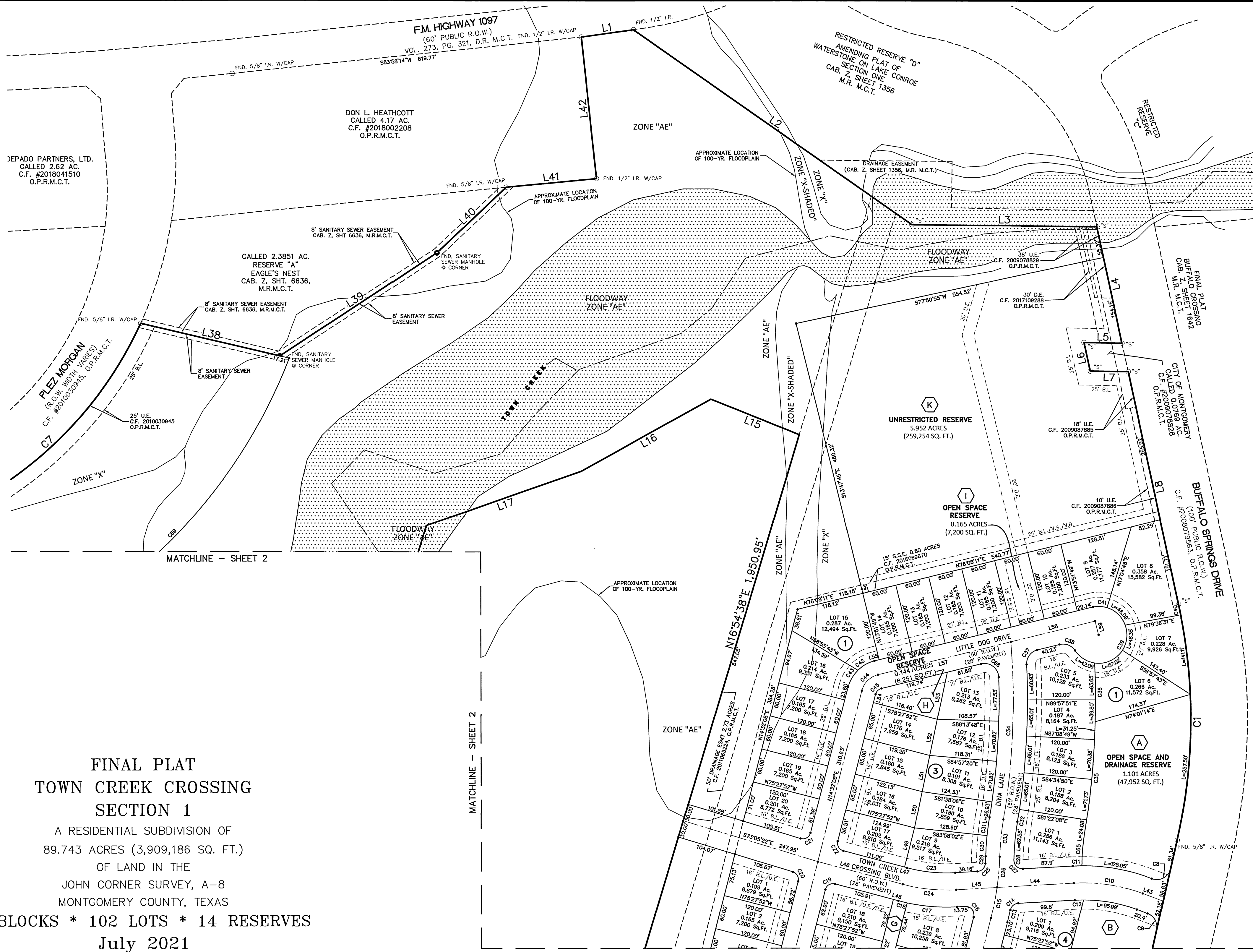
L SQUARED ENGINEERING  
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CONROE, TX 77304  
(936)647-0420  
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525 SAWDUST ROAD, STE. 200  
THE WOODLANDS, TX 77380  
(281)465-8730  
www.landpoint.net  
TBPELS REG. NO. 10194172

DOC # 2021109947  
Cabinet 002 Sheet 7646

SHEET 2 OF 5

X:\2021\21-0365\WORKING\BASE MAPS\21-0365\_TOWN CREEK CROSSING\_SEC.1 (REV. 06.29.21).DWG Jun. 30, 2021-8:05 AM



MATCHLINE - SHEET 2

MATCHLINE - SHEET 2

MATCHLINE - SHEET 4

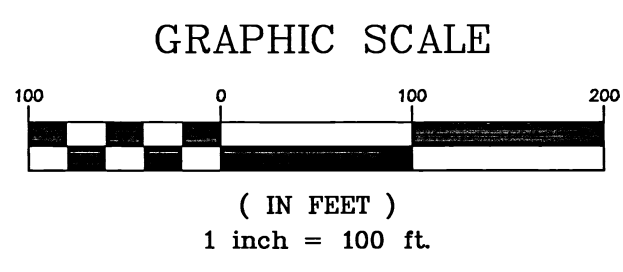
**FINAL PLAT  
TOWN CREEK CROSSING  
SECTION 1**

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**SURVEYOR:** LANDPOINT  
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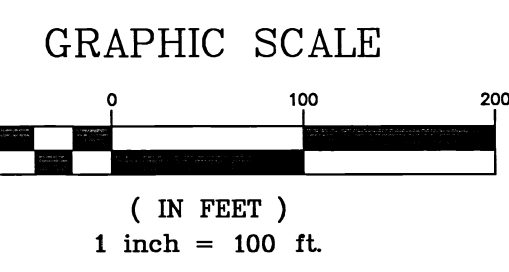
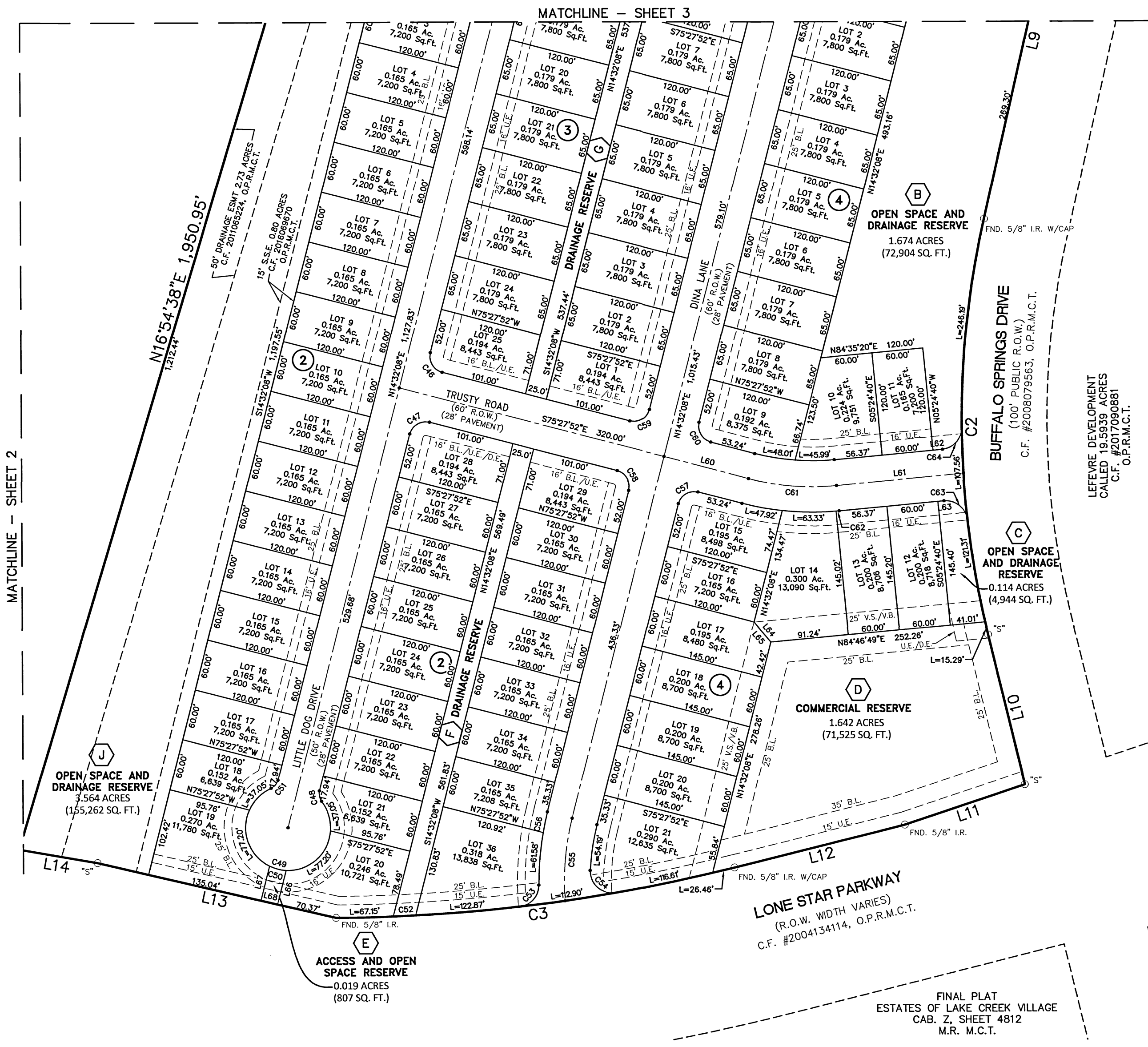
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DOC # 2021109947  
 Cabinet 002 Sheet 7647

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MATCHLINE - SHEET 2



Curve Table					
NO.	Length	Radius	Delta	Chord	Chord Length
C1	418.20'	950.00	25°13'19"	S00°27'12"W	414.83'
C2	490.18'	1,050.00	26°44'53"	S00°19'50"E	485.74'
C3	472.15'	1,960.00	13°48'08"	S82°57'23"W	471.01'
C4	182.78'	2,150.00	4°52'15"	N66°30'34"W	182.72'
C5	109.75'	800.00	7°51'36"	N22°07'07"E	109.66'
C6	345.28'	800.00	24°43'44"	N58°36'51"E	342.61'
C7	539.65'	681.13	45°23'40"	N47°24'44"E	525.64'
C8	42.92'	25.00	98°21'27"	S62°13'20"W	37.84'
C9	36.06'	25.00	82°38'19"	S28°16'33"E	33.01'
C10	124.07'	300.00	23°41'48"	S81°26'36"E	123.19'
C11	16.27'	330.00	2°49'27"	N88°07'13"E	16.26'
C12	15.68'	270.00	3°19'39"	S88°22'19"W	15.68'
C13	22.01'	530.00	2°22'45"	N13°20'45"E	22.01'
C14	19.52'	15.00	74°33'07"	N49°25'56"E	18.17'
C15	54.72'	500.00	6°16'14"	S11°24'01"W	54.69'
C16	28.23'	15.00	107°49'38"	N39°22'41"W	24.24'
C17	104.78'	330.00	18°11'30"	N84°11'45"W	104.34'
C18	15.81'	330.00	2°44'44"	N76°28'22"W	15.81'
C19	22.08'	14.00	90°21'52"	S59°43'04"W	19.86'
C20	21.41'	14.00	87°37'30"	S29°16'37"E	19.38'
C21	22.57'	14.00	92°22'30"	S60°43'23"W	20.21'
C22	21.90'	14.00	89°38'08"	S30°16'56"E	19.74'
C23	85.73'	270.00	18°11'30"	S84°11'45"E	85.37'
C24	95.25'	300.00	18°11'30"	S84°11'45"E	94.85'
C25	21.76'	15.00	83°06'42"	N45°09'08"E	19.90'
C26	54.11'	500.00	6°12'02"	S05°09'53"W	54.08'
C27	25.10'	15.00	95°51'50"	N45°21'35"W	22.27'
C28	4.65'	525.00	0°30'27"	N02°19'06"E	4.65'
C29	12.70'	475.00	1°31'55"	N02°49'50"E	12.70'
C30	36.36'	525.00	3°58'04"	N04°02'54"E	36.35'
C31	32.78'	525.00	3°34'39"	N07°49'16"E	32.78'
C32	22.03'	1,289.28	0°58'44"	S09°07'14"W	22.03'
C33	65.85'	500.00	7°32'43"	S05°50'14"W	65.80'
C34	313.60'	1,264.28	14°12'42"	S02°30'15"W	312.79'
C35	197.45'	1,409.28	8°01'39"	S05°35'46"W	197.28'
C36	103.46'	1,409.28	4°12'22"	N00°31'14"W	103.43'
C37	34.42'	25.00	78°52'48"	N36°41'47"E	31.76'

Curve Table					
NO.	Length	Radius	Delta	Chord	Chord Length
C38	31.40'	25.06	71°47'39"	S69°21'43"E	29.39'
C39	216.07'	50.00	247°35'40"	N22°49'00"E	83.10'
C40	18.89'	950.00	1°08'21"	N11°35'16"W	18.89'
C41	24.49'	50.00	28°03'38"	S86°57'01"E	24.24'
C42	34.40'	64.00	30°48'01"	N60°44'10"E	33.99'
C43	34.40'	64.00	30°48'02"	N29°56'09"E	33.99'
C44	41.93'	39.00	61°36'03"	N45°20'09"E	39.94'
C45	15.05'	14.00	61°36'03"	S45°20'09"W	14.34'
C46	29.85'	19.00	90°00'00"	S30°27'52"E	26.87'
C47	29.85'	19.00	90°00'00"	N59°32'08"E	26.87'
C48	12.82'	14.00	52°27'20"	N11°41'32"W	12.37'
C49	248.63'	50.00	284°54'41"	S75°27'52"E	60.94'
C50	20.14'	50.00	23°04'26"	N75°27'52"W	20.00'
C51	12.82'	14.00	52°27'20"	S40°45'48"W	12.37'
C52	26.15'	1,960.00	0°45'51"	N87°30'45"E	26.15'
C53	36.64'	25.00	83°58'53"	S41°32'52"W	33.45'
C54	44.85'	25.00	102°47'57"	N48°21'45"W	39.08'
C55	96.99'	300.00	18°31'25"	S05°16'25"W	96.57'
C56	24.69'	330.00	4°17'11"	N12°23'32"E	24.68'
C57	29.85'	19.00	90°00'00"	N59°32'08"E	26.87'
C58	29.85'	19.00	90°00'00"	S30°27'52"E	26.87'
C59	29.85'	19.00	90°00'00"	N59°32'08"E	26.87'
C60	29.85'	19.00	90°00'00"	N30°27'52"W	26.87'
C61	104.44'	300.00	19°56'48"	N85°26'16"W	103.91'
C62	3.63'	330.00	0°37'51"	S84°54'16"W	3.63'
C63	38.90'	25.00	89°09'34"	S50°49'53"E	35.10'
C64	37.08'	25.00	84°58'16"	S42°06'12"W	33.77'
C65	57.14'	355.00	9°13'22"	N04°59'55"E	57.08'
C66	44.53'	25.00	102°02'57"	N52°50'21"W	38.87'
C67	67.57'	259.34	14°55'39"	S87°44'25"E	67.38'
C68	137.28'	195.95	40°08'25"	S87°14'06"E	134.49'
C69	836.60'	922.87	51°56'23"	N47°14'49"E	808.25'

Line Table		
No.	Bearing	Length
L1	N82°02'15"E	92.69'
L2	S55°05'51"E	598.05'
L3	S89°26'33"E	326.41'
L4	S12°09'05"E	209.48'
L5	N89°00'22"W	66.98'
L6	S12°09'05"E	51.35'
L7	S89°00'22"E	66.98'
L8	S12°09'05"E	417.64'
L9	S13°02'36"W	431.45'
L10	S13°37'24"E	179.96'
L11	S71°44'18"W	148.65'
L12	S76°02'16"W	206.15'
L13	N76°56'27"W	286.65'
L14	N80°21'06"W	93.35'
L15	N68°11'31"W	168.14'
L16	S61°02'42"W	261.68'
L17	S70°44'49"W	289.60'
L18	S17°13'22"W	272.04'
L19	S00°58'56"W	175.89'
L20	S27°20'49"W	143.63'

Line Table		
No.	Bearing	Length
L21	S39°02'59"W	355.28'
L22	N63°43'34"W	345.00'
L23	S26°16'26"W	33.44'
L24	S70°40'58"W	205.50'
L25	S29°46'21"W	185.43'
L26	S60°16'23"W	284.38'
L27	S00°12'59"E	66.98'
L28	N62°52'32"W	228.25'
L29	N56°59'56"W	100.12'
L30	N62°53'18"W	198.85'
L31	N68°11'27"W	102.52'
L32	N24°55'35"W	36.09'
L33	N18°17'35"E	62.68'
L34	N54°49'11"E	92.60'
L35	N34°53'40"E	79.01'
L36	N22°27'44"E	117.49'
L37	N71°02'38"E	595.09'
L38	S76°45'52"E	251.85'
L39	N56°46'50"E	331.60'
L40	N46°38'16"E	168.72'

Line Table		
No.	Bearing	Length
L41	N84°32'45"E	160.02'
L42	N06°02'45"W	249.91'
L43	S69°35'43"E	38.48'
L44	N86°42'30"E	135.24'
L45	N86°42'30"E	72.35'
L46	S75°06'00"E	154.39'
L47	N75°06'00"W	4.57'
L48	S75°06'00"E	9.19'
L49	N14°31'47"E	71.21'
L50	N12°00'43"E	65.06'
L51	N12°00'43"E	65.06'
L52	N12°00'43"E	65.06'
L53	N12°00'43"E	84.72'
L54	N14°32'08"E	15.38'
L55	N76°08'11"E	8.44'
L56	S13°47'45"E	7.47'
L57	N76°08'11"E	241.68'
L58	S76°08'11"W	153.38'
L59	S13°51'49"E	24.94'
L60	S75°27'52"E	102.24'

Line Table		
No.	Bearing	Length
L61	S84°35'20"W	149.23'
L62	N84°35'20"E	11.27'
L63	N84°35'20"E	7.24'
L64	N40°20'31"W	30.57'
L65	S40°20'31"E	30.57'
L66	S14°32'08"W	40.75'
L67	S14°32'08"W	41.27'
L68	N76°56'27"W	20.01'

**FINAL PLAT**  
**TOWN CREEK CROSSING**  
**SECTION 1**  
 A RESIDENTIAL SUBDIVISION OF  
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 OF LAND IN THE  
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**4 BLOCKS \* 102 LOTS \* 14 RESERVES**  
**July 2021**

<b>ENGINEER:</b>	<b>SURVEYOR:</b>	<b>OWNER:</b>
 L SQUARED ENGINEERING 3307 WEST DAVIS ST., STE. 100 CONROE, TX 77304 (936)647-0420 www.lquaredengineering.com	 525 SAWDUST ROAD, STE. 200 THE WOODLANDS, TX 77380 (281)465-8730 www.landpoint.net	LeFevre Development, Inc. 780 Clepper Drive Suite 100 Montgomery, Texas 77356 (936)582-1088
DOC # 2021109947 Cabinet 002 Sheet 7648	TBPELS REG. NO. 10194172	<b>SHEET 4 OF 5</b>

STATE OF TEXAS  
COUNTY OF MONTGOMERY

That LeFevre Development, Inc. herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the TOWN CREEK CROSSING SUBDIVISION, SECTION 1, and does hereby make subdivision of said property according to the lines, streets, alleys, parks, and easements therein shown, and dedicate to public use forever all areas shown on this plat as streets, alleys, parks, and easements, except those specifically indicated as private; and does hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades and does hereby bind Owner, and Owner's successors and assigns to warrant and forever defend the title to the land so dedicated.

Owner hereby certifies that Owner has or will comply with all applicable regulations of the city, and that a rough proportionality exists between the dedications, improvements, and exactions required under such regulations and the projected impact of the subdivision.

IN TESTIMONY WHEREOF, the LeFevre Development, Inc. has caused these presents to be signed by PAUL LEFEVRE its Vice President and its common seal hereunto affixed this 15<sup>th</sup> day of July, 2021.

LeFevre Development, Inc.

BY: [Signature]

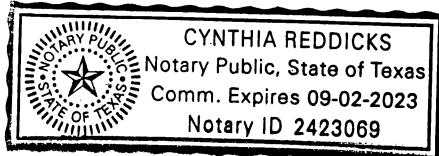
STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL LEFEVRE, ITS VICE PRESIDENT OF LEFEVRE DEVELOPMENT, INC. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15<sup>th</sup> DAY OF July, 2021.

Cynthia Reddicks  
NOTARY PUBLIC

PRINTED NAME Cynthia Reddicks



MY COMMISSION EXPIRES 9-2-2023

**LEGEND / ABBREVIATIONS**

- C.F. CLERK'S FILE NUMBER
- F.N.D. FOUND
- I.R. IRON ROD
- O.P.R. OFFICIAL PUBLIC RECORDS
- M.R. MAP RECORDS
- M.C.T. MONTGOMERY COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- D.R. DEED RECORDS
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- V.S. VEGETATION SETBACK
- V.B. VISUAL BARRIER
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- "S" SET 5/8 INCH IRON ROD WITH CAP
- STAMPED "LANDPOINT 10194172"
- PROPERTY MARKER

**NOTES:**

1. All corners are set 5/8 inch iron rods w/cap stamped "Landpoint 10194172" unless otherwise shown or noted.
2. This property is situated in Zones "X", "X-Shaded", "AE" and "AE-Floodway" in Montgomery County, Texas according to FEMA map number 48339C 0200G dated 08/18/2014. 100 year base flood elevations are between 234' and 236'. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
3. Fencing may be used as the visual barrier in accordance with City of Montgomery Ordinance.
4. Subject to Restrictions recorded under Vol. 72, Pg. 134, Vol. 72, Pg. 143, Vol. 72, Pg. 288, Vol. 89, Pg. 87, Vol. 112, Pg. 392, Vol. 802, Pg. 158, D.R. M.C.T. and C.F.N. 2008-079561, 2009-078829, 2009-087885, 2009-087886, 2011065224, 2016069670 & 2017109288, O.P.R.M.C.T.
5. Bearings were based on the Texas State Plane Coordinate System, North American Datum 1983 (NAD83), Central Zone (4203).
6. One-foot reserve dedicated to the public in fee as a buffer separation between side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property in subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatory, his heirs, assigns or successors.
7. Approval of the plat is not an acceptance by the City of Montgomery of any dedication of Access, Open Space, Drainage, or similar reserve(s). The City reserves the right to access these reserves but is not accepting ownership or maintenance responsibilities of these areas unless done by separate agreement.
8. There is hereby reserved a ten foot (10') building setback line along the rear of each lot line and a five foot (5') building setback line on either side of each lot line unless otherwise shown.
9. There is a 15' wide drainage easement extending from the edge of the existing floodway, based on the most recent FEMA Firm Panel No. 48339C0200G, no additional surveying was done to establish the limits of the existing floodway.

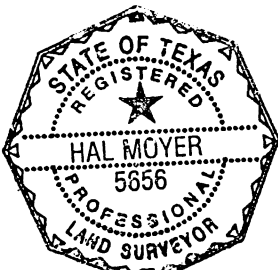
**VARIANCES (APPROVED MAY 12, 2020):**

- MINIMUM LOT WIDTH (SECTION 98-122)
  - REQUIRED: 75'
  - VARIANCE: 60'
- MINIMUM LOT AREA (SECTION 98-122)
  - REQUIRED: 9,000 SF
  - VARIANCE: 7,000 SF
- RIGHT OF WAY WIDTH SECTION (78-87)
  - REQUIRED: 60'
  - VARIANCE: 50'
- COMPENSATING GREEN SPACE (SECTION 78-88)
  - PROVIDED DUE TO MINIMUM LOT WIDTH & AREA VARIANCE
  - REQUIRED: 2.78 ACRES
  - VARIANCE: 67+ ACRES
- VEGETATIVE BUFFER (SECTION 78-162)
  - REQUIRED: 25' BUFFER ON COMMERCIAL LOT
  - VARIANCE: 25' BUFFER ON RESIDENTIAL LOT

**SURVEYOR'S CERTIFICATION**

THAT I, HAROLD L. MOYER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREOF WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS.

BY: [Signature]  
HAROLD L. MOYER, R.L.S.  
TEXAS REGISTRATION NO. 5656



CITY OF MONTGOMERY

I, THE UNDERSIGNED, ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

BY: [Signature]  
CHRIS ROZNOVSKY, C.E.  
CITY ENGINEER - CITY OF MONTGOMERY

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 3 DAY OF August, 2021.

BY: [Signature]  
JEFFREY WADDELL, CHAIRMAN  
PLANNING AND ZONING COMMISSION

CITY OF MONTGOMERY

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS 3 DAY OF August, 2021

BY: [Signature]  
SARA COUNTRYMAN, MAYOR

ATTEST: [Signature]  
SUSAN HENSLEY, CITY SECRETARY



**COUNTY CLERK**

I, MARK TURNBULL, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON 9<sup>th</sup> DAY OF AUGUST, 2021, AT 2:57 O'CLOCK P.M., AND DULY RECORDED ON 9<sup>th</sup> DAY OF AUGUST, 2021, AT 2:57 O'CLOCK P.M., IN CABINET 2, SHEET 1645 OF RECORDS OF MAPS FOR SAID COUNTY.

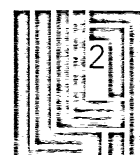
WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS THE DAY AND DATE LAST ABOVE WRITTEN.

