

**Notice of Planning and Zoning Commission Regular Meeting
AGENDA**

June 06, 2023 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery Planning and Zoning Commission Regular Meeting will be held on **Tuesday, June 06, 2023** 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 Agenda Pack will be posted online at . The meeting will be recorded and uploaded to the City's website.

CALL TO ORDER

VISITOR/CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the Commission. Prior to speaking, each speaker must be recognized by the Chairman. The Commission may not discuss or take any action on an item but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

CONSIDERATION AND POSSIBLE ACTION:

- 1.** Approval of the Regular Meeting Minutes of May 2, 2023.
- 2.** Consideration and possible action on rescheduling the July 2023 Regular Meeting.
- 3.** Consideration and possible action on a recommendation to City Council on a Special Use Permit application for 14640 Liberty Street as submitted by Evan Ballew.
- 4.** Consideration and possible action on exterior renovations to 14259 Liberty Street, located in the Historic Preservation District, as submitted by Tony & Rebecca Noriega.
- 5.** Consideration and possible action on approval of construction plans for Montgomery Bend Section One (Dev. No. 2203).

COMMISSION INQUIRY:

Pursuant to Texas Government Code Sect. 551.042 the Planning & Zoning Commission may inquire about a subject not specifically listed on this Agenda. Responses are limited to 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, TRMC, City Secretary

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 June 2, 2023 at 5:00 p.m.

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.

MINUTES OF REGULAR MEETING

May 2, 2023

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:01 p.m.

Present: Jeffrey Waddell, Bill Simpson, Merriam Walker, Daniel Gazda, Britnee Ghutzman

Absent: none

Also Present: Dave McCorquodale, Assistant City Admin. / Director of Planning & Development

VISITOR/CITIZENS FORUM

Two residents wished to speak on the rezoning request listed on the agenda. Their comments were held until the agenda item was considered by the Commission.

1. Approval of the meeting minutes for March 7, 2023 and April 4, 2023.

Jeff Waddell noted that the March 7, 2023 contained a typo—the word “side” should be used instead of “size” under Agenda Item #6 when referring to building setbacks on a lot. Staff noted the correction. Bill Simpson moved to approve the minutes as corrected. Dan Gazda seconded the motion, the motion carried unanimously. (5-0)

2. Review and discussion on a proposed residential structure near the intersection of College and Pond Streets.

Staff reviewed information provided by Mr. GERAL FAUSS, the property owner. The property is located in downtown behind Burger Fresh and is 35-feet wide by 25-feet deep. The owner provided historical images and a narrative that explain that the city’s old water tower used to be located on the site. His proposal that he would like feedback from the Commission on is for a residential dwelling designed to be similar in form to a water tower. The living quarters would be elevated at the height of a second-story like a water tower and there would be two parking spaces below. Mr. Fauss stated he would like to know if the property is buildable since the county appraisal district

had increased his taxes exponentially this year. Staff stated the city attorney could provide an answer on what steps would need to be taken since the lot size is so small relative to required setbacks. The Commission generally appreciates the idea of preserving the history of the water tower site and felt that the structure would be a unique addition to downtown if the setback issues can be worked out. The Commission also provided feedback on the computer mock-up image provided by the owner and preferred a form with less mass, or one that was more open. Mr. Fauss said he understood and wanted to get feedback from the city before hiring an engineer and architect to design the structure. No action needed or taken by the Commission, and they thanked Mr. and Mrs. Fauss for attending the meeting to discuss the item.

3. Consideration and possible action on a draft Preliminary Report for a rezoning request from R1-Single Family Residential to B-Commercial for 14640 Liberty Street, Montgomery, Texas as submitted by Evan Ballew.

Staff reviewed the draft report. Jeff Waddell asked if the applicant was in attendance. Mr. Ballew confirmed he was. Merriam Walker stated she had driven in the area after the last meeting. She asked if the property was rezoned to commercial and the owner sold the property, would it stay commercial. Staff affirmed that it would and any uses listed in the Table of Permitted uses for B-Commercial would be allowed by right. She asked if the property was big enough for something like a gas station. Staff said it was not, but a future owner could acquire adjacent property and request it be rezoned to commercial to create a larger site. Bill Simpson asked if the applicant knew the depth of the lot. Mr. Ballew said it was 1/3-acre and roughly 200-feet deep. Britnee Ghutzman said the traffic counts and visibility along FM 149 make commercial suitable along the corridor. Dan Gazda agreed. Ms. Ghutzman said her concern was the residential properties surrounding this property and making sure that adequate buffers were in place for light, sound, etc. to preserve the integrity of the residential properties.

Bill Simpson said he was concerned with uniformity of the properties with existing residential properties on FM 149. He continued that he felt it would be a long time before a significant number of these properties would be commercial. Jeff Waddell mentioned an effort several years ago to fix up old houses. He said he felt there was contradiction by the city in the Future Land Use Plan and encouraging people to fix up houses. Mr. McCorquodale said he didn't see a contradiction since the two initiatives had different purposes. He continued that the MEDC had funded a removal

of blight program for dilapidated structures several years ago and the HOME grant program built new homes for several residents in past years. Merriam Walker said if this property was developed like Arnette Easley's property down the street that was in scale with the surroundings that she could see that as a possibility. She mentioned the city of Tomball where a number of old homes were now used as businesses along busy streets. Merriam said if the city wanted improvement along the corridor, we'd have to be willing to give and take.

Jeff Waddell suggested a Special Use Permit as a possible alternative to rezoning to commercial. Mr. Ballew said the property had been on the market for 7 months because no one wants to purchase a home on a road as busy as FM 149 North. He said he wanted to improve the property by painting the exterior of the house, adding several parking spaces and a sign for his real estate office. Mr. Ballew said there are limited options for small professional office space in the city. Bill Simpson asked if the existing driveway was paved and whether the new parking spaces would be paved. Mr. Ballew affirmed they were paved. Jeff Waddell said the primary issue to him was the future types of commercial activity if the property was rezoned and reiterated that a Special Use Permit would allow the owner to use the property as he intends and allow the city to place some restrictions on the intensity of the commercial activity on the property. Mr. McCorquodale said he would discuss whether an SUP could be used with the city attorneys to confirm it is a possible tool to use in this case. Britnee Ghutzman said her background as an appraiser suggests that the highest and best use for the property is commercial. Merriam Walker said she was also leaning toward commercial property but was concerned about a future gas station or similar use. Mr. Ballew said he felt that people would likely not want to invest in these properties as homes because of the volume of traffic on FM 149. Merriam Walker asked if he had met the neighboring property owners. Mr. Ballew said he had considered it but had not reached out to any of them.

Merriam asked the owner if he planned to live in the residence. He said he does not. She asked the owner how long he had been in Montgomery. He said he grew up in Montgomery and had lived here since 1998. Jeff Waddell suggested moving to the Public Hearing item to continue discussion. No revisions or edits to the Preliminary Report were requested by the Commission.

Daniel Gazda moved to approve the Preliminary Report as presented. Merriam Walker seconded the motion, the motion carried unanimously. (5-0)

4. **Convene into Public Hearing #1 on the Preliminary Report for a rezoning request from R1-Single Family Residential to B-Commercial for 14640 Liberty Street, Montgomery, Texas as submitted by Evan Ballew.**

Jeff Waddell opened the hearing at 6:46 p.m.

Sara Countryman addressed the Commission and said she lives in the neighborhood behind the subject property. She questioned why the applicant purchased the property before rezoning it and did not discuss it with the city and took issue it. She said while a gas station would not fit on this property, someone could purchase adjacent properties to have a bigger site. She also said there were other options in the city for professional office space, including Shanon Salsbury's spaces about a mile from this property. Ms. Countryman also asked what a rezoning action might do for appraisal values of surrounding properties. She said she was opposed to the request and urged the Commission to consider the residential areas around this property. She added that deed and title information for many of the surrounding properties were unclear and that would hamper the redevelopment of the corridor.

Evan Ballew, the applicant, stated he did discuss the property and rezoning with city staff and that it was a calculated decision he had to make when purchasing the property. He said his office team needs more office space than what's available in town. Mr. Ballew said he understood the concern about any commercial use of the property but his intent is to use for professional office space. Mr. Ballew said he was following the process as he understood it and was not trying to hoodwink anyone.