BY: [Signature]  
MARK TURNBULL, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

BY: [Signature] DEPUTY

**FINAL PLAT**  
**TOWN CREEK CROSSING**  
**SECTION 1**  
A RESIDENTIAL SUBDIVISION OF  
89.743 ACRES (3,909,186 SQ. FT.)  
OF LAND IN THE  
JOHN CORNER SURVEY, A-8  
MONTGOMERY COUNTY, TEXAS  
**4 BLOCKS \* 102 LOTS \* 14 RESERVES**  
**July 2021**

**ENGINEER:**



L SQUARED ENGINEERING  
3307 WEST DAVIS ST., STE. 100  
CONROE, TX 77304  
(936)647-0420  
www.lquaredengineering.com

**SURVEYOR:**



525 SAWDUST ROAD, STE. 200  
THE WOODLANDS, TX 77380  
(281)465-8730  
www.landpoint.net

**OWNER:**

LeFevre Development, Inc.  
780 Clepper Drive  
Suite 100  
Montgomery, Texas 77356  
(936)582-1088

DOC # 2021109947  
Cabinet 002 Sheet 7649

TBPELS REG. NO. 10194172

SHEET **5** OF **5**

X:\2021\21-0365\WORKING\BASE MAPS\21-0365\_TOWN CREEK CROSSING\_SEC.1 (REV. 06.29.21).DWG Jun. 30, 2021 - 8:09 AM



March 20, 2024

City Council  
City of Montgomery  
101 Old Plantersville Rd.  
Montgomery, Texas 77316

Re: Right of Entry Agreement with Montgomery County MUD No. 160  
Sanitary Sewer Issue Along FM 1097  
City of Montgomery

Dear Mayor and Council:

As you are aware, the progressing erosion of Town Creek and its tributaries presents an imminent danger of a manhole along the sanitary line adjacent to FM 1097 to fail. If a failure occurs, the City must be able to access the area to establish bypass pumping and construct any necessary improvements to continue to provide sanitary sewer service to the residents and businesses upstream.

We have reviewed the draft Right of Entry Agreement with Montgomery County Municipal Utility District No. 160 (the "MUD") on behalf of the City of Montgomery (the "City"). The agreement allows City personnel and contractors to enter and make improvements to all facilities in the referenced area under any emergency conditions.

Our recommendation is for the City to enter into the agreement with the MUD.

If you have any questions or comments, please contact me.

Sincerely,

Chris Roznovsky, PE  
City Engineer

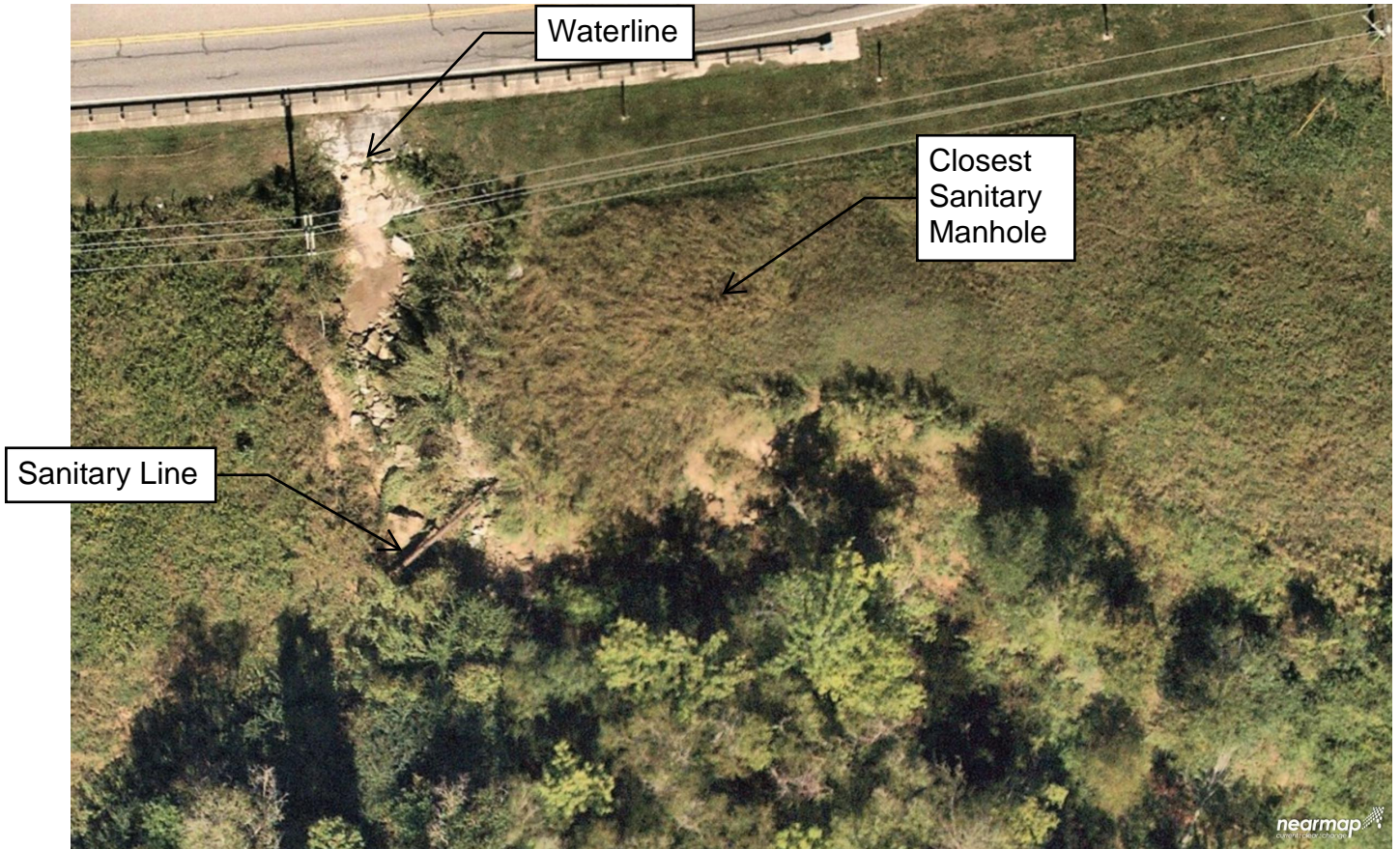
CVR/akg

Z:\00574 (City of Montgomery)\\_900 General Consultation\Correspondence\Letters\2024\2024.03.20 MEMO to Council RE Redbird Meadows Phase 1A Approval.docx

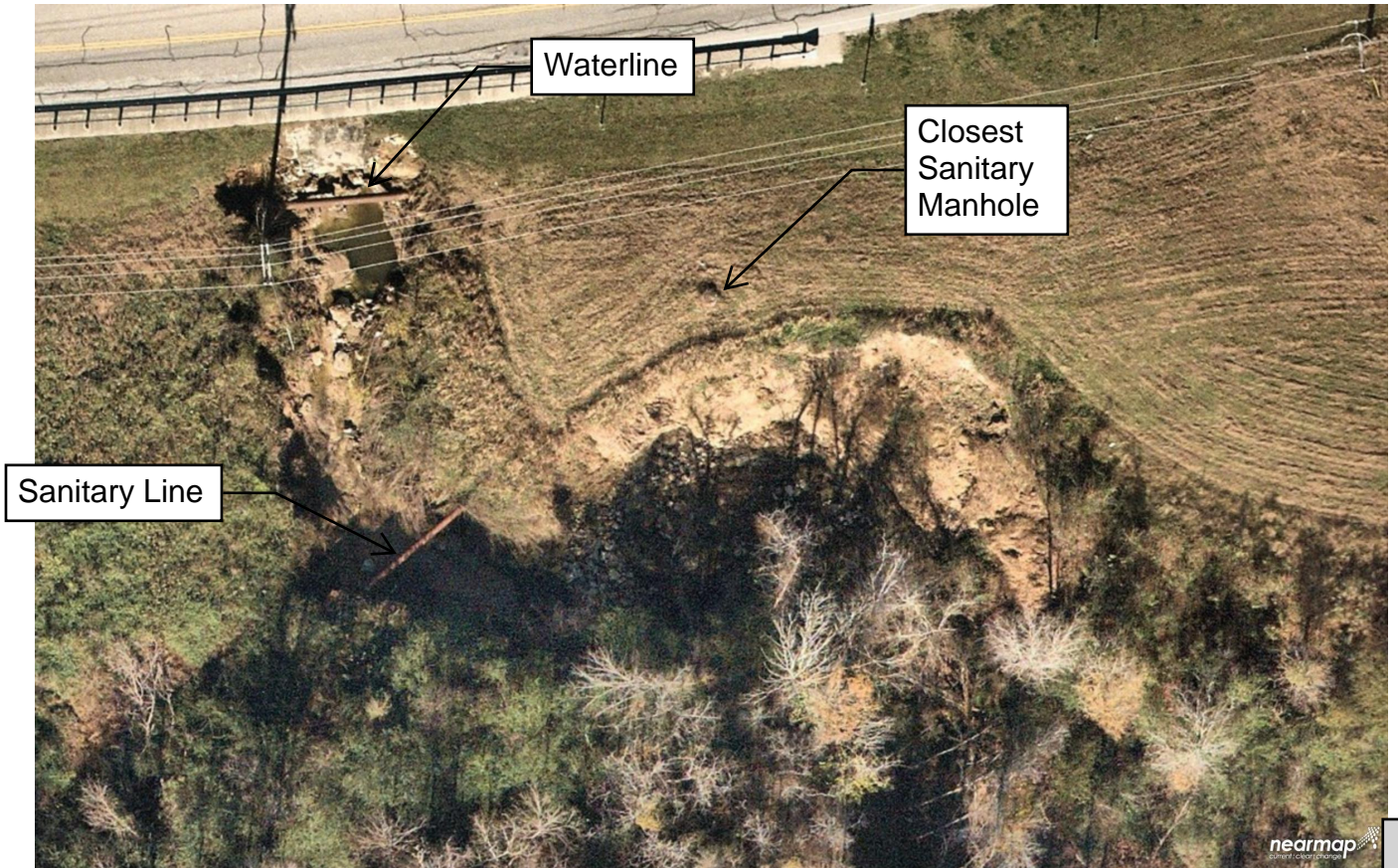
Enclosures: Aerial Photography

Cc (via email): The Honorable Mayor and City Council – The City of Montgomery  
Mr. Gary Palmer – City of Montgomery, City Administrator  
Ms. Nici Browe – City of Montgomery, City Secretary  
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development

# October 7, 2021 Aerial



# December 16, 2024 Aerial





101 OLD PLANTERSVILLE ROAD, MONTGOMERY, TEXAS 77316

Telephone: (936) 597-6434

## Public Works Department

### Monthly Report for February 2024

#### Water

- Completed monthly cutoff list for nonpayment.
- Completed monthly leak notification door hangers.
- Completed monthly meter verification list.
- Completed monthly check of idle meter list for consumption. No issues were found.
- Completed 16 work orders for activate/deactivate service.
- Completed 4 work orders for endpoint maintenance issues.
- Completed 3 work orders for water leaks.
- Completed 5 work orders for miscellaneous water issues.
- Completed 6 work orders for water taps.
- Uncrated and assembled new hydrant meters.
- Delivered 2-meter vaults to Home Depot's location under construction.
- Repaired leaks on hydro tank at WW#2.
- Installed missing part for GST access panel swing arm at WW#3.
- Pressure washed both control room buildings at WP#3.
- Assisted Operator in isolating water line when installing taps for Home Depot.
- Assisted customer on John A Butler to understand bill.
- Repaired small leak at curb stop on MLK.
- Investigated leak on Stewart Street.
- Investigated endpoints on Powell and FM1097.

#### Wastewater

- Completed 6 work orders for sewer taps.
- Completed 0 work orders for sewer-stop up.
- Replaced lenses on all cameras at WWTP#2 and treated all cameras with Rainx.
- Repositioned Connex box at WWTP#1 for Police Department.
- Treated WWTP#2 for ants.
- Organized and cleaned shed at WWTP#2.
- Replaced ethernet cable for camera repeater at WWTP#2.
- Investigated the trunkline behind Town Creek Crossing for an issue with a manhole.



### **Streets/Drainage/ROW**

- Completed 7 work orders for Street ROW – Ditch/Drainage.
- Completed daily utility locates as necessary.
- Completed daily removal of bandit signs as necessary.
- Completed items for weed patrol.
- Repositioned stop sign on Emma’s Way @ Scenic Hills.
- Dug out and extended ditch on Baja for drainage.
- Clean out ditch at McCown and Eva.
- Created ditch drainage on Berkley.
- Removed debris including leaves, twigs, and trash from ditches on Baja, McGinnis, and MLK..
- Clean out ditch in front of house on Harley and built berm.
- Repositioned street sign on Villa Ln. at Lone Star Bend due to weather.
- Repaired pothole on Buffalo Springs north of Town Creek Crossing.
- Repaired potholes on Stewart and Buffalo Springs.
- Repaired potholes on Buffalo Springs @ Waterstone.
- Repaired edge of road on Anna Springs @ Berkley.
- Repaired sinkhole forming on bridge at College Street.

### **Building/Facility/Vehicle/Equipment Maintenance**

- Conducted weekly Safety Inspection Reports.
- Completed monthly light bulb check at all facilities.
- Delivered cases of water to City Hall as requested.
- Completed weekly cleaning of Community Center.
- Completed weekly pre-trip inspections of crew trucks.
- Completed monthly check of all irrigation systems and made repairs as necessary.
- Completed 10 work orders for general-City Hall maintenance.
- Repaired leak from water heater at Community Center.
- Performed inspection on AED at City Hall and all PW crew trucks.
- Repaired leak in LRR at City Hall and tightened dividing wall in MRR.
- Assisted City Secretary with boxes in file room.
- Assisted Police Department Executive Assistant with changing door lock codes.
- Temporarily relocated bookshelf in Finance Office.
- Lowered all flags to half-mast to honor the life and service of Deputy Rivette with MCSO.
- Replaced both flags at City Hall.
- Replaced Welcome flags and Community Center flags.
- Performed routine chainsaw maintenance.
- Removed tree from fence on Liberty.
- Sealed around sink at PW office.
- Removed tree from Lone Star Bend.
- Replaced toilet handle and multi fold suspenders in LRR at Community Center.
- Balanced and rotated tires on PW1701.
- Replaced spark plugs and wires on PW1501.
- Investigated blower motor issue on PW2001.
- Cleaned filters, checked fluids, reconnected and tightened belt, and repaired water tank on PW1801.

### **Parks/Recreation**

- Posted all park reservation notices.
- Completed 28 work orders for maintenance-parks issues.
- M/W/F cleaning of all restrooms and grounds.
- Fernland docents reported 854 visitors and provided 52 tours for the month.
- Drained, repaired, and cleaned water fountain at Cedar Brake Park.





- Removed, repainted, and reinstalled Cedar Brake Park sign.
- Removed confetti left by park patron at Cedar Brake Park.
- Removed dead branches from shrub in front of Arnold Simonton House at Fernland Historical Park.
- Used shop vac on the floors and corners and removed cobwebs of each room of the Hulon House at Fernland Historical Park.
- Checked for wasps at Fernland Historical Park.
- Repositioned light post on walkway near the ramp at Fernland Park.
- Repaired cabin door for Jardine Cabin that was cracked below the lock and scraping the floor.
- Treated for crazy ants at Memory Park.
- Flattened out walking trail near library at Memory Park.

### **General**

- Attended weekly Leadership Team meetings.
- Completed 25 work orders for maintenance-general issues.
- Completed monthly safety meeting with department and safety officer.
- Attended bi-weekly conference calls with utility operator and engineer.
- Added mulch to rose bushes and prepared rock for asphalt.
- Added asphalt between sidewalk and parking lot at rose bushes.
- Prepared bump stops for paint.
- Met with Home Depot onsite at new location.
- Attended meeting with arborist at Community Center.
- Attended Music & Mudbugs Pre-Event Meeting.
- Participated in Pre-Submission conference call.
- Participated in Town Creek WWTP Expansion to 0.3 MG RFQ.
- Attended Resiliency training online.
- Attended online CSI class.
- Participated in Pre-Event Meeting at Cedar Brake Park.





Water and Wastewater Operations and Management  
 375 Lake Meadows Drive, Montgomery, Texas 77356  
 Ph:936-588-1166

**CITY OF MONTGOMERY**  
**MONTHLY OPERATIONS REPORT**

DATE  
 03/20/24

<u>METER COUNT</u>	
<i>Total</i>	<b>1,257</b>

<u>CONSUMPTION</u>		
<u>01/31/24</u>	<u>to</u>	<u>02/29/24</u>
Billed Consumption		8,608,654
Estimated Flushing		500,000
<b>Total</b>		<b>9,108,654</b>

Plant Pumpage      9,734,750

Accountability      **93.57%**

	<u>Well #2</u>	<u>Well #3</u>	<u>Well #4</u>
Well Pumpage	N/A	2,371,750	7,363,000
Calculated Well GPM	N/A	513	1262
Avg Well Run Hours	N/A	2.7	3.4

# CITY OF MONTGOMERY

DATE  
03/20/24

## MONTHLY OPERATIONS SUMMARY

### WASTEWATER TREATMENT PLANT

February 2024

TPDES Permit # WQ0014737001

Expires: 06/01/2027

NPDES Permit # TX0128031

	Effluent Quality Data: Reported for		February-24	Excursion
	<u>Reported</u>	<u>Permitted</u>	<u>Annual Average</u>	
BOD 5 Average	3.57 mg/l	10.00 mg/l	3.13 mg/l	NO
TSS Average	3.16 mg/l	15.00 mg/l	7.75 mg/l	NO
NH3	0.07 mg/l	2.00 mg/l	3.86 mg/l	NO
CL2 Res Min	1.20 mg/l	1.00 mg/l	1.07 mg/l	NO
CL2 Res Max	3.67 mg/l	4.00 mg/l	3.82 mg/l	NO
Oxygen	7.81 mg/l	4.00 mg/l	7.01 mg/l	NO
Flow Average	<b>0.231 mgd</b>	0.400 mgd	0.227 mgd	NO

Effluent Quality Compliant with Discharge Permit ? YES

The plant was operated within all parameters of our permit.  
No violation notices were received from any other local agency.

**CITY OF MONTGOMERY**  
**MONTHLY OPERATIONS SUMMARY**  
 GROUND WATER PERMIT PUMPAGE  
 February 2024

LONE STAR GROUNDWATER CONSERVATION DISTRICT  
 PERMIT #OP-04072101D/HUP040 & 13012801B AWS - 01/01/24 - 12/31/24

	"Gulf Coast Aquifer" - Jasper		Catahoula Aquifer	
Jan-24	2,623,000		7,890,000	
Feb-24	2,380,000		7,436,000	
Mar-24				
Apr-24				
May-24				
Jun-24				
Jul-24				
Aug-24				
Sep-24				
Oct-24				
Nov-24				
Dec-24				
<b>Total Pumpage</b>	5,003,000	5.38%	15,326,000	17.03%
<u>2024 Permitted Withdrawal:</u>	<u>92,930,000</u>		<u>90,000,000</u>	

**Permit Summary Gulf Coast Aquifier**

Historical Use Permit Amount:	92,930,000
2024 Permitted Withdrawal:	92,930,000

**Alternative Water Summary**

City of Montgomery - Alternate Water Source Permit:	90,000,000
Total 2024 GRP AWS Permitted Withdrawal:	90,000,000



March 20, 2024

The Honorable Mayor and City Council  
City of Montgomery  
101 Old Plantersville Road  
Montgomery, Texas 77316

Re: Monthly Engineering Report  
City Council Meeting March 26, 2024

Dear Mayor and Council:

The following is a brief summary that describes our activities since the February 27, 2024 Council Meeting:

**Capital Projects:**

- 1. Water Plant No. 2 Improvements** – We are proceeding with the design of the project as authorized at the December 12<sup>th</sup> Council meeting. We expect to be complete with design in April 2024. As a reminder, the scope of the project is to abandon and replace the existing water well on site, replace the existing ground storage tank and recoat the hydropneumatic tank on site. We submitted the required exception request for the sanitary buffer easement to the TCEQ on March 5<sup>th</sup>.
- 2. Lone Star Groundwater Conservation District (LSGCD) Permit Amendment** – We have received comments from the LSGCD and are addressing comments as they are received.
- 3. Water Plant No. 3 Improvements** – We held the warranty inspection of the interior of the tanks on February 15<sup>th</sup> and will issue a punchlist based on the results of the rover inspection of GST No. 1, once it is received. We are working with the rover inspection contractor to receive the inspection report prior to payment. We will work with R&B to identify a schedule in addressing the remaining punchlist items.
- 4. 2023 Sanitary Sewer Rehabilitation Phase I** - As a reminder, at the February 12<sup>th</sup> Council workshop, Council approved Change Order No. 1. This change order includes costs for quantity adjustments to pavement, pipe bursting of existing 10" to 12" and the addition of 8" to 12" pipe bursting that was originally included in Phase II of this project. We expect the contractor to be complete with the additional work within the next few weeks. We will continue to review video submittals as they are received.
- 5. 2023 Sanitary Sewer Rehabilitation Phase II** – We will receive bids for this project on March 27, 2024. We plan to present a recommendation of award at the April 9, 2024 Council meeting.
- 6. Lift Station No. 10 Improvements** – The City has received the required deposit from Pulte for construction of the project. We held a pre-construction meeting on March 19<sup>th</sup>, and will issue the notice to proceed to the contractor this month.

Honorable Mayor and City Council  
 City of Montgomery  
 Page 2 of 6  
 March 20, 2024

7. **Old Plantersville Waterline Extension** – We have completed the design of the 12" waterline extension and received approval from Montgomery County. We are coordinating with MISD to obtain the necessary easements for the waterline extension, and plan to bid the project once the easements have been acquired from MISD and TxDOT approval is received. As a reminder, this project is being funded by Redbird Meadows.
8. **Old Plantersville Force Main Extension** – As reminder, the project was awarded to ISJ Underground Utilities, LLC in the amount of \$371,396.50 and 120 calendar days. Upon deposit of funds for the construction phase services by Redbird Meadows we will schedule the preconstruction meeting and issue the notice to proceed.
9. **McCown St. and Caroline St. Waterline Replacement** – The design is on hold pending completion of the design for the Downtown Improvements project.
10. **Downtown Drainage Master Plan** – We are finalizing our report, including internal reviews and plan to meet with staff to review and discuss next month.
11. **TPDES Permit Amendment (Town Creek Wastewater Treatment Plant)** – The completed application for permit amendment was submitted to the TCEQ in September 2023. We are currently waiting for the draft permit to be approved which is expected in this month. We would expect final approval around April 2024 and to receive the final permit in July 2024.
12. **Buffalo Springs Dr. Road Reconstruction** – The bid opening was held on March 15<sup>th</sup> and we received 5 bids. The apparent low bidder was Scythe Construction, LLC in the amount of \$663,116.25 and 100 calendar days. We plan to present a Recommendation of Award to Scythe at this month's Council meeting.
13. **Buffalo Springs Dr. & SH-105 Traffic Signal** – As a reminder, the contract was awarded to Traf-Tex Inc. in the amount of \$409,227.12 and 150 calendar days at the January 23<sup>rd</sup> Council meeting. The deposit of funds was received by Home Depot for the construction phase of the project. We held a pre-construction meeting with Traf-Tex on March 14<sup>th</sup>. The contractor has ordered the required equipment and expects it to be delivered in late July 2024. The contractor expects construction to be complete in early to mid-September 2024.
14. **Town Creek WWTP Expansion Request for Qualifications** – We have reviewed the submissions and plan to discuss the ranking with staff this week.

#### Developments:

##### 1. Feasibility Studies

- a. **Morning Cloud Investments Tract** - As authorized by Council at the January 23<sup>rd</sup> Council meeting, we began an Utility and Economic Feasibility Study for the proposed 86-acre single-family development located along Old Plantersville Road and Old Dobbins Plantersville Road, when escrow deposit was received on February 5<sup>th</sup>.

- b. **Taylor Morrison of Texas “Summer Wind” Tract** – As authorized by Council on March 12<sup>th</sup>, we are preparing an update to the Utility and Economic Feasibility study previously presented October 2022 Council meeting for the 211-lot single-family development proposed by Montage Partners. The preliminary land plan provided by the developer proposes a 190-lot single-family development. We plan to present the study to Council at the April 23<sup>rd</sup>, 2024 meeting.
- c. **Tri-Pointe Homes Cheatham-Stewart Tract** – As authorized by Council on March 12<sup>th</sup>, we are continuing with the preparation of a Utility and Economic feasibility study for an approximately 136-lot single-family development. We plan to present the study to Council at the April 23<sup>rd</sup>, 2024 meeting.
- d. **HEB Grocery Company Tract** - As authorized by Council on March 12<sup>th</sup>, we are continuing with the preparation of a Utility and Economic feasibility study for a proposed HEB grocery store and commercial area. We plan to present the study to Council at the April 23<sup>rd</sup>, 2024 meeting. Subject to receipt of deposit from HEB.

## 2. Plan Reviews

- a. **Redbird Meadows Phase 1A Water, Sanitary and Drainage** – We received revised plans on March 7<sup>th</sup> and have provided a memo to Council recommending approval of the plans as submitted.
- b. **Redbird Meadows MCMUD 215 Lift Station No. 1** – We received revised plans on March 7<sup>th</sup> and will return comments by the end of the month.
- c. **MISD CTE/Ag Complex (Civil)** – We received revised plans on March 5<sup>th</sup> and will provide comments once a meeting to discuss erosion control at the proposed drainage outfall has been conducted.
- d. **MISD High School Improvements** – We received revised plans on March 4<sup>th</sup> and provided plan approval on March 6<sup>th</sup>, 2024.
- e. **Lone Star Mart** – We received revised plans on March 11<sup>th</sup> and are working to complete our review.
- f. **Sherwin Williams** – We received plans for the proposed development on March 6<sup>th</sup> and provided plan approval on March 7<sup>th</sup>, 2024.
- g. **Montgomery Bend Atkins Creek Improvements** – We received revised plans on February 16<sup>th</sup> and will provide comments by the end of the week.
- h. **Montgomery Bend Sec. 3 Water, Sanitary, Drainage & Paving** – We received plans on March 5<sup>th</sup> and will return comments by the end of the month.

- i. **Lone Star Cowboy Church** – We received plans on March 5<sup>th</sup> and will return comments by the end of the month.
- j. **MISD Fuel Station** - We received plans on February 28<sup>th</sup> and will return comments this week.
- k. **Hills of Town Creek Sec. 5 Water, Sanitary, Drainage and Paving** – We received revised plans on March 13<sup>th</sup> and plan to return comments by the end of the month.

**3. Plat Reviews**

- a. **Superior Properties Preliminary Plat** – We did not receive a revised plat this month.
- b. **Lonestar Parkway Tract Sec. 1 & 2 Preliminary Plats** – We received the preliminary plats on March 12<sup>th</sup> and plan to return comments by the end of the month.
- c. **Montgomery Bend Sec. 2 Final Plat** – We received the revised final plat on March 5<sup>th</sup> and plan to recommend approval of the plat at the April Planning and Zoning Commission meeting.

**4. Ongoing Construction**

- a. **MUD No. 224 Lift Station (City of Montgomery Lift Station No. 15)** – It is our understanding the contractor is complete with the construction of the public lift station including installation of the wet well, piping, and pumps. We plan to hold an inspection of the public sanitary sewer lines, storm and paving in the next couple of weeks.
- b. **Montgomery Bend Section 1 Water, Sanitary, Paving, and Drainage** – The contractor has completed the roadway tie into FM 1097. We plan to hold an inspection of the public sanitary sewer lines, storm and paving in the next couple of weeks.



*Connection to FM 1097 December 22<sup>nd</sup>*



- c. **Montgomery Bend Section 2 Water, Sanitary, Paving, and Drainage** – The contractor is continuing construction of the water, sanitary sewer, drainage and paving for the proposed Section 2 of the subdivision.



Roadway Paving  
March 15<sup>th</sup>



Roadway Paving  
March 15<sup>th</sup>

- d. **Summit Business Park Drainage Line** – We inspected the public storm sewer line on January 18<sup>th</sup>, we are coordinating with the contractor and engineer to address all punchlist items.

**5. One-Year Warranty Inspections**

- a. **Town Creek Crossing, Section 1** – We held a warranty re-inspection on October 10<sup>th</sup>, and it is our understanding that the contractor is working to address the remaining punchlist items identified at the inspection.
- b. **Villas of Mia Lago, Section 2** – We are continuing to coordinate with the developer to ensure the remaining punch list items are addressed.

**General Ongoing Activities:**

**1. TxDOT:**

- a. **FM 1097 & Atkins Creek Drainage Improvements** – It is our understanding that TxDOT will be requiring all needed right-of-way for the project.
- b. **Access Management along SH-105 from Grimes County Line to Shepperd Street** – We received 60% plans from TxDOT and are continuing coordination on identifying any potential utility conflicts in their proposed SH- 105 Widening. It is our understanding, the first phase of the project is scheduled to begin in Summer 2026. Construction in Montgomery is included in Phase III of this project.

Honorable Mayor and City Council  
 City of Montgomery  
 Page 6 of 6  
 March 20, 2024

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- c. **FM 1097 and Buffalo Springs Drive Traffic Signal** – It is our understanding the signal is in design. TxDOT does not currently have a construction schedule, but they do not expect construction to begin for a few years.
2. **Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and City’s operator, Hays Utility North Corporation.
3. **Emergency Preparedness Plan** –We received comments from the TCEQ on January 31<sup>st</sup> and provided a response on January 31<sup>st</sup>. We are continuing to coordinate with the TCEQ to address all comments until plan approval is received.
4. **Impact Fee Updates** – We met with the Planning and Zoning Commission at their March meeting to discuss the proposed land use assumptions as well as present a draft of our Impact Fee Analysis with them in their capacity as the Capital Improvements Advisory Committee (CIAC). The CIAC accepted the land use assumptions as submitted and expecting comments on the impact fee analysis over the next few weeks. We plan to present the final impact fee analysis at their April P&Z meeting.

Please let me know if you have any questions.

Sincerely,



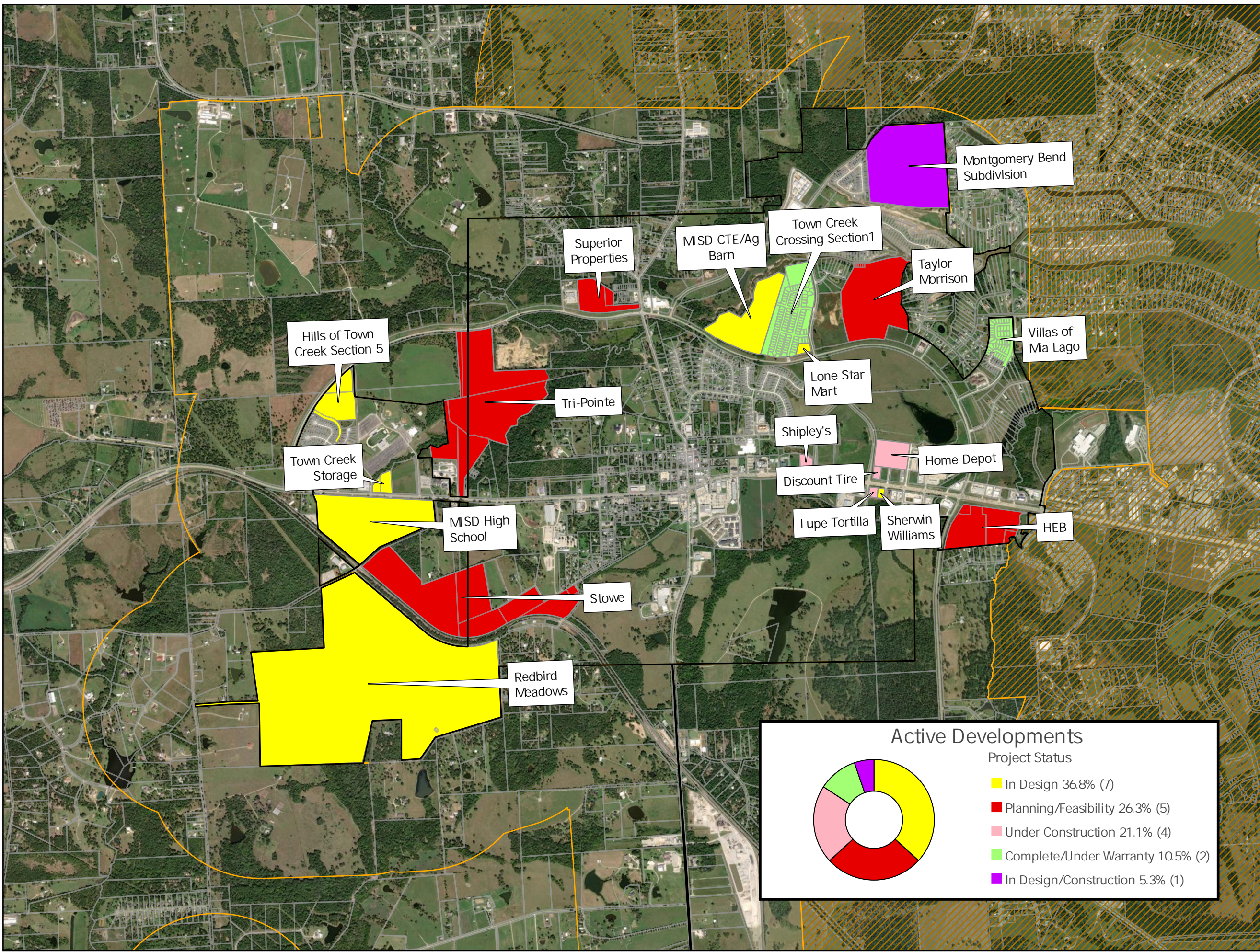
Chris Roznovsky, PE  
 City Engineer

CVR/zlgt:akg

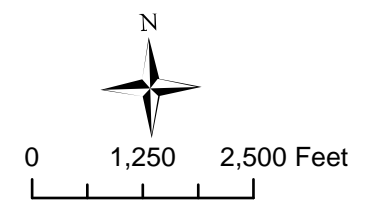
Z:\00574 (City of Montgomery)\\_900 General Consultation\Meeting Files\Engineer's Reports\2024\03.2024\Review\03-2024 Engineer's Report.docx

Attachments – Active Developments Map

Cc (via email): The Planning and Zoning Commission – City of Montgomery  
 Mr. Gary Palmer – City of Montgomery, City Administrator  
 Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development  
 Ms. Nici Browe – City of Montgomery, City Secretary  
 Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



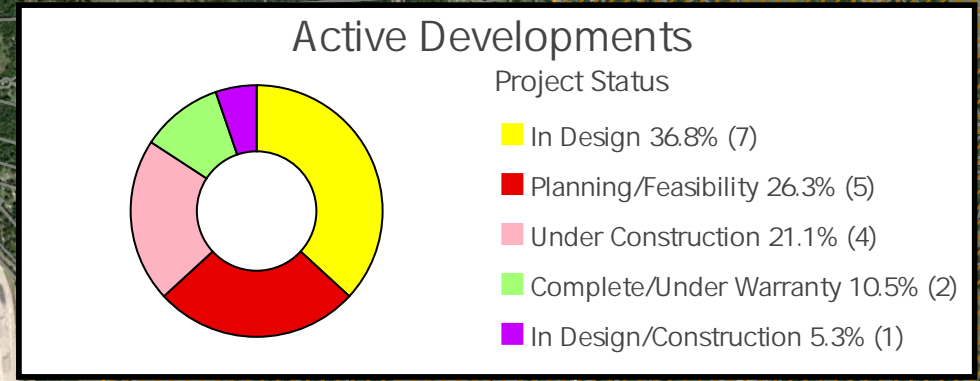
- ### Legend
- Jurisdictional Boundaries**
- Parcel Boundary
  - Montgomery City Limits
  - Montgomery ETJ
  - Conroe ETJ
- Development Status**
- Complete/Under Warranty
  - In Design
  - In Design/Construction
  - Planning/Feasibility
  - Under Construction



Active Developments Map  
March 2024



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





# City of Montgomery

## Financial Report

As of February 29, 2024



City of Montgomery, TX

# Budget Report Group Summary

For Fiscal: 2023-2024 Period Ending: 02/29/2024

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 100 - General Fund</b>						
<b>Revenue</b>						
00 - Revenue	5,921,740.00	5,921,740.00	691,381.36	3,693,519.17	-2,228,220.83	37.63%
<b>Revenue Total:</b>	<b>5,921,740.00</b>	<b>5,921,740.00</b>	<b>691,381.36</b>	<b>3,693,519.17</b>	<b>-2,228,220.83</b>	<b>37.63%</b>
<b>Expense</b>						
10 - Administration	2,177,362.00	2,177,362.00	93,881.27	481,940.80	1,695,421.20	77.87%
11 - Police	2,559,776.00	2,559,776.00	146,259.96	858,368.81	1,701,407.19	66.47%
12 - Public Works	866,915.00	866,915.00	45,035.14	223,733.78	643,181.22	74.19%
13 - Court	317,687.00	317,687.00	25,696.22	120,598.91	197,088.09	62.04%
<b>Expense Total:</b>	<b>5,921,740.00</b>	<b>5,921,740.00</b>	<b>310,872.59</b>	<b>1,684,642.30</b>	<b>4,237,097.70</b>	<b>71.55%</b>
<b>Fund: 100 - General Fund Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>380,508.77</b>	<b>2,008,876.87</b>	<b>2,008,876.87</b>	<b>0.00%</b>
<b>Fund: 150 - Montgomery PID</b>						
<b>Revenue</b>						
00 - Revenue	40,000.00	40,000.00	0.00	18,158.60	-21,841.40	54.60%
<b>Revenue Total:</b>	<b>40,000.00</b>	<b>40,000.00</b>	<b>0.00</b>	<b>18,158.60</b>	<b>-21,841.40</b>	<b>54.60%</b>
<b>Expense</b>						
15 - Montgomery PID	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00%
<b>Expense Total:</b>	<b>40,000.00</b>	<b>40,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>40,000.00</b>	<b>100.00%</b>
<b>Fund: 150 - Montgomery PID Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>18,158.60</b>	<b>18,158.60</b>	<b>0.00%</b>
<b>Fund: 200 - Capital Projects</b>						
<b>Revenue</b>						
00 - Revenue	0.00	0.00	25,139.15	113,005.70	113,005.70	0.00%
20 - Capital Projects	0.00	0.00	3,500,000.00	3,500,000.00	3,500,000.00	0.00%
<b>Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>3,525,139.15</b>	<b>3,613,005.70</b>	<b>3,613,005.70</b>	<b>0.00%</b>
<b>Expense</b>						
20 - Capital Projects	0.00	0.00	0.00	614,817.41	-614,817.41	0.00%
<b>Expense Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>614,817.41</b>	<b>-614,817.41</b>	<b>0.00%</b>
<b>Fund: 200 - Capital Projects Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>3,525,139.15</b>	<b>2,998,188.29</b>	<b>2,998,188.29</b>	<b>0.00%</b>
<b>Fund: 300 - Water &amp; Sewer</b>						
<b>Revenue</b>						
00 - Revenue	4,281,550.00	4,281,550.00	202,454.83	1,568,248.11	-2,713,301.89	63.37%
<b>Revenue Total:</b>	<b>4,281,550.00</b>	<b>4,281,550.00</b>	<b>202,454.83</b>	<b>1,568,248.11</b>	<b>-2,713,301.89</b>	<b>63.37%</b>
<b>Expense</b>						
30 - Water & Sewer	4,281,550.00	4,281,550.00	181,145.46	938,544.21	3,343,005.79	78.08%
<b>Expense Total:</b>	<b>4,281,550.00</b>	<b>4,281,550.00</b>	<b>181,145.46</b>	<b>938,544.21</b>	<b>3,343,005.79</b>	<b>78.08%</b>
<b>Fund: 300 - Water &amp; Sewer Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>21,309.37</b>	<b>629,703.90</b>	<b>629,703.90</b>	<b>0.00%</b>
<b>Fund: 400 - MEDC</b>						
<b>Revenue</b>						
00 - Revenue	1,167,000.00	1,167,000.00	156,561.72	645,471.14	-521,528.86	44.69%
<b>Revenue Total:</b>	<b>1,167,000.00</b>	<b>1,167,000.00</b>	<b>156,561.72</b>	<b>645,471.14</b>	<b>-521,528.86</b>	<b>44.69%</b>
<b>Expense</b>						
40 - MEDC	1,167,000.00	1,167,000.00	40,256.65	244,348.80	922,651.20	79.06%
<b>Expense Total:</b>	<b>1,167,000.00</b>	<b>1,167,000.00</b>	<b>40,256.65</b>	<b>244,348.80</b>	<b>922,651.20</b>	<b>79.06%</b>
<b>Fund: 400 - MEDC Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>116,305.07</b>	<b>401,122.34</b>	<b>401,122.34</b>	<b>0.00%</b>
<b>Fund: 500 - Debt Service</b>						
<b>Revenue</b>						
00 - Revenue	899,847.00	899,847.00	89,948.09	4,130,216.57	3,230,369.57	358.99%

Budget Report

For Fiscal: 2023-2024 Period Ending: 02/29/2024

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Revenue Total:</b>	<b>899,847.00</b>	<b>899,847.00</b>	<b>89,948.09</b>	<b>4,130,216.57</b>	<b>3,230,369.57</b>	<b>358.99%</b>
<b>Expense</b>						
50 - Debt Service	895,557.00	895,557.00	4,305,546.25	4,305,546.25	-3,409,989.25	-380.77%
<b>Expense Total:</b>	<b>895,557.00</b>	<b>895,557.00</b>	<b>4,305,546.25</b>	<b>4,305,546.25</b>	<b>-3,409,989.25</b>	<b>-380.77%</b>
<b>Fund: 500 - Debt Service Surplus (Deficit):</b>	<b>4,290.00</b>	<b>4,290.00</b>	<b>-4,215,598.16</b>	<b>-175,329.68</b>	<b>-179,619.68</b>	<b>4,186.94%</b>
<b>Fund: 600 - Grant Acct</b>						
<b>Revenue</b>						
00 - Revenue	0.00	0.00	0.00	0.02	0.02	0.00%
<b>Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.02</b>	<b>0.02</b>	<b>0.00%</b>
<b>Fund: 600 - Grant Acct Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.02</b>	<b>0.02</b>	<b>0.00%</b>
<b>Fund: 700 - Court Security</b>						
<b>Revenue</b>						
00 - Revenue	0.00	1,500.00	33.10	91.77	-1,408.23	93.88%
<b>Revenue Total:</b>	<b>0.00</b>	<b>1,500.00</b>	<b>33.10</b>	<b>91.77</b>	<b>-1,408.23</b>	<b>93.88%</b>
<b>Expense</b>						
70 - Court Security	0.00	1,500.00	0.00	75.00	1,425.00	95.00%
<b>Expense Total:</b>	<b>0.00</b>	<b>1,500.00</b>	<b>0.00</b>	<b>75.00</b>	<b>1,425.00</b>	<b>95.00%</b>
<b>Fund: 700 - Court Security Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>33.10</b>	<b>16.77</b>	<b>16.77</b>	<b>0.00%</b>
<b>Fund: 750 - Court Technology</b>						
<b>Revenue</b>						
00 - Revenue	690.00	690.00	47.80	141.56	-548.44	79.48%
<b>Revenue Total:</b>	<b>690.00</b>	<b>690.00</b>	<b>47.80</b>	<b>141.56</b>	<b>-548.44</b>	<b>79.48%</b>
<b>Fund: 750 - Court Technology Total:</b>	<b>690.00</b>	<b>690.00</b>	<b>47.80</b>	<b>141.56</b>	<b>-548.44</b>	<b>79.48%</b>
<b>Fund: 800 - Hotel Occupancy</b>						
<b>Revenue</b>						
00 - Revenue	5,030.00	5,030.00	4.34	5,171.42	141.42	2.81%
<b>Revenue Total:</b>	<b>5,030.00</b>	<b>5,030.00</b>	<b>4.34</b>	<b>5,171.42</b>	<b>141.42</b>	<b>2.81%</b>
<b>Expense</b>						
80 - Hotel Occupancy	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00%
<b>Expense Total:</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,000.00</b>	<b>100.00%</b>
<b>Fund: 800 - Hotel Occupancy Surplus (Deficit):</b>	<b>30.00</b>	<b>30.00</b>	<b>4.34</b>	<b>5,171.42</b>	<b>5,141.42</b>	<b>17,138.07%</b>
<b>Fund: 850 - Police Asset</b>						
<b>Revenue</b>						
00 - Revenue	0.00	0.00	1.58	8.23	8.23	0.00%
<b>Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>1.58</b>	<b>8.23</b>	<b>8.23</b>	<b>0.00%</b>
<b>Fund: 850 - Police Asset Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>1.58</b>	<b>8.23</b>	<b>8.23</b>	<b>0.00%</b>
<b>Report Surplus (Deficit):</b>	<b>5,010.00</b>	<b>5,010.00</b>	<b>-172,248.98</b>	<b>5,886,058.32</b>	<b>5,881,048.32</b>	<b>17,386.19%</b>

Item 11.

Budget Report

For Fiscal: 2023-2024 Period Ending: 02/29/2024

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	0.00	0.00	380,508.77	2,008,876.87	2,008,876.87
150 - Montgomery PID	0.00	0.00	0.00	18,158.60	18,158.60
200 - Capital Projects	0.00	0.00	3,525,139.15	2,998,188.29	2,998,188.29
300 - Water & Sewer	0.00	0.00	21,309.37	629,703.90	629,703.90
400 - MEDC	0.00	0.00	116,305.07	401,122.34	401,122.34
500 - Debt Service	4,290.00	4,290.00	-4,215,598.16	-175,329.68	-179,619.68
600 - Grant Acct	0.00	0.00	0.00	0.02	0.02
700 - Court Security	0.00	0.00	33.10	16.77	16.77
750 - Court Technology	690.00	690.00	47.80	141.56	-548.44
800 - Hotel Occupancy	30.00	30.00	4.34	5,171.42	5,141.42
850 - Police Asset	0.00	0.00	1.58	8.23	8.23
<b>Report Surplus (Deficit):</b>	<b>5,010.00</b>	<b>5,010.00</b>	<b>-172,248.98</b>	<b>5,886,058.32</b>	<b>5,881,048.32</b>

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# Pooled Cash Report

City of Montgomery, TX  
For the Period Ending 2/29/2024

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
<b>CLAIM ON CASH</b>					
<a href="#">100-11111-00000</a>	Claim on Cash - General Fund 100	414,252.64	1,017,007.91	1,431,260.55	
<a href="#">150-11111-00000</a>	Claim on Cash - PID Fund 150	18,158.60	225.00	18,383.60	
<a href="#">200-11111-00000</a>	Claim on Cash - Construction Fund 200	101,230.39	(233,293.32)	(132,062.93)	
<a href="#">300-11111-00000</a>	Claim on Cash - Water & Sewer Fund 300	(135,420.31)	1,044,025.30	908,604.99	
<a href="#">400-11111-00000</a>	Claim on Cash - MEDC Fund 400	(39,507.35)	918,430.84	878,923.49	
<a href="#">500-11111-00000</a>	Claim on Cash - Debt Service Fund 500	4,040,197.78	(4,162,484.10)	(122,286.32)	
<a href="#">550-11111-00000</a>	Claim on Cash - General Long Term Debt Fund 550	0.00	0.00	0.00	
<a href="#">600-11111-00000</a>	Claim on Cash - Grant Acct Fund 600	0.00	20.06	20.06	
<a href="#">700-11111-00000</a>	Claim on Cash - Court Security Fund 700	0.42	3,422.46	3,422.88	
<a href="#">750-11111-00000</a>	Claim on Cash - Court Technology Fund 750	4.51	27,013.57	27,018.08	
<a href="#">800-11111-00000</a>	Claim on Cash - Hotel Occupancy Fund 800	4,395.20	22,965.46	27,360.66	
<a href="#">850-11111-00000</a>	Claim on Cash - Police Asset Fund 850	1.68	13,282.54	13,284.22	
<b>TOTAL CLAIM ON CASH</b>		<u>4,403,313.56</u>	<u>(1,349,384.28)</u>	<u>3,053,929.28</u>	
<b>CASH IN BANK</b>					
<b>Cash in Bank</b>					
<a href="#">999-11100-00000</a>	Pooled Cash - Operating	376,227.21	656,834.48	1,033,061.69	
<a href="#">999-11101-00000</a>	Pooled Cash - Grant	0.00	10.03	10.03	
<a href="#">999-11102-00000</a>	Pooled Cash - PD Drug & Misc	1.36	10,699.38	10,700.74	
<a href="#">999-21100-00000</a>	Pooled Cash - Construction	380,000.19	(379,767.84)	232.35	
<a href="#">999-21101-00000</a>	Pooled Cash - Home Depot Escrow	139,563.53	36.66	139,600.19	
<a href="#">999-31100-00000</a>	Pooled Cash - Water & Sewer	(2,158.15)	994,398.14	992,239.99	
<a href="#">999-41100-00000</a>	Pooled Cash - MEDC	75.99	751,184.40	751,260.39	
<a href="#">999-51100-00000</a>	Pooled Cash - Debt Service	3,505,201.62	(3,448,990.84)	56,210.78	
<a href="#">999-61100-00000</a>	Pooled Cash - Grant 1	0.00	10.03	10.03	
<a href="#">999-61101-00000</a>	Pooled Cash - Grant 2	0.00	10.03	10.03	
<a href="#">999-71100-00000</a>	Pooled Cash - Court Security	0.42	3,343.28	3,343.70	
<a href="#">999-71101-00000</a>	Pooled Cash - Court Tech	4.51	26,599.97	26,604.48	
<a href="#">999-81100-00000</a>	Pooled Cash - HOT	4,395.20	22,965.46	27,360.66	
<a href="#">999-81101-00000</a>	Pooled Cash - PD Forfeiture	1.68	13,282.54	13,284.22	
<b>TOTAL: Cash in Bank</b>		<u>4,403,313.56</u>	<u>(1,349,384.28)</u>	<u>3,053,929.28</u>	
<b>Wages Payable</b>					
<a href="#">999-12007-00000</a>	Wages Payable	0.00	0.00	0.00	
<b>TOTAL: Wages Payable</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
<b>TOTAL CASH IN BANK</b>		<u>4,403,313.56</u>	<u>(1,349,384.28)</u>	<u>3,053,929.28</u>	
<b>DUE TO OTHER FUNDS</b>					
<a href="#">999-12320-00000</a>	Due To Other Funds	4,403,313.56	(1,349,384.28)	3,053,929.28	
<b>TOTAL DUE TO OTHER FUNDS</b>		<u>4,403,313.56</u>	<u>(1,349,384.28)</u>	<u>3,053,929.28</u>	
<b>Claim on Cash</b>	3,053,929.28	<b>Claim on Cash</b>	3,053,929.28	<b>Cash in Bank</b>	3,053,929.28
<b>Cash in Bank</b>	3,053,929.28	<b>Due To Other Funds</b>	3,053,929.28	<b>Due To Other Funds</b>	3,053,929.28
<b>Difference</b>	<u>0.00</u>	<b>Difference</b>	<u>0.00</u>	<b>Difference</b>	<u>0.00</u>



ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
<b>ACCOUNTS PAYABLE PENDING</b>					
<a href="#">100-12099-00000</a>	Accounts Payable Pending	0.00	58,223.69	58,223.69	
<a href="#">150-12099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">200-12099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">300-12099-00000</a>	Accounts Payable Pending	0.00	12,572.18	12,572.18	
<a href="#">400-12099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">500-12099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">550-12099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">600-12099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">700-12099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">750-12099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">800-12099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<a href="#">850-12099-00000</a>	Accounts Payable Pending	0.00	0.00	0.00	
<b>TOTAL ACCOUNTS PAYABLE PENDING</b>		<u>0.00</u>	<u>70,795.87</u>	<u>70,795.87</u>	
<b>DUE FROM OTHER FUNDS</b>					
<a href="#">999-11320-00000</a>	Due From Other Funds	0.00	(70,795.87)	(70,795.87)	
<b>TOTAL DUE FROM OTHER FUNDS</b>		<u>0.00</u>	<u>(70,795.87)</u>	<u>(70,795.87)</u>	
<b>ACCOUNTS PAYABLE</b>					
<a href="#">999-12000-00000</a>	Accounts Payable Control	0.00	70,795.87	70,795.87	
<b>TOTAL ACCOUNTS PAYABLE</b>		<u>0.00</u>	<u>70,795.87</u>	<u>70,795.87</u>	
<b>AP Pending</b>	70,795.87	<b>AP Pending</b>	70,795.87	<b>Due From Other Funds</b>	70,795.87
<b>Due From Other Funds</b>	70,795.87	<b>Accounts Payable</b>	70,795.87	<b>Accounts Payable</b>	70,795.87
<b>Difference</b>	<u>0.00</u>	<b>Difference</b>	<u>0.00</u>	<b>Difference</b>	<u>0.00</u>



# Pooled Cash Report

City of Montgomery, TX  
For the Period Ending 2/29/2024

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
<b>CLAIM ON CASH</b>					
<a href="#">100-11201-00000</a>	Claim on Pooled Investments - General Fund	12,462.45	2,756,707.87	2,769,170.32	
<a href="#">150-11201-00000</a>	Claim on Pooled Investments - PID	0.00	0.00	0.00	
<a href="#">200-11201-00000</a>	Claim on Pooled Investments - Construction	5,235.04	4,661,594.62	4,666,829.66	
<a href="#">300-11201-00000</a>	Claim on Pooled Investments - Water & Sewer	8,423.81	1,863,357.69	1,871,781.50	
<a href="#">400-11201-00000</a>	Claim on Pooled Investments - MEDC	8,896.37	1,967,892.04	1,976,788.41	
<a href="#">500-11201-00000</a>	Claim on Pooled Investments - Debt Service	2.48	525.47	527.95	
<a href="#">550-11201-00000</a>	Claim on Pooled Investments - Long Term Debt	0.00	0.00	0.00	
<a href="#">600-11201-00000</a>	Claim on Pooled Investments - Grants	0.00	0.00	0.00	
<a href="#">800-11201-00000</a>	Claim on Pooled Investments - HOT	0.00	0.00	0.00	
<a href="#">850-11201-00000</a>	Claim on Pooled Investments - Police Assets	0.00	0.00	0.00	
<b>TOTAL CLAIM ON CASH</b>		<u>35,020.15</u>	<u>11,250,077.69</u>	<u>11,285,097.84</u>	
<b>CASH IN BANK</b>					
<b>Cash in Bank</b>					
<a href="#">997-11210-00000</a>	Pooled Inv - General Fund Reimb	1,717.97	380,017.77	381,735.74	
<a href="#">997-11230-00000</a>	Pooled Inv - General Fund	10,744.48	2,376,690.10	2,387,434.58	
<a href="#">997-21110-00000</a>	Pooled Inv - ARPA	1,630.24	360,615.91	362,246.15	
<a href="#">997-21140-00000</a>	Pooled Inv - Infrastructure	226.42	50,088.36	50,314.78	
<a href="#">997-21150-00000</a>	Pooled Inv - Mobility	48.41	10,725.57	10,773.98	
<a href="#">997-21160-00000</a>	Pooled Inv - Building Fund	3,329.97	736,593.19	739,923.16	
<a href="#">997-21170-00000</a>	Pooled Inv - TR C of O 2024	0.00	3,503,571.59	3,503,571.59	
<a href="#">997-31200-00000</a>	Pooled Inv - Utility Fund	8,423.81	1,863,357.69	1,871,781.50	
<a href="#">997-41110-00000</a>	Pooled Inv - MEDC General	6,779.10	1,499,551.69	1,506,330.79	
<a href="#">997-41120-00000</a>	Pooled Inv - MEDC Reimb	1,147.45	253,814.31	254,961.76	
<a href="#">997-41130-00000</a>	Pooled Inv - MEDC Downtown	969.82	214,526.04	215,495.86	
<a href="#">997-51110-00000</a>	Pooled Inv - Debt Service	2.48	525.47	527.95	
<b>TOTAL: Cash in Bank</b>		<u>35,020.15</u>	<u>11,250,077.69</u>	<u>11,285,097.84</u>	
<b>TOTAL CASH IN BANK</b>		<u>35,020.15</u>	<u>11,250,077.69</u>	<u>11,285,097.84</u>	
<b>DUE TO OTHER FUNDS</b>					
<a href="#">997-12320-00000</a>	Due To Other Funds	35,020.15	11,250,077.69	11,285,097.84	
<b>TOTAL DUE TO OTHER FUNDS</b>		<u>35,020.15</u>	<u>11,250,077.69</u>	<u>11,285,097.84</u>	
<b>Claim on Cash</b>	11,285,097.84	<b>Claim on Cash</b>	11,285,097.84	<b>Cash in Bank</b>	11,285,097.84
<b>Cash in Bank</b>	11,285,097.84	<b>Due To Other Funds</b>	11,285,097.84	<b>Due To Other Funds</b>	11,285,097.84
<b>Difference</b>	<u>0.00</u>	<b>Difference</b>	<u>0.00</u>	<b>Difference</b>	<u>0.00</u>

Item 11.

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
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City of Montgomery, TX

# Check Report

By Check Number

Date Range: 02/01/2024 - 02/29/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: AP General-AP General Fund</b>						
1114	Allen's Safe and Lock, LLC	02/08/2024	Regular	0.00	357.50	34291
1125	Always Answer	02/08/2024	Regular	0.00	145.32	34292
1133	Amazon Capital Services	02/08/2024	Regular	0.00	341.07	34293
1284	Badger Meter	02/08/2024	Regular	0.00	1,376.83	34294
1423	Bradbury Brothers	02/08/2024	Regular	0.00	558.00	34295
2178	Electrical Field Services, Inc.	02/08/2024	Regular	0.00	1,564.20	34296
1786	Frank Cody Skyvara	02/08/2024	Regular	0.00	6,655.00	34297
4398	Safety Med (Sterlington Medical)	02/08/2024	Regular	0.00	1,104.00	34298
4551	Texas Excavation Safety System, Inc.	02/08/2024	Regular	0.00	129.95	34299
4860	Verizon Connect NWF, Inc	02/08/2024	Regular	0.00	95.70	34300
4901	Vulcan Materials Company	02/08/2024	Regular	0.00	670.98	34301
1133	Amazon Capital Services	02/09/2024	Regular	0.00	200.23	34302
5502	Areli Meza	02/09/2024	Regular	0.00	480.00	34303
1939	Dataprose LLC	02/09/2024	Regular	0.00	1,239.81	34304
2928	Johnson Petrov LLP	02/09/2024	Regular	0.00	2,986.95	34305
3806	Omnibase Services of Texas, LP	02/09/2024	Regular	0.00	138.00	34306
3778	Optimum Computer Solutions, Inc	02/09/2024	Regular	0.00	2,000.00	34307
3893	Perdue, Brandon, Fielder, Collins, & Mott	02/09/2024	Regular	0.00	1,204.71	34308
3914	Pitney Bowes Global Financial Svcs, LLC	02/09/2024	Regular	0.00	16.09	34309
3963	Purchase Power	02/09/2024	Regular	0.00	500.00	34310
4088	Rick Hanna, CBO Partners LLC	02/09/2024	Regular	0.00	4,673.50	34311
4533	Texas City Management Association	02/09/2024	Regular	0.00	75.00	34312
4663	Thomas Printing & Publishing	02/09/2024	Regular	0.00	527.51	34313
4700	TML - IRP	02/09/2024	Regular	0.00	12,603.10	34314
4801	Tyler Technologies	02/09/2024	Regular	0.00	250.00	34315
4810	UBEO Business Services	02/09/2024	Regular	0.00	1,340.73	34316
4926	Waste Management	02/09/2024	Regular	0.00	5,590.86	34317
1038	Accurate Utility Supply, LLC	02/20/2024	Regular	0.00	4,000.00	34318
1133	Amazon Capital Services	02/20/2024	Regular	0.00	131.91	34319
1266	Auto Trust Repairs	02/20/2024	Regular	0.00	74.99	34320
5524	Cavendars Stores	02/20/2024	Regular	0.00	166.49	34321
1778	Coburn's Conroe Inc.	02/20/2024	Regular	0.00	62.54	34322
5068	Conroe McCaffety Electric Co. Inc.	02/20/2024	Regular	0.00	2,300.00	34323
1831	Consolidated Communications	02/20/2024	Regular	0.00	1,698.33	34324
2117	DSHS Central Lab MC2004	02/20/2024	Regular	0.00	414.00	34325
2178	Electrical Field Services, Inc.	02/20/2024	Regular	0.00	4,985.00	34326
2206	Entergy	02/20/2024	Regular	0.00	21,043.14	34327
5485	Hays Utility North Corporation	02/20/2024	Regular	0.00	19,376.77	34328
3226	LDC	02/20/2024	Regular	0.00	637.17	34329
3436	McCoy's Building Supply Corporation	02/20/2024	Regular	0.00	78.20	34330
3775	O'Reilly Automotive, Inc.	02/20/2024	Regular	0.00	213.32	34331
3848	Pathmark Traffic Equipment	02/20/2024	Regular	0.00	400.40	34332
2130	PVS DX, Inc.	02/20/2024	Regular	0.00	1,851.68	34333
5541	RoadBotics, Inc	02/20/2024	Regular	0.00	5,000.00	34334
4822	UniFirst Holdings, Inc.	02/20/2024	Regular	0.00	193.81	34335
4844	USA BlueBook	02/20/2024	Regular	0.00	358.88	34336
4859	Verizon	02/20/2024	Regular	0.00	373.94	34337
4910	Waller County Asphalt	02/20/2024	Regular	0.00	362.50	34338
4975	Wex Bank	02/20/2024	Regular	0.00	1,364.23	34339
1133	Amazon Capital Services	02/22/2024	Regular	0.00	177.43	34340
5502	Areli Meza	02/22/2024	Regular	0.00	480.00	34341
2443	Gordon B. Dudley, Jr.	02/22/2024	Regular	0.00	900.00	34342
2610	Houston Chronicle	02/22/2024	Regular	0.00	580.30	34343
2928	Johnson Petrov LLP	02/22/2024	Regular	0.00	7,855.64	34344

Check Report

Date Range: 02/01/2024 - 02/29/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
5542	Julie martin	02/22/2024	Regular	0.00	150.00	34345
5486	Kathy Tucker	02/22/2024	Regular	0.00	150.00	34346
3496	Michael Shirley	02/22/2024	Regular	0.00	450.00	34347
3766	Nova Medical Centers	02/22/2024	Regular	0.00	100.31	34348
3818	Optiquest Internet Services, Inc	02/22/2024	Regular	0.00	1,205.00	34349
4088	Rick Hanna, CBO Partners LLC	02/22/2024	Regular	0.00	10,650.00	34350
4371	Staples Business Credit	02/22/2024	Regular	0.00	48.18	34351
4698	TML	02/22/2024	Regular	0.00	900.00	34352
4801	Tyler Technologies	02/22/2024	Regular	0.00	250.00	34353
1266	Auto Trust Repairs	02/22/2024	Regular	0.00	359.97	34354
2653	Impact Promotional Services LLC	02/22/2024	Regular	0.00	919.34	34355
2663	Innovative Collision and Accessories LLC	02/22/2024	Regular	0.00	2,884.84	34356
3778	Optimum Computer Solutions, Inc	02/22/2024	Regular	0.00	2,000.00	34357
2647	REM Industries LLC dba IDville	02/22/2024	Regular	0.00	2,422.99	34358
5116	Valvoline Instant Oil Change	02/22/2024	Regular	0.00	231.67	34359
4975	Wex Bank	02/22/2024	Regular	0.00	3,586.82	34360
1549	Card Service Center	02/26/2024	Regular	0.00	9,074.60	34361
1727	City of Montgomery - Utility Fund	02/26/2024	Regular	0.00	1,246.01	34362
1831	Consolidated Communications	02/26/2024	Regular	0.00	147.62	34363
2206	Entergy	02/26/2024	Regular	0.00	1,256.94	34364
2595	Home Depot	02/26/2024	Regular	0.00	66.68	34365
4901	Vulcan Materials Company	02/26/2024	Regular	0.00	47.96	34366
3450	Medical Air Services Association	02/27/2024	Regular	0.00	140.00	34367
3450	Medical Air Services Association	02/27/2024	Regular	0.00	168.00	34368
5543	Cub Scout Pack 907	02/27/2024	Regular	0.00	200.00	34369
5243	RCI Technologies Inc.	02/27/2024	Regular	0.00	572.00	34370
4371	Staples Business Credit	02/27/2024	Regular	0.00	693.64	34371
4926	Waste Management	02/27/2024	Regular	0.00	28,406.23	34372
2851	Jim's Hardware	02/28/2024	Regular	0.00	1,023.51	34373
5236	Chad Peace	02/28/2024	Regular	0.00	1,000.00	34374
1939	Dataprose LLC	02/28/2024	Regular	0.00	356.73	34375
3963	Purchase Power	02/28/2024	Regular	0.00	1,005.00	34376
1072	Aflac	02/01/2024	Bank Draft	0.00	2,216.56	DFT0000559
4591	Texas Workforce Commission	02/01/2024	Bank Draft	0.00	185.26	DFT0000561
4705	TML-Health	02/01/2024	Bank Draft	0.00	34,253.10	DFT0000562
4709	TMRS	02/01/2024	Bank Draft	0.00	32,675.33	DFT0000563
3789	Office of the Attorney General	02/09/2024	Bank Draft	0.00	830.77	DFT0000564
2174	IRS - EFTPS	02/14/2024	Bank Draft	0.00	2,660.64	DFT0000565
2174	IRS - EFTPS	02/14/2024	Bank Draft	0.00	11,376.40	DFT0000566
2174	IRS - EFTPS	02/14/2024	Bank Draft	0.00	7,706.10	DFT0000567
3789	Office of the Attorney General	02/23/2024	Bank Draft	0.00	830.77	DFT0000568
2174	IRS - EFTPS	02/28/2024	Bank Draft	0.00	2,690.88	DFT0000569
2174	IRS - EFTPS	02/28/2024	Bank Draft	0.00	11,505.80	DFT0000570
2174	IRS - EFTPS	02/28/2024	Bank Draft	0.00	7,903.72	DFT0000571
2294	First National Bank of Huntsville	02/23/2024	Bank Draft	0.00	92,522.50	DFT0000573
1412	BOK Financial	02/23/2024	Bank Draft	0.00	713,023.75	DFT0000574

Bank Code AP General Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	150	86	0.00	193,619.75
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	38	14	0.00	920,381.58
EFT's	0	0	0.00	0.00
<b>Total</b>	<b>188</b>	<b>100</b>	<b>0.00</b>	<b>1,114,001.33</b>

Check Report

Date Range: 02/01/2024 - 02/29/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: AP MEDC-AP MEDC Account</b>						
5343	Charles Mistic	02/22/2024	Regular	0.00	200.00	2510
5145	Kevin Smith.	02/22/2024	Regular	0.00	100.00	2511
4685	Timothy Bauer	02/22/2024	Regular	0.00	200.00	2512
1549	Card Service Center	02/26/2024	Regular	0.00	28.25	2513
1133	Amazon Capital Services	02/27/2024	Regular	0.00	125.11	2514
1133	Amazon Capital Services	02/28/2024	Regular	0.00	19.95	2515

Bank Code AP MEDC Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	8	6	0.00	673.31
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>8</b>	<b>6</b>	<b>0.00</b>	<b>673.31</b>

### All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	158	92	0.00	194,293.06
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	38	14	0.00	920,381.58
EFT's	0	0	0.00	0.00
	<b>196</b>	<b>106</b>	<b>0.00</b>	<b>1,114,674.64</b>

### Fund Summary

Fund	Name	Period	Amount
100	General Fund	2/2024	69,330.25
999	Pooled Cash - Operating	2/2024	1,045,344.39
			<b>1,114,674.64</b>



City of Montgomery, TX

# Budget Report

## Account Summary

For Fiscal: 2023-2024 Period Ending: 02/29/2024

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance (Unfavorable)	Percent Remaining
<b>Fund: 100 - General Fund</b>						
<b>Revenue</b>						
<b>Department: 00 - Revenue</b>						
<a href="#">100-00-14010-0000000</a>	Mixed Beverage Tax	25,000.00	25,000.00	2,566.81	11,218.08	-13,781.92 55.13 %
<a href="#">100-00-14020-0000000</a>	Franchise Tax	95,000.00	95,000.00	2,426.72	86,117.61	-8,882.39 9.35 %
<a href="#">100-00-14030-0000000</a>	Ad Valorem Taxes - Current	1,414,900.00	1,414,900.00	161,072.27	1,376,253.21	-38,646.79 2.73 %
<a href="#">100-00-14035-0000000</a>	Ad Valorem Taxes - Delinquent	0.00	0.00	1,114.30	9,453.15	9,453.15 0.00 %
<a href="#">100-00-14050-0000000</a>	Penalties & Interest - Current	10,000.00	10,000.00	459.01	454.38	-9,545.62 95.46 %
<a href="#">100-00-14055-0000000</a>	Penalties & Interest - Delinquent	0.00	0.00	375.43	2,773.90	2,773.90 0.00 %
<a href="#">100-00-14060-0000000</a>	Rendition Penalties	100.00	100.00	200.60	508.57	408.57 508.57 %
<a href="#">100-00-14070-0000000</a>	Sales Tax	2,300,000.00	2,300,000.00	291,411.82	1,198,269.52	-1,101,730.48 47.90 %
<a href="#">100-00-14080-0000000</a>	Sales Tax ILO AdVal Tax	1,100,000.00	1,100,000.00	145,705.90	599,134.73	-500,865.27 45.53 %
<a href="#">100-00-14110-0000000</a>	Building Permits/MEP	395,000.00	395,000.00	29,612.00	102,896.00	-292,104.00 73.95 %
<a href="#">100-00-14120-0000000</a>	Vendor/Beverage Permits	2,500.00	2,500.00	0.00	1,185.00	-1,315.00 52.60 %
<a href="#">100-00-14130-0000000</a>	Sign Fees	3,000.00	3,000.00	800.00	1,200.00	-1,800.00 60.00 %
<a href="#">100-00-14140-0000000</a>	Plats, Zoning, Misc.	3,000.00	3,000.00	0.00	4,699.00	1,699.00 156.63 %
<a href="#">100-00-14150-0000000</a>	Culverts	1,000.00	1,000.00	0.00	0.00	-1,000.00 100.00 %
<a href="#">100-00-14210-0000000</a>	Community Building Rental	15,000.00	15,000.00	550.00	6,225.00	-8,775.00 58.50 %
<a href="#">100-00-14230-0000000</a>	Right of Way Use Fees	6,000.00	6,000.00	1,342.36	2,787.71	-3,212.29 53.54 %
<a href="#">100-00-14340-0000000</a>	Child Belt/Safety	100.00	100.00	25.00	75.00	-25.00 25.00 %
<a href="#">100-00-14360-0000000</a>	Fines	164,250.00	164,250.00	18,677.83	91,815.04	-72,434.96 44.10 %
<a href="#">100-00-14400-0000000</a>	Judicial Efficiency	90.00	90.00	6.54	17.94	-72.06 80.07 %
<a href="#">100-00-14530-0000000</a>	Wrecker Service Fees	250.00	250.00	0.00	0.00	-250.00 100.00 %
<a href="#">100-00-14570-0000000</a>	Lease Funds - PD	1,050.00	1,050.00	0.00	0.00	-1,050.00 100.00 %
<a href="#">100-00-14600-0000000</a>	Shop with a Cop	2,500.00	2,500.00	0.00	5,038.00	2,538.00 201.52 %
<a href="#">100-00-14650-0000000</a>	Unanticipated Income	30,000.00	30,000.00	151.54	17,073.54	-12,926.46 43.09 %
<a href="#">100-00-14670-0000000</a>	Interest Income	1,500.00	1,500.00	299.88	810.49	-689.51 45.97 %
<a href="#">100-00-14680-0000000</a>	Interest on Investments	40,000.00	40,000.00	11,666.68	60,929.95	20,929.95 152.32 %
<a href="#">100-00-14950-0000000</a>	Admin from MEDC	275,000.00	275,000.00	22,916.67	114,583.35	-160,416.65 58.33 %
<a href="#">100-00-14960-0000000</a>	Admin from Court Security	1,500.00	1,500.00	0.00	0.00	-1,500.00 100.00 %
<a href="#">100-00-14980-0000000</a>	Admin from Capital Projects	35,000.00	35,000.00	0.00	0.00	-35,000.00 100.00 %
	<b>Department: 00 - Revenue Total:</b>	<b>5,921,740.00</b>	<b>5,921,740.00</b>	<b>691,381.36</b>	<b>3,693,519.17</b>	<b>-2,228,220.83 37.63%</b>
	<b>Revenue Total:</b>	<b>5,921,740.00</b>	<b>5,921,740.00</b>	<b>691,381.36</b>	<b>3,693,519.17</b>	<b>-2,228,220.83 37.63%</b>
<b>Expense</b>						
<b>Department: 10 - Administration</b>						
<a href="#">100-10-16002-0000000</a>	Health Insurance	85,144.00	85,144.00	5,767.00	26,665.58	58,478.42 68.68 %
<a href="#">100-10-16003-0000000</a>	Unemployment Insurance	70.00	70.00	10.14	50.71	19.29 27.56 %
<a href="#">100-10-16004-0000000</a>	Workers Comp	1,738.00	1,738.00	123.86	964.15	773.85 44.53 %
<a href="#">100-10-16008-0000000</a>	Payroll Taxes	50,161.00	50,161.00	3,281.86	15,303.87	34,857.13 69.49 %
<a href="#">100-10-16009-0000000</a>	Wages	632,944.00	632,944.00	44,918.52	224,074.56	408,869.44 64.60 %
<a href="#">100-10-16010-0000000</a>	Overtime	697.00	697.00	0.00	92.97	604.03 86.66 %
<a href="#">100-10-16011-0000000</a>	Employee Assistance Program	500.00	500.00	0.00	0.00	500.00 100.00 %
<a href="#">100-10-16012-0000000</a>	Retirement Expense	65,265.00	65,265.00	4,599.66	23,017.93	42,247.07 64.73 %
<a href="#">100-10-16101-0000000</a>	Advertising / Promotion	6,500.00	6,500.00	0.00	197.21	6,302.79 96.97 %
<a href="#">100-10-16102-0000000</a>	Legal Notices & Publications	3,500.00	3,500.00	580.30	3,447.75	52.25 1.49 %
<a href="#">100-10-16103-0000000</a>	Recording Fees	2,000.00	2,000.00	0.00	1,000.00	1,000.00 50.00 %
<a href="#">100-10-16104-0000000</a>	Community Relations	4,000.00	4,000.00	142.84	1,157.74	2,842.26 71.06 %
<a href="#">100-10-16105-0000000</a>	Codification	3,000.00	3,000.00	0.00	2,749.78	250.22 8.34 %
<a href="#">100-10-16106-0000000</a>	Records Mgt / Retention	2,000.00	2,000.00	0.00	2,112.00	-112.00 -5.60 %
<a href="#">100-10-16107-0000000</a>	Records Requests FOIA Program	2,500.00	2,500.00	0.00	0.00	2,500.00 100.00 %
<a href="#">100-10-16108-0000000</a>	Vendor Subscriptions	2,500.00	2,500.00	0.00	51.00	2,449.00 97.96 %
<a href="#">100-10-16202-0000000</a>	General Consultant Fees	150,000.00	150,000.00	0.00	0.00	150,000.00 100.00 %



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Budget Report

For Fiscal: 2023-2024 Period Ending: 02/29/2024

		Original	Current	Period	Fiscal	Variance	
		Total Budget	Total Budget	Activity	Activity	Favorable	Percent
						(Unfavorable)	Remaining
<a href="#">100-10-16209-0000000</a>	Records Shredding	1,000.00	1,000.00	286.00	286.00	714.00	71.40 %
<a href="#">100-10-16210-0000000</a>	Inspections/Permits	300,000.00	300,000.00	15,323.50	81,924.75	218,075.25	72.69 %
<a href="#">100-10-16213-0000000</a>	Legal Fees	90,000.00	90,000.00	10,842.59	21,262.47	68,737.53	76.38 %
<a href="#">100-10-16216-0000000</a>	Audit Fees	36,000.00	36,000.00	0.00	9,415.00	26,585.00	73.85 %
<a href="#">100-10-16239-0000000</a>	Printing & Office supplies	7,000.00	7,000.00	527.47	1,704.02	5,295.98	75.66 %
<a href="#">100-10-16242-0000000</a>	Postage/Delivery	3,500.00	3,500.00	257.57	1,046.11	2,453.89	70.11 %
<a href="#">100-10-16243-0000000</a>	Telephone	12,000.00	12,000.00	691.65	3,370.76	8,629.24	71.91 %
<a href="#">100-10-16244-0000000</a>	Tax Assessor Fees	16,000.00	16,000.00	0.00	4,585.00	11,415.00	71.34 %
<a href="#">100-10-16245-0000000</a>	Election	26,000.00	26,000.00	0.00	0.00	26,000.00	100.00 %
<a href="#">100-10-16249-0000000</a>	Computer/Technology	37,500.00	37,500.00	1,136.04	31,738.93	5,761.07	15.36 %
<a href="#">100-10-16254-0000000</a>	Software Upgrades	11,000.00	11,000.00	250.00	250.00	10,750.00	97.73 %
<a href="#">100-10-16257-0000000</a>	Medical Exams & Testing	2,000.00	2,000.00	100.31	286.07	1,713.93	85.70 %
<a href="#">100-10-16404-0000000</a>	Copier/Fax Machine	11,000.00	11,000.00	1,150.65	4,680.65	6,319.35	57.45 %
<a href="#">100-10-16417-0000000</a>	Capital Pur. Furniture	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
<a href="#">100-10-16502-0000000</a>	Dues & Subscriptions	4,000.00	4,000.00	1,530.00	2,321.81	1,678.19	41.95 %
<a href="#">100-10-16503-0000000</a>	Travel & Training Staff	20,000.00	20,000.00	250.00	6,363.21	13,636.79	68.18 %
<a href="#">100-10-16504-0000000</a>	Travel & Training Council	2,500.00	2,500.00	135.00	1,110.05	1,389.95	55.60 %
<a href="#">100-10-16701-0000000</a>	Insurance - Liability	1,855.00	1,855.00	154.59	1,347.95	507.05	27.33 %
<a href="#">100-10-16702-0000000</a>	Insurance - Property	2,579.00	2,579.00	214.89	1,074.45	1,504.55	58.34 %
<a href="#">100-10-16703-0000000</a>	Insurance - Bond	500.00	500.00	0.00	425.00	75.00	15.00 %
<a href="#">100-10-17001-0000000</a>	Misc Expenses - Other	1,000.00	1,000.00	354.79	410.52	589.48	58.95 %
<a href="#">100-10-17006-0000000</a>	Transfer to Surplus	183,109.00	183,109.00	0.00	0.00	183,109.00	100.00 %
<a href="#">100-10-17020-0000000</a>	Misc Expenses - Employee Appreciat..	5,000.00	5,000.00	0.00	1,055.44	3,944.56	78.89 %
<a href="#">100-10-17021-0000000</a>	CC Merchant Fees	0.00	0.00	1,252.04	6,397.36	-6,397.36	0.00 %
<a href="#">100-10-17310-KROGERO</a>	Tax Abatement -Sales Tax Rebate	250,000.00	250,000.00	0.00	0.00	250,000.00	100.00 %
<a href="#">100-10-17320-380AGRO</a>	Tax Abatement - 380 Ad Valorem T...	140,300.00	140,300.00	0.00	0.00	140,300.00	100.00 %
<b>Department: 10 - Administration Total:</b>		<b>2,177,362.00</b>	<b>2,177,362.00</b>	<b>93,881.27</b>	<b>481,940.80</b>	<b>1,695,421.20</b>	<b>77.87%</b>
<b>Department: 11 - Police</b>							
<a href="#">100-11-16002-0000000</a>	Health Insurance	225,774.00	225,774.00	13,883.48	66,064.05	159,709.95	70.74 %
<a href="#">100-11-16003-0000000</a>	Unemployment Insurance	162.00	162.00	42.13	141.26	20.74	12.80 %
<a href="#">100-11-16004-0000000</a>	Workers Comp	33,127.00	33,127.00	3,096.19	26,200.16	6,926.84	20.91 %
<a href="#">100-11-16008-0000000</a>	Payroll Taxes	106,538.00	106,538.00	6,631.05	36,357.96	70,180.04	65.87 %
<a href="#">100-11-16009-0000000</a>	Wages	1,332,656.00	1,332,656.00	90,193.86	470,820.81	861,835.19	64.67 %
<a href="#">100-11-16010-0000000</a>	Overtime	60,000.00	60,000.00	665.65	23,058.03	36,941.97	61.57 %
<a href="#">100-11-16011-0000000</a>	Employee Assistance Program	500.00	500.00	0.00	0.00	500.00	100.00 %
<a href="#">100-11-16012-0000000</a>	Retirement Expense	143,444.00	143,444.00	9,294.55	50,707.96	92,736.04	64.65 %
<a href="#">100-11-16104-0000000</a>	Community Relations	6,000.00	6,000.00	195.66	6,532.40	-532.40	-8.87 %
<a href="#">100-11-16108-0000000</a>	Vendor Subscriptions	561.00	561.00	0.00	0.00	561.00	100.00 %
<a href="#">100-11-16209-0000000</a>	Records Shredding	500.00	500.00	0.00	0.00	500.00	100.00 %
<a href="#">100-11-16227-0000000</a>	Gas/Oil	55,000.00	55,000.00	3,586.82	27,699.31	27,300.69	49.64 %
<a href="#">100-11-16229-0000000</a>	Auto Repairs	35,000.00	35,000.00	3,541.46	16,661.84	18,338.16	52.39 %
<a href="#">100-11-16230-0000000</a>	Equipment repairs	5,000.00	5,000.00	0.00	61.88	4,938.12	98.76 %
<a href="#">100-11-16239-0000000</a>	Printing & Office supplies	4,000.00	4,000.00	306.91	927.41	3,072.59	76.81 %
<a href="#">100-11-16241-0000000</a>	Computers/Website	6,500.00	6,500.00	0.00	0.00	6,500.00	100.00 %
<a href="#">100-11-16242-0000000</a>	Postage/Delivery	500.00	500.00	0.00	152.14	347.86	69.57 %
<a href="#">100-11-16243-0000000</a>	Telephone	10,000.00	10,000.00	922.41	4,432.26	5,567.74	55.68 %
<a href="#">100-11-16247-0000000</a>	Mobile Data Terminals	14,000.00	14,000.00	1,532.95	3,134.34	10,865.66	77.61 %
<a href="#">100-11-16249-0000000</a>	Computer/Technology	45,000.00	45,000.00	5,136.64	19,542.86	25,457.14	56.57 %
<a href="#">100-11-16252-0000000</a>	Code Enforcement	0.00	0.00	0.00	2,500.00	-2,500.00	0.00 %
<a href="#">100-11-16257-0000000</a>	Medical Exams & Testing	1,000.00	1,000.00	0.00	491.99	508.01	50.80 %
<a href="#">100-11-16401-0000000</a>	Radio Fees	6,500.00	6,500.00	0.00	5,081.14	1,418.86	21.83 %
<a href="#">100-11-16402-0000000</a>	Uniforms & Safety Equip	10,000.00	10,000.00	922.96	2,608.86	7,391.14	73.91 %
<a href="#">100-11-16403-0000000</a>	Protective Gear	10,500.00	10,500.00	0.00	0.00	10,500.00	100.00 %
<a href="#">100-11-16404-0000000</a>	Copier/Fax Machine	6,000.00	6,000.00	733.15	2,593.15	3,406.85	56.78 %
<a href="#">100-11-16405-0000000</a>	Operating Supplies	6,000.00	6,000.00	341.55	2,403.57	3,596.43	59.94 %
<a href="#">100-11-16411-0000000</a>	Tools, Etc,	300.00	300.00	0.00	0.00	300.00	100.00 %
<a href="#">100-11-16415-0000000</a>	Emergency Equipment	22,500.00	22,500.00	0.00	4,791.93	17,708.07	78.70 %
<a href="#">100-11-16416-0000000</a>	Radios	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %

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Budget Report

For Fiscal: 2023-2024 Period Ending: 02/29/2024

		Original	Current	Period	Fiscal	Variance	
		Total Budget	Total Budget	Activity	Activity	Favorable	Percent
						(Unfavorable)	Remaining
<a href="#">100-11-16417-0000000</a>	Capital Pur. Furniture	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
<a href="#">100-11-16502-0000000</a>	Dues & Subscriptions	2,500.00	2,500.00	430.00	1,825.45	674.55	26.98 %
<a href="#">100-11-16503-0000000</a>	Travel & Training Staff	25,000.00	25,000.00	2,134.23	9,212.84	15,787.16	63.15 %
<a href="#">100-11-16701-0000000</a>	Insurance - Liability	25,355.00	25,355.00	2,112.89	13,264.49	12,090.51	47.68 %
<a href="#">100-11-16702-0000000</a>	Insurance - Property	10,006.00	10,006.00	833.85	4,169.25	5,836.75	58.33 %
<a href="#">100-11-16906-0000000</a>	Capital Outlay - Police Cars	150,000.00	150,000.00	0.00	0.00	150,000.00	100.00 %
<a href="#">100-11-16907-0000000</a>	Capital Outlay - Emergency Lights, ...	7,000.00	7,000.00	0.00	0.00	7,000.00	100.00 %
<a href="#">100-11-16910-0000000</a>	Capital Outlay - Vehicle Replacemen...	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
<a href="#">100-11-16911-0000000</a>	Capital Outlay - Computers Equipm...	25,000.00	25,000.00	0.00	6,738.14	18,261.86	73.05 %
<a href="#">100-11-16912-0000000</a>	Capital Outlay - Tyler Public Safety	17,622.00	17,622.00	0.00	13,458.50	4,163.50	23.63 %
<a href="#">100-11-16913-0000000</a>	Capital Outlay - Radar	8,000.00	8,000.00	0.00	925.00	7,075.00	88.44 %
<a href="#">100-11-16916-0000000</a>	Capital Outlay - Investigate & Testin...	14,000.00	14,000.00	0.00	7,619.64	6,380.36	45.57 %
<a href="#">100-11-16917-0000000</a>	Capital Outlay - Ballistic Vests & Shie..	7,560.00	7,560.00	0.00	2,432.78	5,127.22	67.82 %
<a href="#">100-11-16919-0000000</a>	Capital Outlay - Patrol Weapons	41,871.00	41,871.00	0.00	253.29	41,617.71	99.40 %
<a href="#">100-11-16920-0000000</a>	Capital Outlay - Traffic Equipment	25,000.00	25,000.00	0.00	25,000.00	0.00	0.00 %
<a href="#">100-11-16921-0000000</a>	Capital Outlay - Office Maintenance	11,800.00	11,800.00	0.00	189.00	11,611.00	98.40 %
<a href="#">100-11-17001-0000000</a>	Misc Expenses - Other	0.00	0.00	-278.43	315.12	-315.12	0.00 %
	<b>Department: 11 - Police Total:</b>	<b>2,559,776.00</b>	<b>2,559,776.00</b>	<b>146,259.96</b>	<b>858,368.81</b>	<b>1,701,407.19</b>	<b>66.47%</b>
	<b>Department: 12 - Public Works</b>						
<a href="#">100-12-16002-0000000</a>	Health Insurance	36,907.00	36,907.00	2,293.93	8,971.08	27,935.92	75.69 %
<a href="#">100-12-16003-0000000</a>	Unemployment Insurance	68.00	68.00	12.81	30.98	37.02	54.44 %
<a href="#">100-12-16004-0000000</a>	Workers Comp	3,937.00	3,937.00	288.98	2,570.26	1,366.74	34.72 %
<a href="#">100-12-16008-0000000</a>	Payroll Taxes	14,546.00	14,546.00	1,027.27	4,840.21	9,705.79	66.72 %
<a href="#">100-12-16009-0000000</a>	Wages	184,644.00	184,644.00	13,503.59	61,875.96	122,768.04	66.49 %
<a href="#">100-12-16010-0000000</a>	Overtime	5,500.00	5,500.00	85.58	1,517.72	3,982.28	72.41 %
<a href="#">100-12-16011-0000000</a>	Employee Assistance Program	500.00	500.00	0.00	0.00	500.00	100.00 %
<a href="#">100-12-16012-0000000</a>	Retirement Expense	16,956.00	16,956.00	1,210.98	5,438.62	11,517.38	67.93 %
<a href="#">100-12-16104-0000000</a>	Community Relations	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
<a href="#">100-12-16108-0000000</a>	Vendor Subscriptions	561.00	561.00	0.00	0.00	561.00	100.00 %
<a href="#">100-12-16208-0000000</a>	Mowing	140,000.00	140,000.00	6,655.00	27,050.00	112,950.00	80.68 %
<a href="#">100-12-16217-0000000</a>	Engineering	110,000.00	110,000.00	0.00	16,292.50	93,707.50	85.19 %
<a href="#">100-12-16224-0000000</a>	City Hall Cleaning	14,900.00	14,900.00	960.00	4,729.80	10,170.20	68.26 %
<a href="#">100-12-16225-0000000</a>	Downtown Repairs	1,500.00	1,500.00	0.00	60.46	1,439.54	95.97 %
<a href="#">100-12-16226-0000000</a>	Maint - Vehicles & Equipment	3,500.00	3,500.00	309.81	747.10	2,752.90	78.65 %
<a href="#">100-12-16227-0000000</a>	Gas/Oil	14,000.00	14,000.00	710.61	3,817.14	10,182.86	72.73 %
<a href="#">100-12-16229-0000000</a>	Auto Repairs	6,000.00	6,000.00	0.00	1,569.85	4,430.15	73.84 %
<a href="#">100-12-16230-0000000</a>	Equipment repairs	4,000.00	4,000.00	0.00	353.97	3,646.03	91.15 %
<a href="#">100-12-16231-0000000</a>	Bldg Repairs-City Hall	18,000.00	18,000.00	413.87	2,497.98	15,502.02	86.12 %
<a href="#">100-12-16232-0000000</a>	Street Repairs - Minor	10,000.00	10,000.00	5,362.50	6,212.88	3,787.12	37.87 %
<a href="#">100-12-16233-0000000</a>	Streets-Preventive Maintenance	7,700.00	7,700.00	0.00	0.00	7,700.00	100.00 %
<a href="#">100-12-16237-0000000</a>	Mosquito Spraying	6,000.00	6,000.00	0.00	957.00	5,043.00	84.05 %
<a href="#">100-12-16238-0000000</a>	Street Signs	3,300.00	3,300.00	400.40	414.19	2,885.81	87.45 %
<a href="#">100-12-16239-0000000</a>	Printing & Office supplies	1,600.00	1,600.00	33.98	339.66	1,260.34	78.77 %
<a href="#">100-12-16241-0000000</a>	Computers/Website	750.00	750.00	0.00	0.00	750.00	100.00 %
<a href="#">100-12-16242-0000000</a>	Postage/Delivery	750.00	750.00	0.00	0.00	750.00	100.00 %
<a href="#">100-12-16243-0000000</a>	Telephone	9,000.00	9,000.00	708.72	3,369.86	5,630.14	62.56 %
<a href="#">100-12-16249-0000000</a>	Computer/Technology	18,000.00	18,000.00	1,113.34	13,978.95	4,021.05	22.34 %
<a href="#">100-12-16255-0000000</a>	Bldg Repairs - Comm Center	5,000.00	5,000.00	558.00	1,396.71	3,603.29	72.07 %
<a href="#">100-12-16256-0000000</a>	Bldg Repairs - 213 Prairie	0.00	0.00	0.00	19,756.07	-19,756.07	0.00 %
<a href="#">100-12-16402-0000000</a>	Uniforms & Safety Equip	4,700.00	4,700.00	246.34	1,133.15	3,566.85	75.89 %
<a href="#">100-12-16404-0000000</a>	Copier/Fax Machine	0.00	0.00	268.15	268.15	-268.15	0.00 %
<a href="#">100-12-16405-0000000</a>	Operating Supplies	10,900.00	10,900.00	359.94	1,635.94	9,264.06	84.99 %
<a href="#">100-12-16406-0000000</a>	Streets & Drainage	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
<a href="#">100-12-16407-0000000</a>	Supplies & Equipment - Cedar Break...	2,000.00	2,000.00	0.00	543.31	1,456.69	72.83 %
<a href="#">100-12-16408-0000000</a>	Supplies & Equipment - Homecomi...	2,000.00	2,000.00	0.00	298.05	1,701.95	85.10 %
<a href="#">100-12-16409-0000000</a>	Supplies & Equipment - Fernland Pa...	2,000.00	2,000.00	25.48	478.90	1,521.10	76.06 %
<a href="#">100-12-16410-0000000</a>	Supplies & Equipment - Community...	2,000.00	2,000.00	0.00	89.44	1,910.56	95.53 %
<a href="#">100-12-16411-0000000</a>	Tools, Etc,	3,300.00	3,300.00	615.58	1,433.69	1,866.31	56.55 %

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Budget Report

For Fiscal: 2023-2024 Period Ending: 02/29/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">100-12-16412-0000000</a>	Supplies & Equipment - Memory Pa...	2,000.00	2,000.00	0.00	270.48	1,729.52	86.48 %
<a href="#">100-12-16413-0000000</a>	Culverts	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
<a href="#">100-12-16502-0000000</a>	Dues & Subscriptions	2,000.00	2,000.00	0.00	112.38	1,887.62	94.38 %
<a href="#">100-12-16503-0000000</a>	Travel & Training Staff	5,500.00	5,500.00	615.00	965.77	4,534.23	82.44 %
<a href="#">100-12-16601-0000000</a>	Park Maint - Memory Pk	10,000.00	10,000.00	0.00	1,089.85	8,910.15	89.10 %
<a href="#">100-12-16602-0000000</a>	Park Maint - Fernland	10,000.00	10,000.00	137.66	173.87	9,826.13	98.26 %
<a href="#">100-12-16603-0000000</a>	Park Maint - Cedar Brake Park	10,000.00	10,000.00	27.40	674.84	9,325.16	93.25 %
<a href="#">100-12-16604-0000000</a>	Park Maint - Homecoming Park	10,000.00	10,000.00	27.40	514.79	9,485.21	94.85 %
<a href="#">100-12-16701-0000000</a>	Insurance - Liability	4,694.00	4,694.00	391.19	1,955.95	2,738.05	58.33 %
<a href="#">100-12-16702-0000000</a>	Insurance - Property	1,427.00	1,427.00	118.94	594.70	832.30	58.33 %
<a href="#">100-12-16803-0000000</a>	Utilities - Electronic Sign-City	1,500.00	1,500.00	73.73	289.58	1,210.42	80.69 %
<a href="#">100-12-16804-0000000</a>	Utilities - Street Lights	13,200.00	13,200.00	1,256.94	5,081.08	8,118.92	61.51 %
<a href="#">100-12-16805-0000000</a>	Utilities - Downtown Utilities	1,320.00	1,320.00	127.65	517.15	802.85	60.82 %
<a href="#">100-12-16806-0000000</a>	Utilities - Cedar Brake Park	2,420.00	2,420.00	168.01	760.75	1,659.25	68.56 %
<a href="#">100-12-16807-0000000</a>	Utilities - Homecoming Park	1,650.00	1,650.00	93.64	390.63	1,259.37	76.33 %
<a href="#">100-12-16808-0000000</a>	Utilities - Fernland Park	6,500.00	6,500.00	814.54	2,375.51	4,124.49	63.45 %
<a href="#">100-12-16809-0000000</a>	Utilities - City Hall	14,300.00	14,300.00	1,305.97	4,308.48	9,991.52	69.87 %
<a href="#">100-12-16811-0000000</a>	Utilities - Community Center Buildi...	6,000.00	6,000.00	1,026.45	2,603.67	3,396.33	56.61 %
<a href="#">100-12-16812-0000000</a>	Utilities - Memory Park	8,000.00	8,000.00	65.98	2,003.98	5,996.02	74.95 %
<a href="#">100-12-16813-0000000</a>	Utilities - 213 Prairie	1,885.00	1,885.00	392.45	813.30	1,071.70	56.85 %
<a href="#">100-12-16911-0000000</a>	Capital Outlay - Computers Equipm...	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
<a href="#">100-12-16922-0000000</a>	Capital Outlay - Public Works Items	10,000.00	10,000.00	552.00	552.00	9,448.00	94.48 %
<a href="#">100-12-16923-0000000</a>	Capital Outlay - General Improvem...	20,000.00	20,000.00	675.33	2,105.36	17,894.64	89.47 %
<a href="#">100-12-16924-0000000</a>	Capital Outlay - Drainage Improvem...	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
<a href="#">100-12-16926-0000000</a>	Capital Outlay - Park Improvements	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
<a href="#">100-12-17001-0000000</a>	Misc Expenses - Other	1,000.00	1,000.00	0.00	80.08	919.92	91.99 %
<a href="#">100-12-17150-0000000</a>	Contract Labor - Streets	0.00	0.00	0.00	830.00	-830.00	0.00 %
<b>Department: 12 - Public Works Total:</b>		<b>866,915.00</b>	<b>866,915.00</b>	<b>45,035.14</b>	<b>223,733.78</b>	<b>643,181.22</b>	<b>74.19%</b>
<b>Department: 13 - Court</b>							
<a href="#">100-13-16002-0000000</a>	Health Insurance	34,433.00	34,433.00	2,494.86	12,396.07	22,036.93	64.00 %
<a href="#">100-13-16003-0000000</a>	Unemployment Insurance	27.00	27.00	10.27	24.68	2.32	8.59 %
<a href="#">100-13-16004-0000000</a>	Workers Comp	452.00	452.00	41.28	320.17	131.83	29.17 %
<a href="#">100-13-16007-0000000</a>	Crime Insurance	500.00	500.00	40.71	203.55	296.45	59.29 %
<a href="#">100-13-16008-0000000</a>	Payroll Taxes	12,890.00	12,890.00	941.22	4,890.43	7,999.57	62.06 %
<a href="#">100-13-16009-0000000</a>	Wages	166,096.00	166,096.00	12,788.18	65,267.23	100,828.77	60.71 %
<a href="#">100-13-16010-0000000</a>	Overtime	2,400.00	2,400.00	147.64	978.49	1,421.51	59.23 %
<a href="#">100-13-16011-0000000</a>	Employee Assistance Program	500.00	500.00	0.00	0.00	500.00	100.00 %
<a href="#">100-13-16012-0000000</a>	Retirement Expense	17,355.00	17,355.00	1,324.62	6,804.15	10,550.85	60.79 %
<a href="#">100-13-16104-0000000</a>	Community Relations	400.00	400.00	0.00	0.00	400.00	100.00 %
<a href="#">100-13-16106-0000000</a>	Communications - Records Mgt / Re...	0.00	0.00	0.00	1,512.00	-1,512.00	0.00 %
<a href="#">100-13-16108-0000000</a>	Vendor Subscriptions	250.00	250.00	0.00	0.00	250.00	100.00 %
<a href="#">100-13-16202-0000000</a>	General Consultant Fees	12,000.00	12,000.00	150.00	410.00	11,590.00	96.58 %
<a href="#">100-13-16205-0000000</a>	Omni Expense	0.00	0.00	0.00	198.00	-198.00	0.00 %
<a href="#">100-13-16207-0000000</a>	Prosecutors Fees	10,000.00	10,000.00	1,350.00	4,950.00	5,050.00	50.50 %
<a href="#">100-13-16209-0000000</a>	Records Shredding	250.00	250.00	286.00	286.00	-36.00	-14.40 %
<a href="#">100-13-16211-0000000</a>	Judge's Fee	12,000.00	12,000.00	1,000.00	5,000.00	7,000.00	58.33 %
<a href="#">100-13-16239-0000000</a>	Printing & Office supplies	1,400.00	1,400.00	194.78	401.00	999.00	71.36 %
<a href="#">100-13-16241-0000000</a>	Computers/Website	4,500.00	4,500.00	0.00	0.00	4,500.00	100.00 %
<a href="#">100-13-16242-0000000</a>	Postage/Delivery	2,600.00	2,600.00	1,232.85	2,512.18	87.82	3.38 %
<a href="#">100-13-16243-0000000</a>	Telephone	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00 %
<a href="#">100-13-16249-0000000</a>	Computer/Technology	15,000.00	15,000.00	1,363.34	6,606.57	8,393.43	55.96 %
<a href="#">100-13-16402-0000000</a>	Uniforms & Safety Equip	100.00	100.00	0.00	0.00	100.00	100.00 %
<a href="#">100-13-16404-0000000</a>	Copier/Fax Machine	8,000.00	8,000.00	1,085.65	4,355.65	3,644.35	45.55 %
<a href="#">100-13-16405-0000000</a>	Operating Supplies	2,500.00	2,500.00	570.34	570.34	1,929.66	77.19 %
<a href="#">100-13-16417-0000000</a>	Capital Pur. Furniture	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
<a href="#">100-13-16502-0000000</a>	Dues & Subscriptions	500.00	500.00	55.00	240.00	260.00	52.00 %
<a href="#">100-13-16503-0000000</a>	Travel & Training Staff	2,000.00	2,000.00	250.00	250.00	1,750.00	87.50 %
<a href="#">100-13-16701-0000000</a>	Insurance - Liability	1,855.00	1,855.00	154.59	1,347.95	507.05	27.33 %

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Budget Report

For Fiscal: 2023-2024 Period Ending: 02/29/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">100-13-16702-0000000</a>	Insurance - Property	2,579.00	2,579.00	214.89	1,074.45	1,504.55	58.34 %
<a href="#">100-13-17001-0000000</a>	Misc Expenses - Other	100.00	100.00	0.00	0.00	100.00	100.00 %
	<b>Department: 13 - Court Total:</b>	<b>317,687.00</b>	<b>317,687.00</b>	<b>25,696.22</b>	<b>120,598.91</b>	<b>197,088.09</b>	<b>62.04%</b>
	<b>Expense Total:</b>	<b>5,921,740.00</b>	<b>5,921,740.00</b>	<b>310,872.59</b>	<b>1,684,642.30</b>	<b>4,237,097.70</b>	<b>71.55%</b>
	<b>Fund: 100 - General Fund Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>380,508.77</b>	<b>2,008,876.87</b>	<b>2,008,876.87</b>	<b>0.00%</b>
<b>Fund: 150 - Montgomery PID</b>							
<b>Revenue</b>							
<b>Department: 00 - Revenue</b>							
<a href="#">150-00-15000-0000000</a>	Montgomery PID - Tax Revenue	40,000.00	40,000.00	0.00	18,158.60	-21,841.40	54.60 %
	<b>Department: 00 - Revenue Total:</b>	<b>40,000.00</b>	<b>40,000.00</b>	<b>0.00</b>	<b>18,158.60</b>	<b>-21,841.40</b>	<b>54.60%</b>
	<b>Revenue Total:</b>	<b>40,000.00</b>	<b>40,000.00</b>	<b>0.00</b>	<b>18,158.60</b>	<b>-21,841.40</b>	<b>54.60%</b>
<b>Expense</b>							
<b>Department: 15 - Montgomery PID</b>							
<a href="#">150-15-17500-0000000</a>	Montgomery PID - Property Tax Re...	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
	<b>Department: 15 - Montgomery PID Total:</b>	<b>40,000.00</b>	<b>40,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>40,000.00</b>	<b>100.00%</b>
	<b>Expense Total:</b>	<b>40,000.00</b>	<b>40,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>40,000.00</b>	<b>100.00%</b>
	<b>Fund: 150 - Montgomery PID Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>18,158.60</b>	<b>18,158.60</b>	<b>0.00%</b>
<b>Fund: 200 - Capital Projects</b>							
<b>Revenue</b>							
<b>Department: 00 - Revenue</b>							
<a href="#">200-00-24003-0000000</a>	Transfer from MEDC - Other	0.00	0.00	16,666.67	83,333.35	83,333.35	0.00 %
<a href="#">200-00-24500-0000000</a>	Interest Earned on Investments	0.00	0.00	8,472.48	29,216.30	29,216.30	0.00 %
<a href="#">200-00-24501-0062715</a>	Interest Earned on Investments - 20...	0.00	0.00	0.00	456.05	456.05	0.00 %
	<b>Department: 00 - Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>25,139.15</b>	<b>113,005.70</b>	<b>113,005.70</b>	<b>0.00%</b>
<b>Department: 20 - Capital Projects</b>							
<a href="#">200-20-14940-0000000</a>	Transfer In	0.00	0.00	3,500,000.00	3,500,000.00	3,500,000.00	0.00 %
	<b>Department: 20 - Capital Projects Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>3,500,000.00</b>	<b>3,500,000.00</b>	<b>3,500,000.00</b>	<b>0.00%</b>
	<b>Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>3,525,139.15</b>	<b>3,613,005.70</b>	<b>3,613,005.70</b>	<b>0.00%</b>
<b>Expense</b>							
<b>Department: 20 - Capital Projects</b>							
<a href="#">200-20-26100-0000000</a>	Engineering - WWTP Permit Applica...	0.00	0.00	0.00	1,000.00	-1,000.00	0.00 %
<a href="#">200-20-26101-0000000</a>	Engineering - Lift Station 10 Expansi...	0.00	0.00	0.00	9,852.50	-9,852.50	0.00 %
<a href="#">200-20-26116-7217320</a>	Engineering - Buffalo Springs Dr. Ro...	0.00	0.00	0.00	35,600.00	-35,600.00	0.00 %
<a href="#">200-20-26125-0000000</a>	Engineering - Old Plantersville Forc...	0.00	0.00	0.00	5,000.00	-5,000.00	0.00 %
<a href="#">200-20-26126-0000000</a>	Engineering - Old Plantersville Wate...	0.00	0.00	0.00	3,000.00	-3,000.00	0.00 %
<a href="#">200-20-26130-0000000</a>	Engineering - Sanitary Sewer & Ma...	0.00	0.00	0.00	19,137.50	-19,137.50	0.00 %
<a href="#">200-20-26132-0000000</a>	Engineering - Flagship Storm Sewer	0.00	0.00	0.00	2,685.75	-2,685.75	0.00 %
<a href="#">200-20-26318-0000000</a>	Wastewater System - Sanitary Sewe...	0.00	0.00	0.00	428,979.60	-428,979.60	0.00 %
<a href="#">200-20-26509-0000000</a>	Roadway System - Downtown Mast...	0.00	0.00	0.00	4,750.00	-4,750.00	0.00 %
<a href="#">200-20-26715-0000000</a>	Capital Outlay - Flagship Storm Sew...	0.00	0.00	0.00	104,812.06	-104,812.06	0.00 %
	<b>Department: 20 - Capital Projects Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>614,817.41</b>	<b>-614,817.41</b>	<b>0.00%</b>
	<b>Expense Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>614,817.41</b>	<b>-614,817.41</b>	<b>0.00%</b>
	<b>Fund: 200 - Capital Projects Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>3,525,139.15</b>	<b>2,998,188.29</b>	<b>2,998,188.29</b>	<b>0.00%</b>
<b>Fund: 300 - Water &amp; Sewer</b>							
<b>Revenue</b>							
<b>Department: 00 - Revenue</b>							
<a href="#">300-00-34110-0000000</a>	Water Revenue	881,000.00	881,000.00	58,224.05	355,887.70	-525,112.30	59.60 %
<a href="#">300-00-34130-0000000</a>	Lone Star Ground Water Revenue	9,000.00	9,000.00	604.94	3,991.19	-5,008.81	55.65 %
<a href="#">300-00-34140-0000000</a>	Application Fee	6,000.00	6,000.00	632.50	1,932.50	-4,067.50	67.79 %
<a href="#">300-00-34150-0000000</a>	Disconnect Reconnect	5,000.00	5,000.00	1,500.00	6,300.00	1,300.00	126.00 %
<a href="#">300-00-34160-0000000</a>	Sewer Revenue	853,000.00	853,000.00	61,693.10	346,017.75	-506,982.25	59.44 %
<a href="#">300-00-34170-0000000</a>	Tap Fees/Inspections	450,000.00	450,000.00	26,617.08	290,987.77	-159,012.23	35.34 %
<a href="#">300-00-34180-0000000</a>	Grease Trap Inspections	25,000.00	25,000.00	3,438.33	12,288.57	-12,711.43	50.85 %
<a href="#">300-00-34190-0000000</a>	Late Charges	18,200.00	18,200.00	2,057.36	8,655.92	-9,544.08	52.44 %

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Budget Report

For Fiscal: 2023-2024 Period Ending: 02/29/2024

		Original	Current	Period	Fiscal	Variance	
		Total Budget	Total Budget	Activity	Activity	(Unfavorable)	Percent Remaining
<a href="#">300-00-34200-0000000</a>	Returned Check Fee	1,000.00	1,000.00	350.00	750.00	-250.00	25.00 %
<a href="#">300-00-34210-0000000</a>	Backflow Testing	16,000.00	16,000.00	0.00	0.00	-16,000.00	100.00 %
<a href="#">300-00-34220-0000000</a>	Solid Waste Revenue	229,500.00	229,500.00	22,692.78	111,321.06	-118,178.94	51.49 %
<a href="#">300-00-34320-0000000</a>	Groundwater Reduction Revenue	205,000.00	205,000.00	14,259.30	94,078.05	-110,921.95	54.11 %
<a href="#">300-00-34420-0000000</a>	Impact Fees - Capital Cost	1,500,000.00	1,500,000.00	0.00	292,317.00	-1,207,683.00	80.51 %
<a href="#">300-00-34430-0000000</a>	Interest Income	850.00	850.00	286.70	1,203.00	353.00	141.53 %
<a href="#">300-00-34440-0000000</a>	Interest earned on Investments	70,000.00	70,000.00	7,885.93	41,184.74	-28,815.26	41.16 %
<a href="#">300-00-34450-0000000</a>	Meter Box Replacement	1,500.00	1,500.00	360.00	450.00	-1,050.00	70.00 %
<a href="#">300-00-34460-0000000</a>	EndPoint Charge	500.00	500.00	0.00	185.00	-315.00	63.00 %
<a href="#">300-00-34470-0000000</a>	Miscellaneous Revenue & ETS Reve...	8,000.00	8,000.00	1,171.69	4,839.19	-3,160.81	39.51 %
<a href="#">300-00-34530-0000000</a>	Utility Contracts	2,000.00	2,000.00	681.07	-4,141.33	-6,141.33	307.07 %
<b>Department: 00 - Revenue Total:</b>		<b>4,281,550.00</b>	<b>4,281,550.00</b>	<b>202,454.83</b>	<b>1,568,248.11</b>	<b>-2,713,301.89</b>	<b>63.37%</b>
<b>Revenue Total:</b>		<b>4,281,550.00</b>	<b>4,281,550.00</b>	<b>202,454.83</b>	<b>1,568,248.11</b>	<b>-2,713,301.89</b>	<b>63.37%</b>

Expense

Department: 30 - Water &amp; Sewer

<a href="#">300-30-16002-0000000</a>	Health Insurance	82,908.00	82,908.00	5,914.67	26,921.72	55,986.28	67.53 %
<a href="#">300-30-16003-0000000</a>	Unemployment Insurance	61.00	61.00	20.84	53.85	7.15	11.72 %
<a href="#">300-30-16004-0000000</a>	Workers Comp	7,961.00	7,961.00	577.91	4,832.48	3,128.52	39.30 %
<a href="#">300-30-16008-0000000</a>	Payroll Taxes	32,121.00	32,121.00	2,235.46	10,688.55	21,432.45	66.72 %
<a href="#">300-30-16009-0000000</a>	Wages	414,388.00	414,388.00	30,789.76	150,502.50	263,885.50	63.68 %
<a href="#">300-30-16010-0000000</a>	Overtime	5,500.00	5,500.00	85.55	1,537.89	3,962.11	72.04 %
<a href="#">300-30-16012-0000000</a>	Retirement Expense	43,248.00	43,248.00	3,149.79	15,425.69	27,822.31	64.33 %
<a href="#">300-30-36107-0000000</a>	Crime Insurance	500.00	500.00	40.71	203.55	296.45	59.29 %
<a href="#">300-30-36204-0000000</a>	Engineering	133,000.00	133,000.00	0.00	47,301.25	85,698.75	64.44 %
<a href="#">300-30-36208-0000000</a>	Operator	126,500.00	126,500.00	2,325.00	20,320.00	106,180.00	83.94 %
<a href="#">300-30-36209-0000000</a>	Billing & Collections	35,000.00	35,000.00	2,973.37	10,828.09	24,171.91	69.06 %
<a href="#">300-30-36210-0000000</a>	Backflow Testing	16,000.00	16,000.00	0.00	0.00	16,000.00	100.00 %
<a href="#">300-30-36211-0000000</a>	Testing	15,000.00	15,000.00	2,693.20	4,550.20	10,449.80	69.67 %
<a href="#">300-30-36214-0000000</a>	Sludge Hauling	100,000.00	100,000.00	0.00	11,500.65	88,499.35	88.50 %
<a href="#">300-30-36215-0000000</a>	Printing	1,200.00	1,200.00	33.98	89.36	1,110.64	92.55 %
<a href="#">300-30-36216-0000000</a>	Postage	2,000.00	2,000.00	14.58	230.66	1,769.34	88.47 %
<a href="#">300-30-36217-0000000</a>	Telephone	10,500.00	10,500.00	979.31	4,520.21	5,979.79	56.95 %
<a href="#">300-30-36218-0000000</a>	Tap Fees & Inspections	75,000.00	75,000.00	2,460.00	29,214.09	45,785.91	61.05 %
<a href="#">300-30-36221-0000000</a>	Garbage Pickup	225,000.00	225,000.00	33,997.09	122,750.49	102,249.51	45.44 %
<a href="#">300-30-36302-0000000</a>	Advertising/Promotion	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
<a href="#">300-30-36303-0000000</a>	Permits & Licenses	25,000.00	25,000.00	0.00	23,733.70	1,266.30	5.07 %
<a href="#">300-30-36307-0000000</a>	Dues & Subscriptions	2,000.00	2,000.00	0.00	112.37	1,887.63	94.38 %
<a href="#">300-30-36400-0000000</a>	Supplies & Equipment	1,500.00	1,500.00	0.00	46.28	1,453.72	96.91 %
<a href="#">300-30-36401-0000000</a>	Chemicals	45,000.00	45,000.00	5,920.18	18,286.63	26,713.37	59.36 %
<a href="#">300-30-36402-0000000</a>	Copier / Fax Machine	3,000.00	3,000.00	403.13	943.13	2,056.87	68.56 %
<a href="#">300-30-36403-0000000</a>	Operating Supplies	80,000.00	80,000.00	4,359.91	20,184.99	59,815.01	74.77 %
<a href="#">300-30-36404-0000000</a>	Uniforms	4,700.00	4,700.00	246.35	807.10	3,892.90	82.83 %
<a href="#">300-30-36406-0000000</a>	Computer Technology	24,000.00	24,000.00	1,113.33	6,946.44	17,053.56	71.06 %
<a href="#">300-30-36407-0000000</a>	Groundwater Reduction Expenses	100.00	100.00	0.00	0.00	100.00	100.00 %
<a href="#">300-30-36502-0000000</a>	Travel & Training	5,500.00	5,500.00	615.00	1,613.26	3,886.74	70.67 %
<a href="#">300-30-36503-0000000</a>	Employee Relations	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
<a href="#">300-30-36601-0000000</a>	Repairs & Maintenance	300,000.00	300,000.00	13,350.97	116,769.46	183,230.54	61.08 %
<a href="#">300-30-36602-0000000</a>	Vehicle Repair and Maint.	3,500.00	3,500.00	309.78	747.03	2,752.97	78.66 %
<a href="#">300-30-36604-0000000</a>	Water & Sewer Items	9,708.00	9,708.00	552.00	552.00	9,156.00	94.31 %
<a href="#">300-30-36605-0000000</a>	Gas & Oil	14,000.00	14,000.00	710.60	3,817.10	10,182.90	72.74 %
<a href="#">300-30-36701-0000000</a>	Liability Insurance	4,694.00	4,694.00	391.19	3,105.95	1,588.05	33.83 %
<a href="#">300-30-36702-0000000</a>	Property Insurance	45,677.00	45,677.00	3,806.44	19,032.20	26,644.80	58.33 %
<a href="#">300-30-36801-0000000</a>	Gas For Generators	1,320.00	1,320.00	69.81	265.14	1,054.86	79.91 %
<a href="#">300-30-36802-0000000</a>	Water Plants	110,000.00	110,000.00	8,232.87	31,246.06	78,753.94	71.59 %
<a href="#">300-30-36803-0000000</a>	WWTP	73,000.00	73,000.00	8,511.10	21,876.80	51,123.20	70.03 %
<a href="#">300-30-36804-0000000</a>	Lift Stations	24,200.00	24,200.00	2,191.74	7,114.77	17,085.23	70.60 %
<a href="#">300-30-37000-0000000</a>	Utility Projects - Prev Maint	150,000.00	150,000.00	4,096.57	10,143.07	139,856.93	93.24 %
<a href="#">300-30-37003-0000000</a>	Utility Projects - Impact Fees Transf...	1,500,000.00	1,500,000.00	0.00	0.00	1,500,000.00	100.00 %

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For Fiscal: 2023-2024 Period Ending: 02/29/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">300-30-37101-0000000</a>	Miscellaneous Expenses - Misc	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
<a href="#">300-30-37102-0000000</a>	Miscellaneous Expenses - Bank Cha...	35,000.00	35,000.00	2,556.60	12,646.15	22,353.85	63.87 %
<a href="#">300-30-37202-0000000</a>	Other Expense - Transfer to Debt Se...	425,500.00	425,500.00	35,416.67	177,083.35	248,416.65	58.38 %
<a href="#">300-30-37206-0000000</a>	Transfer to Surplus	63,764.00	63,764.00	0.00	0.00	63,764.00	100.00 %
<b>Department: 30 - Water &amp; Sewer Total:</b>		<b>4,281,550.00</b>	<b>4,281,550.00</b>	<b>181,145.46</b>	<b>938,544.21</b>	<b>3,343,005.79</b>	<b>78.08%</b>
<b>Expense Total:</b>		<b>4,281,550.00</b>	<b>4,281,550.00</b>	<b>181,145.46</b>	<b>938,544.21</b>	<b>3,343,005.79</b>	<b>78.08%</b>
<b>Fund: 300 - Water &amp; Sewer Surplus (Deficit):</b>		<b>0.00</b>	<b>0.00</b>	<b>21,309.37</b>	<b>629,703.90</b>	<b>629,703.90</b>	<b>0.00%</b>
<b>Fund: 400 - MEDC</b>							
<b>Revenue</b>							
<b>Department: 00 - Revenue</b>							
<a href="#">400-00-44110-0000000</a>	Sales Tax Revenue	1,100,000.00	1,100,000.00	145,705.90	599,134.73	-500,865.27	45.53 %
<a href="#">400-00-44230-0000000</a>	Interest Income	60,000.00	60,000.00	8,400.82	43,881.41	-16,118.59	26.86 %
<a href="#">400-00-44300-0000000</a>	Events Revenue	7,000.00	7,000.00	2,455.00	2,455.00	-4,545.00	64.93 %
<b>Department: 00 - Revenue Total:</b>		<b>1,167,000.00</b>	<b>1,167,000.00</b>	<b>156,561.72</b>	<b>645,471.14</b>	<b>-521,528.86</b>	<b>44.69%</b>
<b>Revenue Total:</b>		<b>1,167,000.00</b>	<b>1,167,000.00</b>	<b>156,561.72</b>	<b>645,471.14</b>	<b>-521,528.86</b>	<b>44.69%</b>
<b>Expense</b>							
<b>Department: 40 - MEDC</b>							
<a href="#">400-40-46103-0000000</a>	Public Infrastructure - Downtown D...	90,000.00	90,000.00	0.00	0.00	90,000.00	100.00 %
<a href="#">400-40-46104-0000000</a>	Public Infrastructure - Utility Extens...	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
<a href="#">400-40-46107-0000000</a>	Public Infrastructure - Transfer to C...	200,000.00	200,000.00	16,666.67	83,333.35	116,666.65	58.33 %
<a href="#">400-40-46111-0000000</a>	Public Infrastructure - Streets & Sid...	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
<a href="#">400-40-46205-0000000</a>	Business & Development - Sales Tax...	250,000.00	250,000.00	0.00	0.00	250,000.00	100.00 %
<a href="#">400-40-46206-0000000</a>	Business & Development - Econ Dev...	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00 %
<a href="#">400-40-46209-0000000</a>	Business Development - Dntwn & C...	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
<a href="#">400-40-46303-0000000</a>	Quality of Life - Events	113,200.00	113,200.00	645.06	39,463.41	73,736.59	65.14 %
<a href="#">400-40-46505-0000000</a>	Marketing and Tourism - Brochures ...	4,000.00	4,000.00	0.00	29.85	3,970.15	99.25 %
<a href="#">400-40-46511-0000000</a>	Marketing and Tourism - Website	6,500.00	6,500.00	0.00	1,055.84	5,444.16	83.76 %
<a href="#">400-40-46514-0000000</a>	Marketing and Tourism - Social Med...	3,000.00	3,000.00	28.25	113.00	2,887.00	96.23 %
<a href="#">400-40-46515-0000000</a>	Marketing and Tourism - Historical S...	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
<a href="#">400-40-46601-0000000</a>	Administration - Transfers to Gener...	275,000.00	275,000.00	22,916.67	114,583.35	160,416.65	58.33 %
<a href="#">400-40-46603-0000000</a>	Administration - Miscellaneous Exp...	500.00	500.00	0.00	580.00	-80.00	-16.00 %
<a href="#">400-40-46604-0000000</a>	Administration - Consulting/Profess...	51,800.00	51,800.00	0.00	5,600.00	46,200.00	89.19 %
<a href="#">400-40-46607-0000000</a>	Administration - Travel & Trainings ...	8,000.00	8,000.00	0.00	-410.00	8,410.00	105.13 %
<b>Department: 40 - MEDC Total:</b>		<b>1,167,000.00</b>	<b>1,167,000.00</b>	<b>40,256.65</b>	<b>244,348.80</b>	<b>922,651.20</b>	<b>79.06%</b>
<b>Expense Total:</b>		<b>1,167,000.00</b>	<b>1,167,000.00</b>	<b>40,256.65</b>	<b>244,348.80</b>	<b>922,651.20</b>	<b>79.06%</b>
<b>Fund: 400 - MEDC Surplus (Deficit):</b>		<b>0.00</b>	<b>0.00</b>	<b>116,305.07</b>	<b>401,122.34</b>	<b>401,122.34</b>	<b>0.00%</b>
<b>Fund: 500 - Debt Service</b>							
<b>Revenue</b>							
<b>Department: 00 - Revenue</b>							
<a href="#">500-00-54110-0000000</a>	Ad Valorem Taxes - Current	471,847.00	471,847.00	51,631.19	440,964.24	-30,882.76	6.55 %
<a href="#">500-00-54115-0000000</a>	Ad Valorem Taxes - Delinquent	0.00	0.00	444.58	3,503.53	3,503.53	0.00 %
<a href="#">500-00-54120-0000000</a>	Penalty & Interest - Current	3,000.00	3,000.00	147.60	147.60	-2,852.40	95.08 %
<a href="#">500-00-54125-0000000</a>	Penalty & Interest - Delinquent	0.00	0.00	159.06	1,096.54	1,096.54	0.00 %
<a href="#">500-00-54220-0000000</a>	Transfers - Water & Sewer Funds	425,000.00	425,000.00	35,416.67	177,083.35	-247,916.65	58.33 %
<a href="#">500-00-54325-0020240</a>	Cert of Obligation Proceeds - Series...	0.00	0.00	0.00	3,500,000.00	3,500,000.00	0.00 %
<a href="#">500-00-54400-0000000</a>	Other Revenues	0.00	0.00	0.00	3,638.60	3,638.60	0.00 %
<a href="#">500-00-54410-0000000</a>	Other Revenues - Interest on Check...	0.00	0.00	2,146.67	3,770.55	3,770.55	0.00 %
<a href="#">500-00-54420-0000000</a>	Other Revenues - Interest on Inves...	0.00	0.00	2.32	12.16	12.16	0.00 %
<b>Department: 00 - Revenue Total:</b>		<b>899,847.00</b>	<b>899,847.00</b>	<b>89,948.09</b>	<b>4,130,216.57</b>	<b>3,230,369.57</b>	<b>358.99%</b>
<b>Revenue Total:</b>		<b>899,847.00</b>	<b>899,847.00</b>	<b>89,948.09</b>	<b>4,130,216.57</b>	<b>3,230,369.57</b>	<b>358.99%</b>
<b>Expense</b>							
<b>Department: 50 - Debt Service</b>							
<a href="#">500-50-17151-0000000</a>	Transfer Out	0.00	0.00	3,500,000.00	3,500,000.00	-3,500,000.00	0.00 %
<a href="#">500-50-56220-0000000</a>	Debt Service Payments - Int. Payme...	228,557.00	228,557.00	139,746.25	139,746.25	88,810.75	38.86 %
<a href="#">500-50-56230-0000000</a>	Debt Service Payments - Paying Age...	2,000.00	2,000.00	800.00	800.00	1,200.00	60.00 %

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	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">500-50-56250-0000000</a>	665,000.00	665,000.00	665,000.00	665,000.00	0.00	0.00 %
<b>Debt Service Payments - Principal P...</b>						
<b>Department: 50 - Debt Service Total:</b>	<b>895,557.00</b>	<b>895,557.00</b>	<b>4,305,546.25</b>	<b>4,305,546.25</b>	<b>-3,409,989.25</b>	<b>-380.77%</b>
<b>Expense Total:</b>	<b>895,557.00</b>	<b>895,557.00</b>	<b>4,305,546.25</b>	<b>4,305,546.25</b>	<b>-3,409,989.25</b>	<b>-380.77%</b>
<b>Fund: 500 - Debt Service Surplus (Deficit):</b>	<b>4,290.00</b>	<b>4,290.00</b>	<b>-4,215,598.16</b>	<b>-175,329.68</b>	<b>-179,619.68</b>	<b>4,186.94%</b>
<b>Fund: 600 - Grant Acct</b>						
<b>Revenue</b>						
<b>Department: 00 - Revenue</b>						
<a href="#">600-00-64220-0000000</a>	0.00	0.00	0.00	0.02	0.02	0.00 %
<b>Interest Income</b>						
<b>Department: 00 - Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.02</b>	<b>0.02</b>	<b>0.00%</b>
<b>Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.02</b>	<b>0.02</b>	<b>0.00%</b>
<b>Fund: 600 - Grant Acct Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.02</b>	<b>0.02</b>	<b>0.00%</b>
<b>Fund: 700 - Court Security</b>						
<b>Revenue</b>						
<b>Department: 00 - Revenue</b>						
<a href="#">700-00-74110-0000000</a>	1,500.00	1,500.00	32.70	89.70	-1,410.30	94.02 %
<b>Court Fines &amp; Forfeitures - Court Se...</b>						
<a href="#">700-00-74210-0000000</a>	0.00	0.00	0.40	2.07	2.07	0.00 %
<b>Other Revenues - Interest Income</b>						
<a href="#">700-00-74300-0000000</a>	-1,500.00	0.00	0.00	0.00	0.00	0.00 %
<b>Transfers</b>						
<b>Department: 00 - Revenue Total:</b>	<b>0.00</b>	<b>1,500.00</b>	<b>33.10</b>	<b>91.77</b>	<b>-1,408.23</b>	<b>93.88%</b>
<b>Revenue Total:</b>	<b>0.00</b>	<b>1,500.00</b>	<b>33.10</b>	<b>91.77</b>	<b>-1,408.23</b>	<b>93.88%</b>
<b>Expense</b>						
<b>Department: 70 - Court Security</b>						
<a href="#">700-70-76120-0000000</a>	0.00	0.00	0.00	75.00	-75.00	0.00 %
<b>Contracted Services - Security Servi...</b>						
<a href="#">700-70-76340-0000000</a>	0.00	1,500.00	0.00	0.00	1,500.00	100.00 %
<b>Bailiff Transfer to General Fund</b>						
<b>Department: 70 - Court Security Total:</b>	<b>0.00</b>	<b>1,500.00</b>	<b>0.00</b>	<b>75.00</b>	<b>1,425.00</b>	<b>95.00%</b>
<b>Expense Total:</b>	<b>0.00</b>	<b>1,500.00</b>	<b>0.00</b>	<b>75.00</b>	<b>1,425.00</b>	<b>95.00%</b>
<b>Fund: 700 - Court Security Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>33.10</b>	<b>16.77</b>	<b>16.77</b>	<b>0.00%</b>
<b>Fund: 750 - Court Technology</b>						
<b>Revenue</b>						
<b>Department: 00 - Revenue</b>						
<a href="#">750-00-74120-0000000</a>	650.00	650.00	43.59	119.59	-530.41	81.60 %
<b>Court Technology Fees</b>						
<a href="#">750-00-74210-0000000</a>	40.00	40.00	4.21	21.97	-18.03	45.08 %
<b>Interest Income</b>						
<b>Department: 00 - Revenue Total:</b>	<b>690.00</b>	<b>690.00</b>	<b>47.80</b>	<b>141.56</b>	<b>-548.44</b>	<b>79.48%</b>
<b>Revenue Total:</b>	<b>690.00</b>	<b>690.00</b>	<b>47.80</b>	<b>141.56</b>	<b>-548.44</b>	<b>79.48%</b>
<b>Fund: 750 - Court Technology Total:</b>	<b>690.00</b>	<b>690.00</b>	<b>47.80</b>	<b>141.56</b>	<b>-548.44</b>	<b>79.48%</b>
<b>Fund: 800 - Hotel Occupancy</b>						
<b>Revenue</b>						
<b>Department: 00 - Revenue</b>						
<a href="#">800-00-84100-0000000</a>	5,000.00	5,000.00	0.00	0.00	-5,000.00	100.00 %
<b>Taxes and Franchise Fees</b>						
<a href="#">800-00-84110-0000000</a>	0.00	0.00	0.00	5,151.55	5,151.55	0.00 %
<b>Taxes and Franchise Fees - Hotel Oc...</b>						
<a href="#">800-00-84210-0000000</a>	30.00	30.00	4.34	19.87	-10.13	33.77 %
<b>Other Revenues - Interest on Check...</b>						
<b>Department: 00 - Revenue Total:</b>	<b>5,030.00</b>	<b>5,030.00</b>	<b>4.34</b>	<b>5,171.42</b>	<b>141.42</b>	<b>2.81%</b>
<b>Revenue Total:</b>	<b>5,030.00</b>	<b>5,030.00</b>	<b>4.34</b>	<b>5,171.42</b>	<b>141.42</b>	<b>2.81%</b>
<b>Expense</b>						
<b>Department: 80 - Hotel Occupancy</b>						
<a href="#">800-80-86200-0000000</a>	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
<b>Tourism Expenses</b>						
<b>Department: 80 - Hotel Occupancy Total:</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,000.00</b>	<b>100.00%</b>
<b>Expense Total:</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,000.00</b>	<b>100.00%</b>
<b>Fund: 800 - Hotel Occupancy Surplus (Deficit):</b>	<b>30.00</b>	<b>30.00</b>	<b>4.34</b>	<b>5,171.42</b>	<b>5,141.42</b>	<b>17,138.07%</b>

Budget Report

For Fiscal: 2023-2024 Period Ending: 02/29/2024

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 850 - Police Asset</b>						
<b>Revenue</b>						
<b>Department: 00 - Revenue</b>						
<a href="#">850-00-84130-0000000</a>						
Police Asset Forfeitures - Interest	0.00	0.00	1.58	8.23	8.23	0.00 %
<b>Department: 00 - Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>1.58</b>	<b>8.23</b>	<b>8.23</b>	<b>0.00%</b>
<b>Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>1.58</b>	<b>8.23</b>	<b>8.23</b>	<b>0.00%</b>
<b>Fund: 850 - Police Asset Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>1.58</b>	<b>8.23</b>	<b>8.23</b>	<b>0.00%</b>
<b>Report Surplus (Deficit):</b>	<b>5,010.00</b>	<b>5,010.00</b>	<b>-172,248.98</b>	<b>5,886,058.32</b>	<b>5,881,048.32</b>	<b>17,386.19%</b>



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Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	0.00	0.00	380,508.77	2,008,876.87	2,008,876.87
150 - Montgomery PID	0.00	0.00	0.00	18,158.60	18,158.60
200 - Capital Projects	0.00	0.00	3,525,139.15	2,998,188.29	2,998,188.29
300 - Water & Sewer	0.00	0.00	21,309.37	629,703.90	629,703.90
400 - MEDC	0.00	0.00	116,305.07	401,122.34	401,122.34
500 - Debt Service	4,290.00	4,290.00	-4,215,598.16	-175,329.68	-179,619.68
600 - Grant Acct	0.00	0.00	0.00	0.02	0.02
700 - Court Security	0.00	0.00	33.10	16.77	16.77
750 - Court Technology	690.00	690.00	47.80	141.56	-548.44
800 - Hotel Occupancy	30.00	30.00	4.34	5,171.42	5,141.42
850 - Police Asset	0.00	0.00	1.58	8.23	8.23
<b>Report Surplus (Deficit):</b>	<b>5,010.00</b>	<b>5,010.00</b>	<b>-172,248.98</b>	<b>5,886,058.32</b>	<b>5,881,048.32</b>

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## UTILITY/GENERAL FUND REPORT – FEB 2024

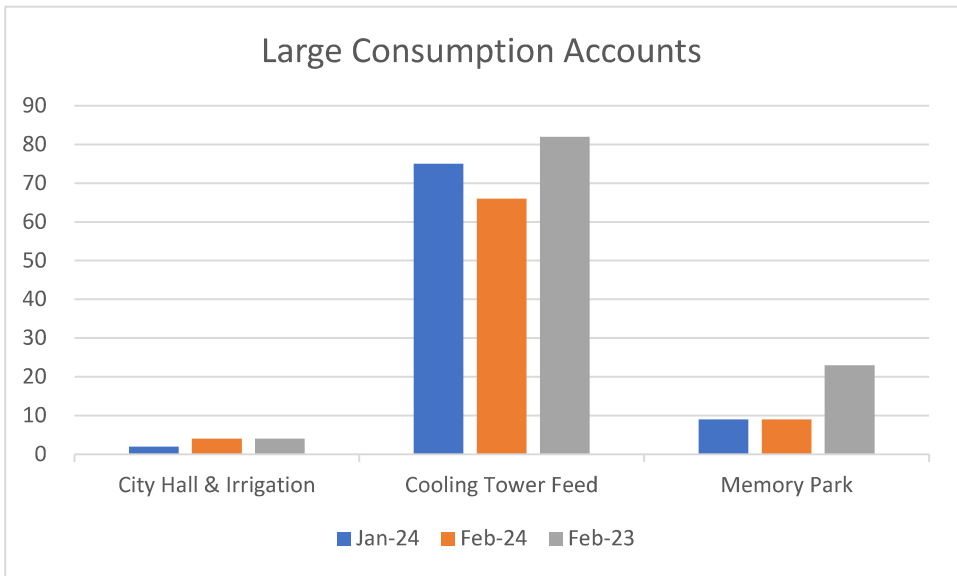
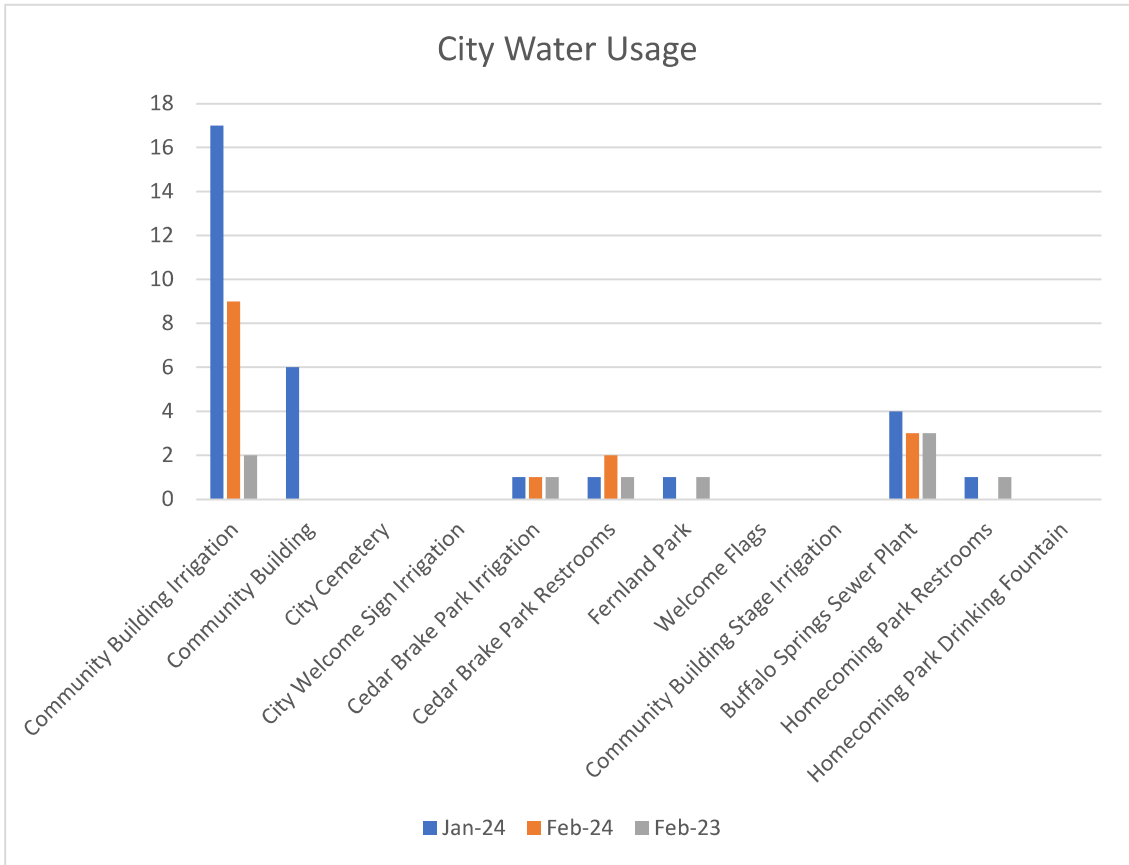
TOTAL REVENUE	
Utilities	\$186,480.95
Permits	\$30,412.00
Vendor/Beverage/Street Festival/Photography Permit	\$0.00
Flag/ Post Card Sales	\$155.70
Community Building/ Park Rentals	\$600.00
Community Building Deposit	\$300.00
Franchise Fees	\$1,583.04
Sales Tax	\$12.80
Payroll Liabilities	\$19,403.57
Sign Fees	\$800.00
ROW Fees	\$1,342.36
Online Transaction Fees Web Payments	\$867.50
<b>Monthly Total:</b>	<b>\$241,957.92</b>

<b>ARREARS</b>			
	<b>60 Days</b>	<b>90 Days</b>	<b>120+ Days</b>
<b>Amount</b>	\$678.60	\$147.97	\$2,090.35
<b>GRAND TOTAL:</b>			<b>\$2,916.92</b>

<b>PERMITS</b>	
<b>Type</b>	<b>Permit Total</b>
Building-Residential Addition, Generators	\$19,101.00
Plumbing	\$1,225
Irrigation	\$250
Building-Commercial Remodel	\$6,861
Solar	\$0
Pool	\$0
Sign	\$675.00
Mechanical	\$400.00
Electrical	\$1,900
<b>TOTAL</b>	<b>\$30,412.00</b>

<b>UTILITIES</b>	
New Water Accts.	20
Disconnected Water Accts.	12
<b>Total Number of Active Accts.</b>	<b>1087</b>

CITY ACCOUNT WATER USAGE				
ACCOUNT NAME	ACCT #	Jan-24	Feb-24	Feb-23
Community Building Irrigation	(01-8732-00)	17	9	2
Community Building	(01-0130-00)	6	0	0
City Cemetery	(01-1110-00)	0	Closed	0
City Welcome Sign Irrigation	(01-8733-00)	0	0	0
Cedar Brake Park Irrigation	(01-8736-00)	1	1	1
Cedar Brake Park Restrooms	(01-8735-00)	1	2	1
Ferland Park	(01-8737-00)	1	0	1
Welcome Flags	(01-8734-00)	0	0	0
Community Building Stage Irrigation	(01-6180-00)	0	0	0
Buffalo Springs Sewer Plant	(01-8821-00)	4	3	3
Homecoming Park Restrooms	(01-8820-00)	1	0	1
Homecoming Park Drinking Fountain	(01-8738-00)	0	0	0
City Hall & Irrigation	(01-6190-00)	2	4	4
Cooling Tower Feed	(01-0355-00)	75	66	82
Memory Park	(01-5885-00)	9	9	23



ACCOUNT NAME	Jan-24	Feb-24	Feb-23
City Hall & Irrigation	2	4	4
Cooling Tower Feed	75	66	82
Memory Park	9	9	23



# **CITY OF MONTGOMERY, TEXAS**

## **Sales and Use Tax Allocation Report**

**March 2024**

### Sales Taxpayer Information through March 2024

A review of the monthly reports provided by the Comptroller of Public Accounts reflects **5,836** active taxpayer accounts coded to the City of Montgomery. Many of the accounts are either E-Commerce related or are coded as active but have not made a sale yet, and therefore are not reflected in the monthly report(s).

### Total Sales Tax Payers by Month

YEAR	MONTH	SALES TAX FILERS
2023	March	2,333
2023	April	2,297
<b>2023</b>	<b>May</b>	<b>2,437</b>
2023	June	2,305
2023	July	2,342
<b>2023</b>	<b>August</b>	<b>2,419</b>
2023	September	2,315
2023	October	2,367
<b>2023</b>	<b>November</b>	<b>2,423</b>
2023	December	2,341
2024	January	2,541
<b>2024</b>	<b>February</b>	<b>2,679</b>
2024	March	2,426

The number of taxpayers filing local taxes fluctuates throughout the year. February and quarterly filing months have traditionally reflected the highest number of sales tax payers. Represented here is a listing of each month and the number of taxpayer returns filed in the District, quarterly filing months are listed in **BOLD**.

Average number of taxpayers filing each month: 2,402  
**4% increase** in taxpayers over **March 2023**



## Sales Tax Allocations through March 2024

Reviewing the past twelve month reporting period, the City of Montgomery sales tax receipts were derived from an average of **2,384** taxpayers filing local tax returns each month with **February 2024** reflecting the highest taxpayer count of **2,679**.

## Top 25 Sales Tax Filers - Twelve Months Combined

No.	Permit Name	NAICS
1	KROGER # 142	445110
2	MCCOY'S BUILDING SUPPLY CENTER #113	444190
3	CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR	722513
4	RISE COLLECTIVE LLC	236220
5	GOOGLE LLC	518210
6	PATTERSON-UTI DRILLING COMPANY LLC	213111
7	ENERGY TEXAS INC.	221122
8	PIZZA SHACK	722511
9	BROOKSHIRE BROTHERS #73	445110
10	HOME DEPOT U.S.A. INC.	444110
11	MCDONALD'S 25405	722513
12	JIM'S HARDWARE INC.	444130
13	AMAZON.COM SERVICES INC (MARKETPLACE)	454110
14	PET SUPPLIES PLUS #4134	453910
15	CHEWY INC.	453910
16	O'REILLY AUTO PARTS #1838	441310
17	STARBUCKS COFFEE #62996	722515
18	BFI WASTE SERVICES OF TEXAS LP	562111
19	HAIER US APPLIANCE SOLUTIONS INC.	423620
20	WHALECO INC	454110
21	WAL-MART.COM USA LLC	453998
22	EXPRESSWAY	447110
23	AT&T #R1AS	517312
24	AMAZON.COM SERVICES LLC	454110
25	K. HOVNANIAN OF HOUSTON II L.L.C.	236115

## Top 25 Sales Tax Filers - March 2024

No.	Permit Name	NAICS
1	MCCOY'S BUILDING SUPPLY CENTER #113	444190
2	EMJ CONSTRUCTION LLC	236220
3	JAMES CONSTRUCTION GROUP LLC	237310
4	CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR	722513
5	GOOGLE LLC	518210
6	PIZZA SHACK	722511
7	JIM'S HARDWARE INC.	444130
8	RISE COLLECTIVE LLC	236220
9	MCDONALD'S 25405	722513
10	HOME DEPOT U.S.A. INC.	444110
11	AMAZON.COM SERVICES INC (MARKETPLACE)	454110
12	PET SUPPLIES PLUS #4134	453910
13	WHALECO INC	454110
14	HAIER US APPLIANCE SOLUTIONS INC.	423620
15	CHEWY INC.	453910
16	BFI WASTE SERVICES OF TEXAS LP	562111
17	O'REILLY AUTO PARTS #1838	441310
18	VERDANT COMMERCIAL CAPITAL LLC	522298
19	K. HOVNANIAN OF HOUSTON II L.L.C.	236115
20	STARBUCKS COFFEE #62996	722515
21	FUBO TV MEDIA INC	515210
22	POPEYES # 14393	722513
23	APPLE INC.	334111
24	AMAZON.COM SERVICES LLC	454110
25	NOBULL LLC	448110

Utilizing data provided by the Texas Comptroller of Public Accounts, this list reflects the top 25 businesses remitting the highest local tax filings within the District and represents **45%** of the total combined sales tax refunds for **March 2024**.

Within the City's most recent sales tax allocation, **70** businesses filed local taxes in excess of **\$1,000.00**. Taxpayer with returns over \$1,000.00 reflects **67%** of the total monthly allocation.

## March 2024 | February 2023 Top 25 Taxpayer Comparison

### March 2024

Non-Quarterly Filer Month

1	MCCOY'S BUILDING SUPPLY CENTER #113
2	EMJ CONSTRUCTION LLC
3	JAMES CONSTRUCTION GROUP LLC
4	CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR
5	GOOGLE LLC
6	PIZZA SHACK
7	JIM'S HARDWARE INC.
8	RISE COLLECTIVE LLC
9	MCDONALD'S 25405
10	HOME DEPOT U.S.A. INC.
11	AMAZON.COM SERVICES INC (MARKETPLACE)
12	PET SUPPLIES PLUS #4134
13	WHALECO INC
14	HAIER US APPLIANCE SOLUTIONS INC.
15	CHEWY INC.
16	BFI WASTE SERVICES OF TEXAS LP
17	O'REILLY AUTO PARTS #1838
18	VERDANT COMMERCIAL CAPITAL LLC
19	K. HOVNANIAN OF HOUSTON II L.L.C.
20	STARBUCKS COFFEE #62996
21	FUBO TV MEDIA INC
22	POPEYES # 14393
23	APPLE INC.
24	AMAZON.COM SERVICES LLC
25	NOBULL LLC

### February 2023

Quarterly Filer Month

1	KROGER # 142
2	MCCOY'S BUILDING SUPPLY CENTER #113
3	PATTERSON-UTI DRILLING COMPANY LLC
4	ENTERGY TEXAS INC.
5	BROOKSHIRE BROTHERS #73
6	CHICK-FIL-A AT 105 & LONESTAR PKWY. FSR
7	GOOGLE LLC
8	PIZZA SHACK
9	AMAZON.COM SERVICES INC (MARKETPLACE)
10	HOWMEDICA OSTEONICS CORP
11	PET SUPPLIES PLUS #4134
12	MCDONALD'S 25405
13	WAL-MART.COM USA LLC (MARKETPLACE)
14	HOME DEPOT U.S.A. INC.
15	AT&T #R1AS
16	CHEWY INC.
17	WHALECO INC
18	STARBUCKS COFFEE #62996
19	BFI WASTE SERVICES OF TEXAS LP
20	JIM'S HARDWARE INC.
21	SUMMIT PRECAST CONCRETE LLC
22	K. HOVNANIAN OF HOUSTON II L.L.C.
23	WAL-MART.COM USA LLC
24	O'REILLY AUTO PARTS #1838
25	LUMENIS BE INC.

## March 2024 | 2023 Comparison

Receipts of Sales Tax Were as Follows:	March 2024	March 2023
	<b>\$363,747.42</b>	<b>\$313,269.36</b>

*16% Increase*

Total Sales Tax Allocations Received:	2024 FYTD	2024 Budget	% of Budget
	<b>\$2,760,286.40</b>	<b>\$4,866,616</b>	<b>57%</b>

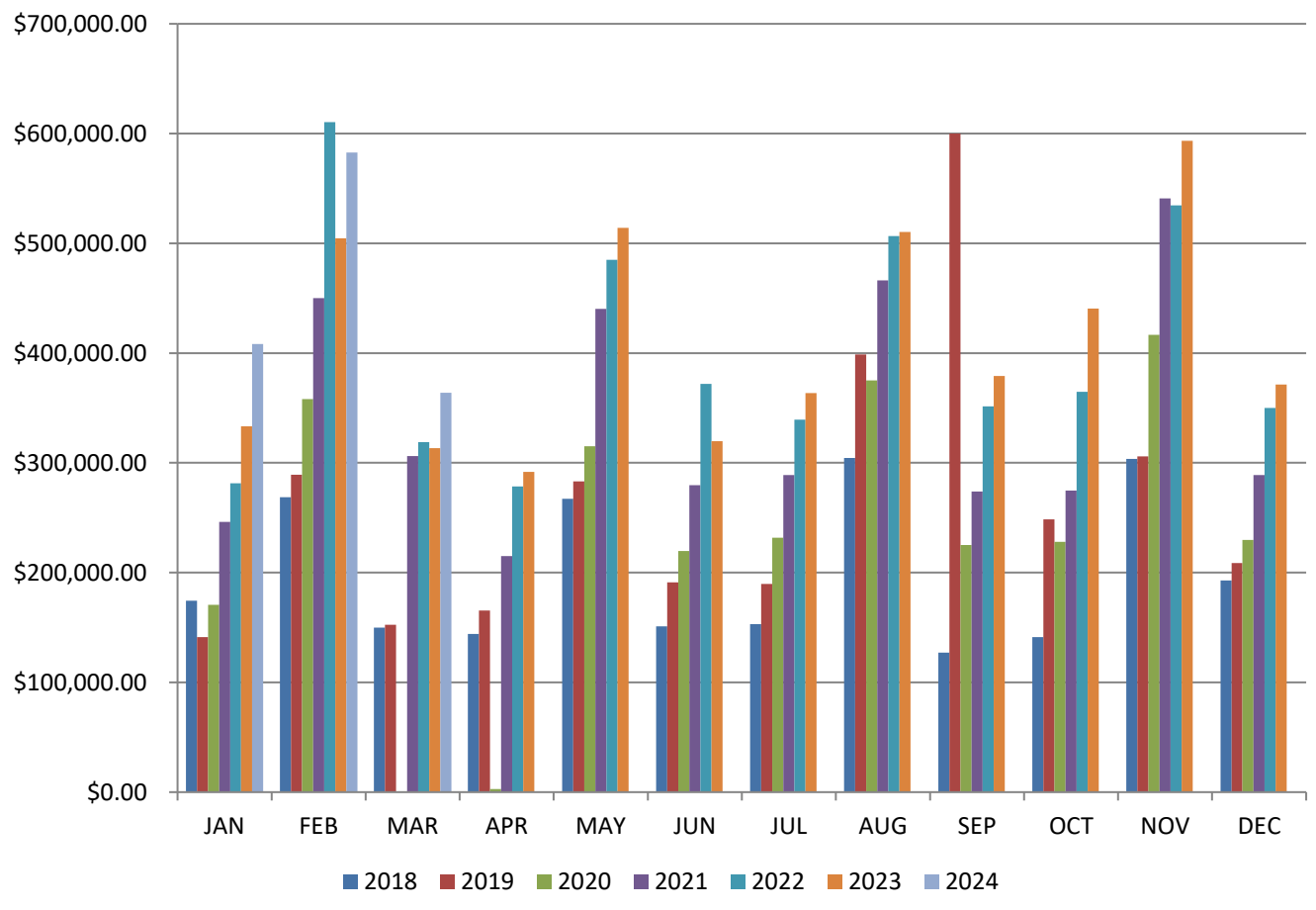
*Fiscal Year Date Range: October-September*

FY 2019 Total Allocations	FY 2018 Total Allocations	FY 2017 Total Allocations	FY 2016 Total Allocations	FY 2015 Total Allocations	2014 Total Allocations
<b>\$3,049,090.59</b>	<b>\$2,298,289.34</b>	<b>\$1,889,285.60</b>	<b>\$1,867,030.18</b>	<b>\$1,699,926.42</b>	<b>\$1,688,374.26</b>
FY 2020 Total Allocations	FY 2021 Total Allocations	FY 2022 Total Allocations	FY 2023 Total Allocations		
<b>\$2,661,447.47</b>	<b>\$3,840,647.17</b>	<b>\$4,648,109.80</b>	<b>\$4,779,192.57</b>		

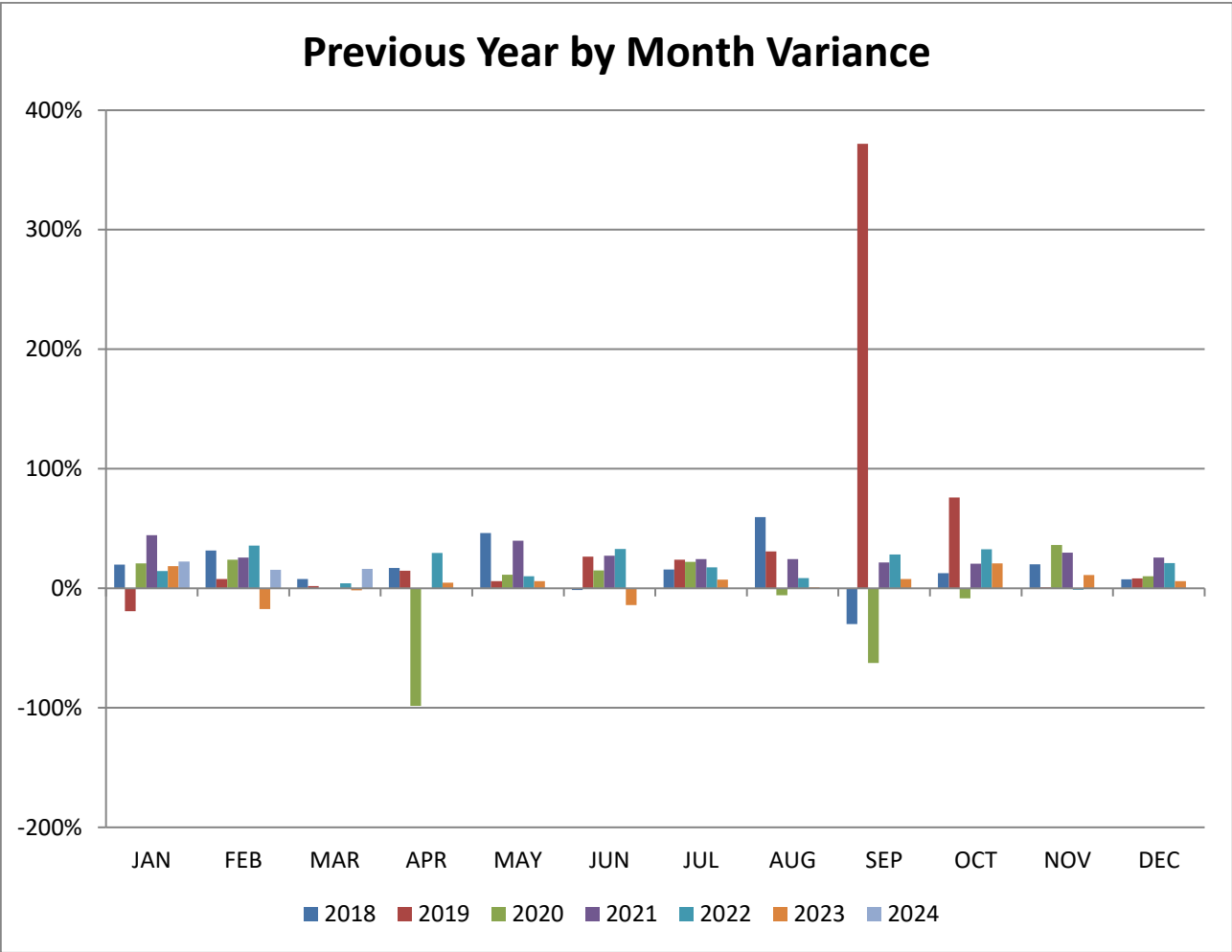
Total Allocations, 1995-Present
<b>\$48,137,065.26</b>

Calendar Year 2024 Sales Tax Averages	Calendar Year 2023 Sales Tax Averages
<b>Total: \$1,354,286.40</b>	<b>Total: \$4,935,517.49</b>
<b>Mean Allocation: \$451,592.75</b>	<b>Mean Allocation: \$411,293.12</b>
<b>Median Allocation: \$408,207.22</b>	<b>Median Allocation: \$375,232.85</b>

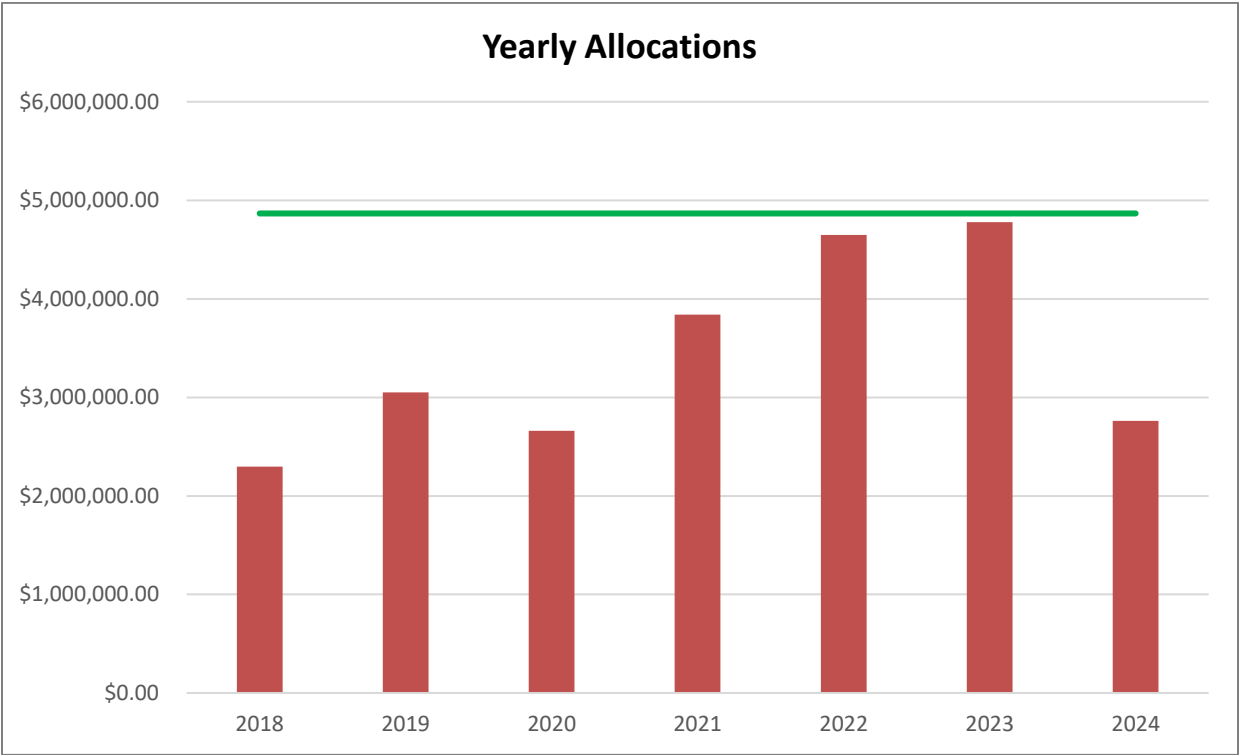
### Monthly Allocations



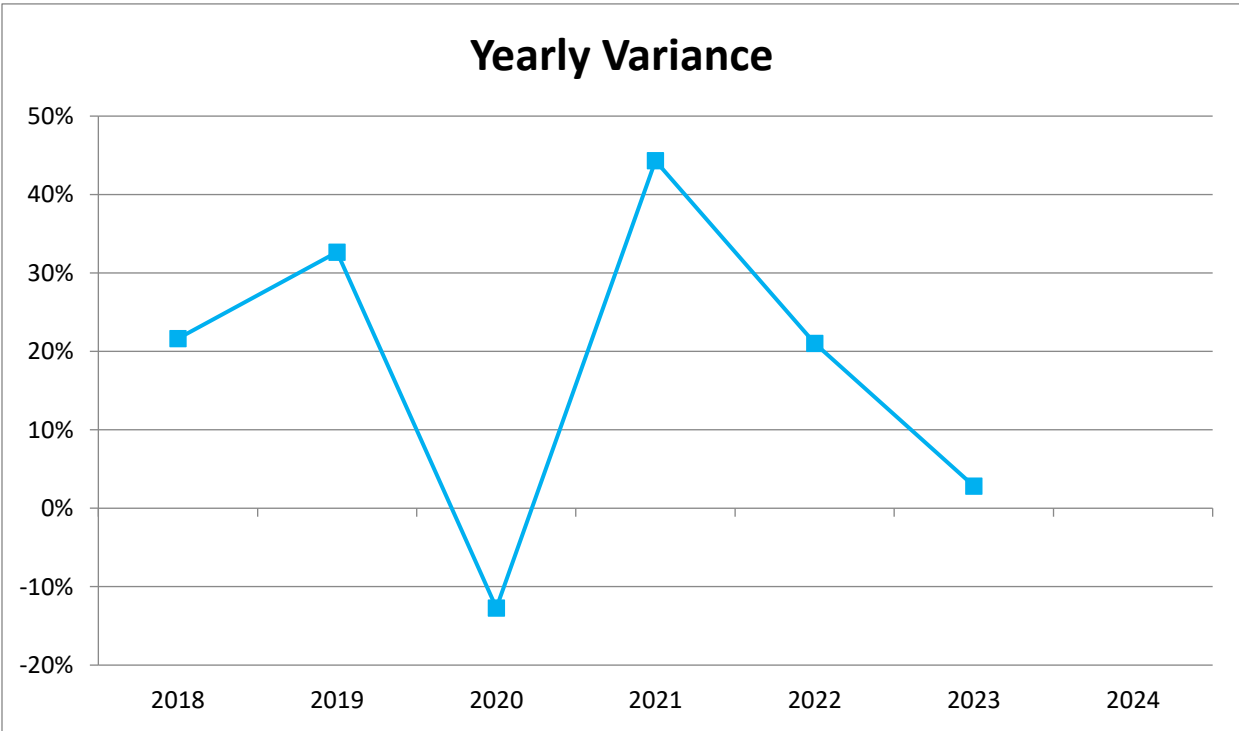
	2018	2019	2020	2021	2022	2023	2024
JAN	\$174,487.10	\$141,238.00	\$170,531.07	\$246,166.57	\$281,476.57	\$333,333.42	\$408,207.22
FEB	\$268,635.98	\$289,215.49	\$358,073.66	\$450,079.02	\$610,440.11	\$504,516.03	\$582,823.62
MAR	\$149,964.30	\$152,607.97	\$0.00	\$306,201.64	\$318,775.25	\$313,269.36	\$363,747.42
APR	\$144,205.61	\$165,516.81	\$2,724.55	\$215,206.50	\$278,593.13	\$291,741.42	
MAY	\$267,397.74	\$283,049.52	\$315,099.96	\$440,192.71	\$484,876.92	\$514,234.18	
JUN	\$151,071.81	\$191,260.13	\$219,615.98	\$279,583.10	\$371,794.81	\$319,648.21	
JUL	\$153,156.83	\$189,741.79	\$231,928.50	\$288,879.49	\$339,253.53	\$363,680.86	
AUG	\$304,422.57	\$398,641.13	\$375,019.12	\$466,305.61	\$506,663.87	\$510,406.89	
SEP	\$127,165.52	\$599,991.27	\$225,114.39	\$273,783.75	\$351,555.11	\$379,178.98	
OCT	\$141,162.59	\$248,593.82	\$227,917.54	\$274,762.64	\$364,692.50	\$440,686.17	
NOV	\$303,708.43	\$305,939.66	\$416,557.44	\$540,960.11	\$534,536.86	\$593,535.25	
DEC	\$192,957.46	\$208,806.76	\$229,773.80	\$288,957.75	\$349,953.86	\$371,286.72	

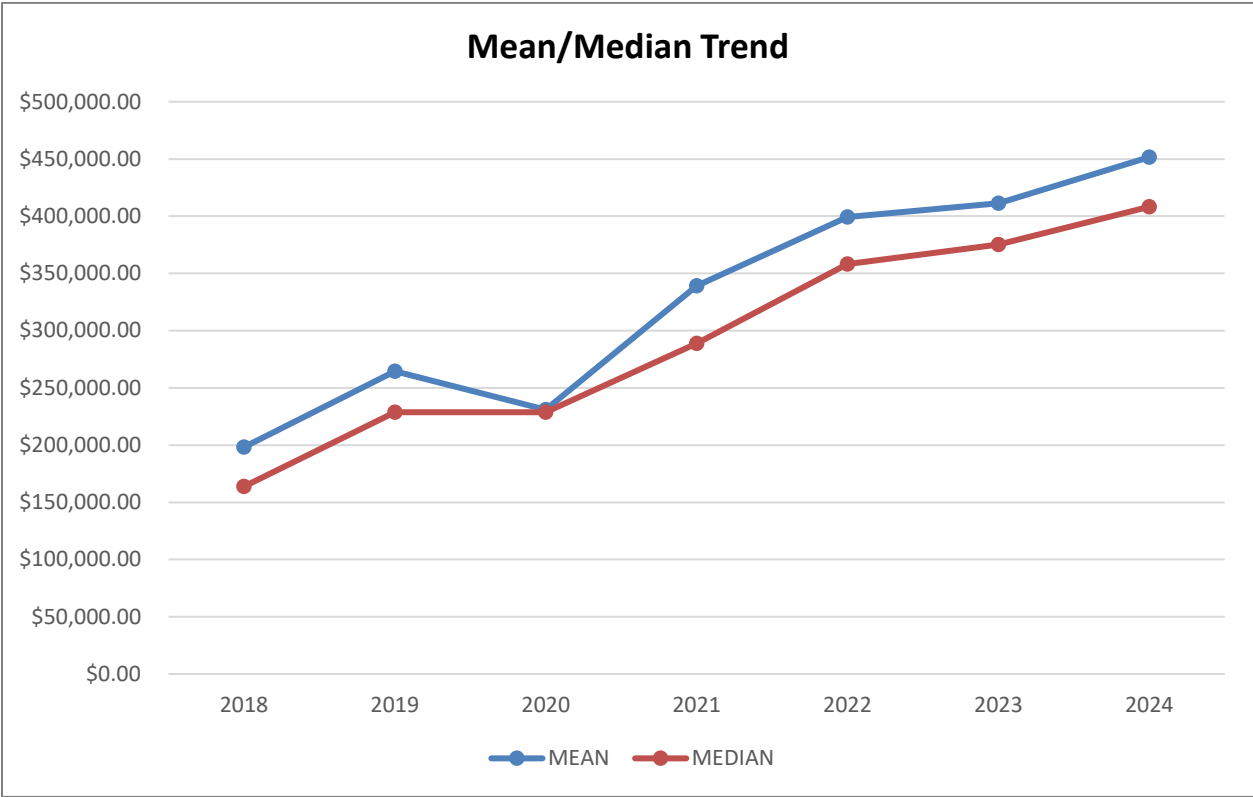


	2018	2019	2020	2021	2022	2023	2024
JAN	20%	-19%	21%	44%	14%	18%	22%
FEB	32%	8%	24%	26%	36%	-17%	16%
MAR	8%	2%	N/A	N/A	4%	-2%	16%
APR	17%	15%	-98%	N/A	29%	5%	
MAY	46%	6%	11%	40%	10%	6%	
JUN	-1%	27%	15%	27%	33%	-14%	
JUL	16%	24%	22%	25%	17%	7%	
AUG	60%	31%	-6%	24%	9%	1%	
SEP	-30%	372%	-62%	22%	28%	8%	
OCT	13%	76%	-8%	21%	33%	21%	
NOV	20%	1%	36%	30%	-1%	11%	
DEC	8%	8%	10%	26%	21%	6%	



FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024
\$2,298,289.34	\$3,049,090.59	\$2,661,447.47	\$3,840,647.17	\$4,648,109.80	\$4,779,192.57	\$2,760,286.40
22%	33%	-13%	44%	21%	3%	





	2018	2019	2020	2021	2022	2023	2024
<b>Mean</b>	<b>\$198,194.66</b>	<b>\$264,550.20</b>	<b>\$231,029.67</b>	<b>\$339,256.57</b>	<b>\$399,384.38</b>	<b>\$411,293.12</b>	<b>\$451,592.75</b>
<b>Median</b>	<b>\$163,821.97</b>	<b>\$228,700.29</b>	<b>\$228,845.67</b>	<b>\$288,918.62</b>	<b>\$358,123.81</b>	<b>\$375,232.85</b>	<b>\$408,207.22</b>



NAICS CODE	NAICS CODE DESCRIPTION
111219	Other Vegetable (except Potato) and Melon Farming
212321	Construction Sand and Gravel Mining
221112	Fossil Fuel Electric Power Generation
236220	Commercial and Institutional Building Construction
238140	Masonry Contractors
238150	Glass and Glazing Contractors
238210	Electrical Contractors and Other Wiring Installation Contractors
238990	All Other Specialty Trade Contractors
334111	Electronic Computer Manufacturing
334614	Software and Other Prerecorded Compact Disc, Tape, and Record Reproducing
423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers
423610	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers
423830	Industrial Machinery and Equipment Merchant Wholesalers
441310	Automotive Parts and Accessories Stores
442110	Furniture Stores
442210	Floor Covering Stores
443142	Electronics Stores
444110	Home Centers
444120	Paint and Wallpaper Stores
444130	Hardware Stores
444190	Other Building Material Dealers
444220	Nursery, Garden Center, and Farm Supply Stores
445110	Supermarkets and Other Grocery (except Convenience) Stores
446120	Cosmetics, Beauty Supplies, and Perfume Stores
447110	Gasoline Stations with Convenience Stores
447190	Other Gasoline Stations
448140	Family Clothing Stores
451211	Book Stores
452210	Department Stores
452319	All Other General Merchandise Stores
453210	Office Supplies and Stationery Stores
453910	Pet and Pet Supplies Stores
453998	All Other Miscellaneous Store Retailers (except Tobacco Stores)
454110	Electronic Shopping and Mail-Order Houses

<b>454390</b>	Other Direct Selling Establishments
<b>511210</b>	Software Publishers
<b>515210</b>	Cable and Other Subscription Programming
<b>517311</b>	Wired Telecommunications Carriers
<b>517312</b>	Wireless Telecommunications Carriers (except Satellite)
<b>518210</b>	Data Processing, Hosting, and Related Services
<b>541410</b>	Interior Design Services
<b>561710</b>	Exterminating and Pest Control Services
<b>561730</b>	Landscaping Services
<b>561790</b>	Other Services to Buildings and Dwellings
<b>713940</b>	Fitness and Recreational Sports Centers
<b>722410</b>	Drinking Places (Alcoholic Beverages)
<b>722511</b>	Full-Service Restaurants
<b>722513</b>	Limited-Service Restaurants
<b>811111</b>	General Automotive Repair

# City of Montgomery Municipal Court Report February 2024

Kimberly Duckett  
Court Administrator



# Comparison Chart

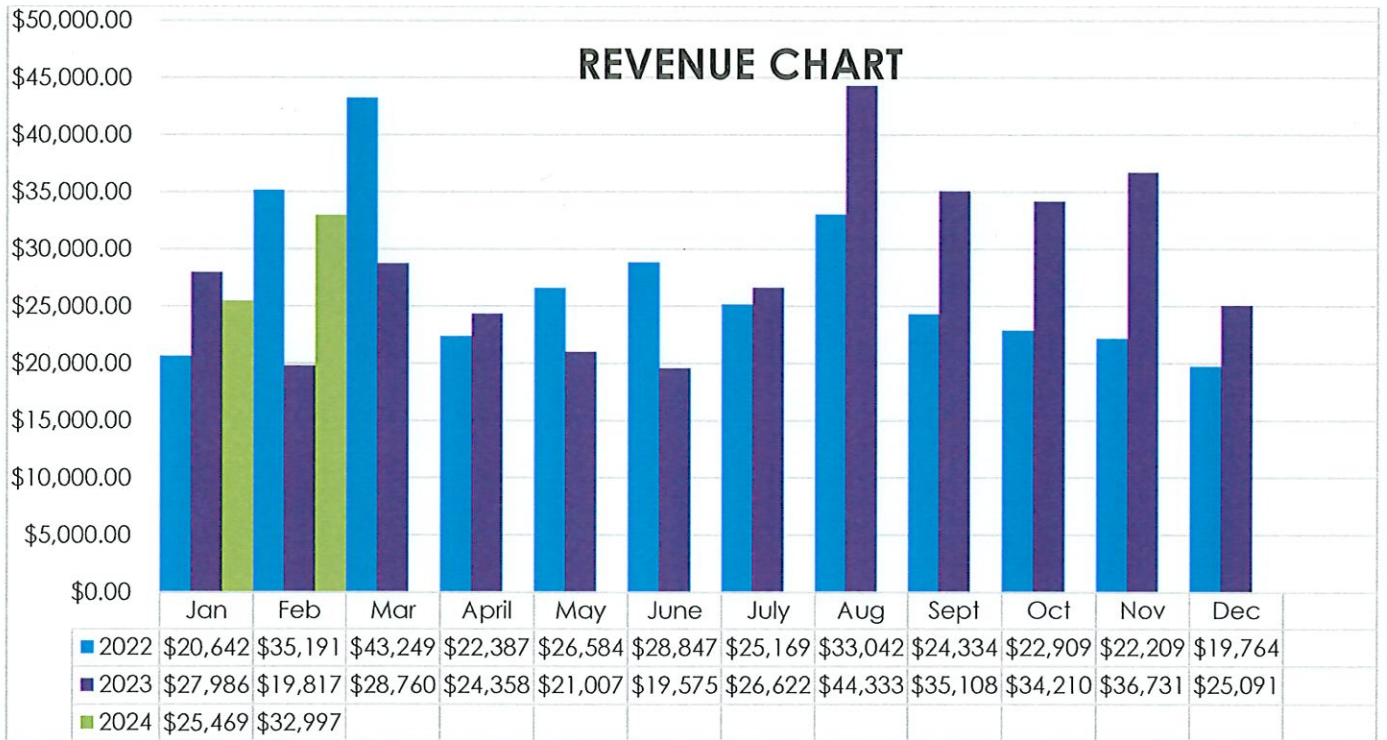
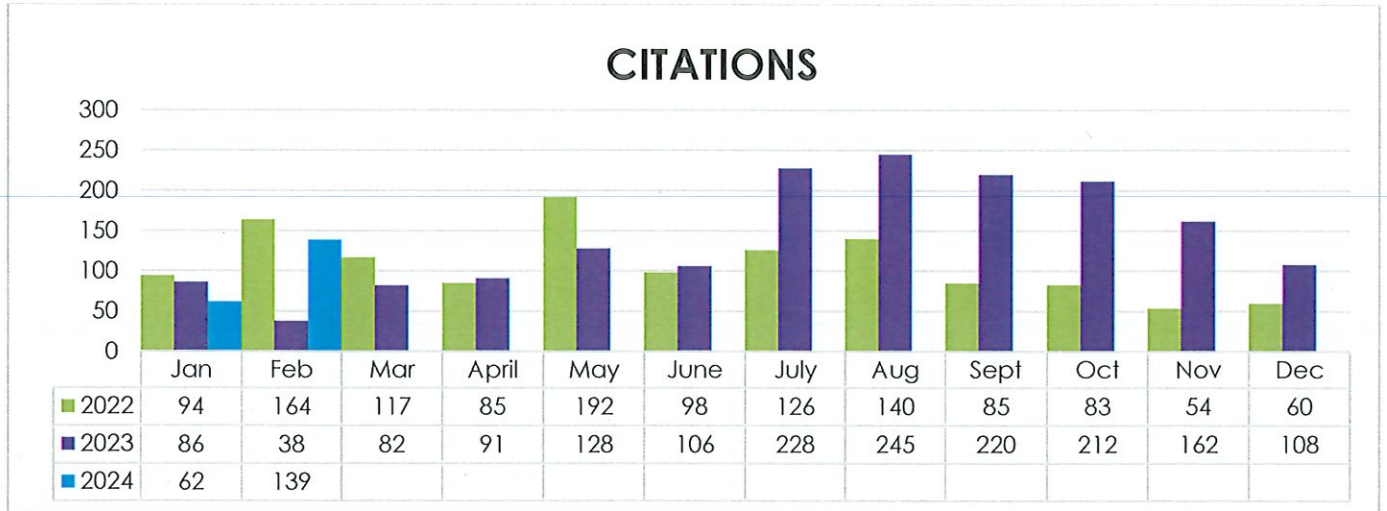
## Citations and Revenue January 2022 - 2024

	2022	2023	2024
<i>Jan</i>	94	86	62
<i>Feb</i>	164	38	139
<i>Mar</i>	117	82	
<i>April</i>	85	91	
<i>May</i>	192	128	
<i>June</i>	98	106	
<i>July</i>	126	228	
<i>Aug</i>	140	245	
<i>Sept</i>	85	220	
<i>Oct</i>	83	212	
<i>Nov</i>	54	162	
<i>Dec</i>	60	108	

**Totals**            1298            1706            201

	2022	2023	2024
<i>Jan</i>	\$20,642.12	\$27,986.26	\$25,469.91
<i>Feb</i>	\$35,191.59	\$19,817.26	\$32,997.74
<i>Mar</i>	\$43,249.60	\$28,760.79	
<i>April</i>	\$22,387.94	\$24,358.01	
<i>May</i>	\$26,584.71	\$21,007.77	
<i>June</i>	\$28,847.75	\$19,575.84	
<i>July</i>	\$25,169.19	\$26,622.80	
<i>Aug</i>	\$33,042.07	\$44,333.70	
<i>Sept</i>	\$24,334.09	\$35,108.51	
<i>Oct</i>	\$22,909.59	\$34,210.67	
<i>Nov</i>	\$22,209.38	\$36,731.64	
<i>Dec</i>	\$19,764.02	\$25,091.27	

**Totals**    \$324,332.05    \$343,604.52    \$58,467.65





# Montgomery Police Department

Chief Anthony Solomon

## Activity Report

February 1, 2024 – February 29, 2024

### Patrol Division

• Calls for Service	-	107
• Total Reports	-	36
• Citations Issued	-	135
• Warnings Issued	-	282
• Arrests	-	14
• Accidents	-	10

### Breakdown by Offense Category

• DWI/DUI	-	5
• Drug Arrests/Citations	-	6
• Theft from Motor Vehicle	-	2
• Abusive 911 Call	-	1
• Theft	-	4
• Assault	-	2
• Warrant Arrests	-	5
• Fail to Yield to Emergency Veh	-	1

### Investigation Division

Total number of assigned cases to C.I.D. for the month: 5

### Personnel/Training

- Sergeant Hernandez attended Sex Offender Registration Updates & Refreshers training.
- Code Enforcement Officer Tilley attended Code Enforcement Association of Texas' Education and Business Conference.

### Major Incidents

- No major incidents occurred in February.

### Upcoming Events

- March 23 – Music & Mudbugs
- April 3 – Citizens Police Academy begins

## **Traffic and Safety Initiatives**

- Our department is continually updating Traffic Initiatives based partially on community feedback through our Traffic Concerns Form. If you have a concern about excessive speeding, reckless driving, failing to stop at stop signs/red lights, etc. submit a Traffic Concern on our website.



# City of Montgomery

101 Old Plantersville Rd.  
 Montgomery, TX 77316  
 936-597-6866



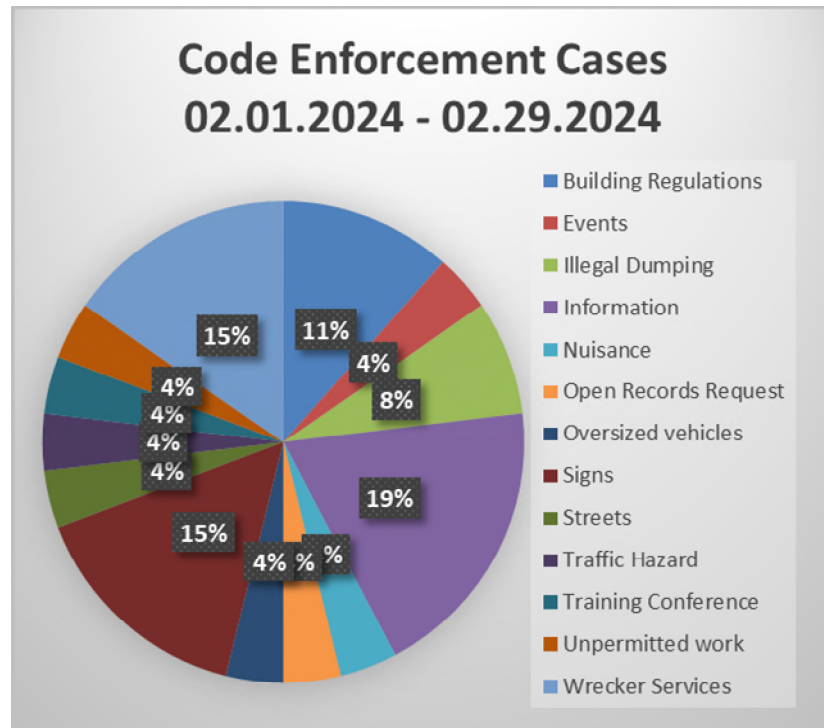
February 2024  
 Code Enforcement Officer  
 Monthly Report

Mission: To uphold and enforce the Codes and Ordinances established and adopted by the City Council to ensure the health, safety, and welfare of residents, property owners, business owners, and visitors by investigating and inspecting public or private locations for compliance through proactive, prompt, and reasonable enforcement of the codes. Code Enforcement emphasizes achieving voluntary code compliance by educating the public via clear and open communication and cooperation.

Activity:

Nature of Call	Group Total
Building Regulations	3
Events	1
Illegal Dumping	2
Information	5
Nuisance	1
Open Records Request	1
Oversized vehicles	1
Signs	4
Streets	1
Traffic Hazard	1
Training Conference	1
Unpermitted work	1
Wrecker Services	4

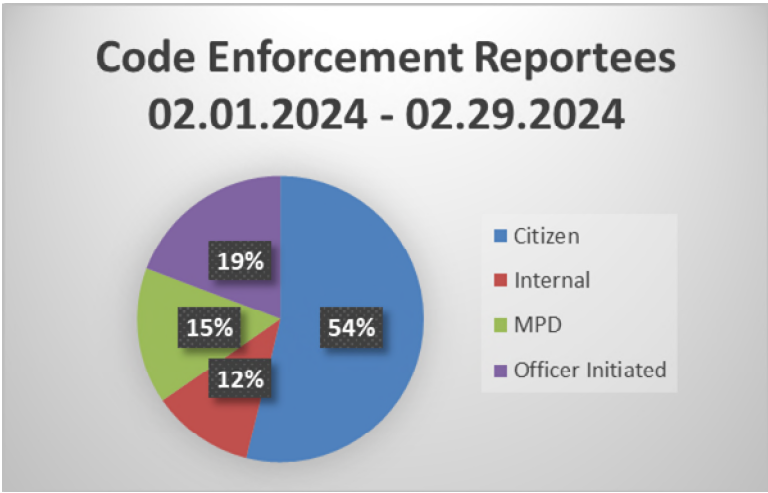
**Total Records: 26**





REP Type	Group Total
Citizen	14
Internal	3
MPD	4
Officer Initiated	5

**Total Records: 26**



Training/Meeting: 6 days – CEAT Conference  
1 hour – AACE quarterly zoom check-in and meeting