Bill Simpson said he felt like some of the confusion may have been coming from the Future Land Use Plan. He asked where the Future Land Use Plan came from. Jeff Waddell asked if there was anyone else who wanted to speak during the Public Hearing.

Julia Denison stated she lived behind the subject property and had lived there for 8 years. She said they had a lot invested in their home and she has concerns about the other properties being rezoned and possibly bring a strip center and nuisances that would affect their property. She said her realtor told her the property on FM149 would never be commercial and she opposed the rezoning request.

Jeff Waddell thanked the citizens for their input and said that the Commission had heard both sides of the discussion. Mr. McCorquodale said he had one comment from a property owner who could not attend the meeting and that their family opposed the rezoning request. Ms. Annie Butler represented the estate of Edna Jackson across the street from the subject property.

The hearing closed at 7:01 p.m.

5. Convene into Public Hearing #2 on the Preliminary Report for a rezoning request from R1-Single Family Residential to B-Commercial for 14640 Liberty Street, Montgomery, Texas as submitted by Evan Ballew.

Jeff Waddell opened the hearing at 7:03 p.m. Britnee Ghutzman asked if the citizens had any suggestions for a buffer between the residential neighborhood behind the property and this property. No additional comments given by the public. The hearing closed at 7:04 p.m.

6. Consideration and possible action on a Final Report for a rezoning request from R1-Single Family Residential to B-Commercial for 14640 Liberty Street, Montgomery, Texas as submitted by Evan Ballew.

Staff reviewed the draft report included them in the packet and reminded the Commission the draft was a starting point and that they should edit the report to reflect their recommendation and considerations. Merriam Walker asked about bullet #2 that said the city's Future Land Use Plan identifies this corridor as future B-Commercial. Staff affirmed that was a correct statement. She asked the residents if they were aware of the Future Land Use Plan. She continued by asking when the plan became public knowledge. Mr. McCorquodale said he did not know the exact date but believed it was around 2015 or 2016. She asked if the plan identified the corridor as B-Commercial whether there was an option of allowing "light commercial" or "neighborhood commercial" or whether it was full commercial. Staff stated the only tool we had at present was full B-Commercial. Jeff Waddell said the Commission needed clarity on whether the Future Land Use Plan was official or not. Mr. McCorquodale said the plan was not officially adopted by the Council, but it is the only tool the city has that looks to future land use when considering rezoning requests. He also reminded the Commission that they do not have to follow the Future Land Use Plan when making a recommendation to City Council, it is a guide to consider as part of the request. Merriam Walker asked if a large percentage of the homes in the area have title issues, Ms. Countryman stated many

of the homes in this area did have unclear titles. After additional discussion on points related to traffic, future commercial development in the area, and some of the surrounding residences, Merriam Walker asked to confirm that the draft can be amended to suit the preference of the Commission. Staff affirmed it could. Britnee Ghutzman asked what the side and rear setbacks would be. Mr. McCorquodale said there would be a 25-foot setback and vegetative buffer where commercial abuts residential. Merriam Walker stated that many applicants have presented a vision for a proposed development and when it's built, she felt like it wasn't the same as the vision that was presented to P&Z. Bill Simpson asked if the city could place conditions on a Special Use Permit like transfer of ownership. Staff affirmed the city could. Merriam Walker asked if the city could place a timeframe on the SUP, and staff affirmed they could. Britnee Ghutzman said from an appraisal standpoint, surrounding properties are generally not affected by the rezoning of a neighboring property, but there are exceptions. Jeff Waddell said he saw potential in a Special Use Permit but wasn't comfortable with a commercial rezoning.

Britnee Ghutzman moved to approve the Final Report recommending rezoning of the property to B-Commercial. Merriam Walker seconded the motion. The vote was 3-2 with Jeff Waddell and Bill Simpson opposed.

Following the vote, the Commission had questions on the intent of the previous vote and wished to discuss amending the Final Report. Dan Gazda said he'd misunderstood the intent of the motion and that he favored an SUP over a rezoning to commercial. Following a brief discussion, staff asked the Commission to restate a motion and take another vote due to confusion on the previous motion.

Dan Gazda moved to approve the Final Report with the change that P&Z recommends to NOT approve the rezoning request in order to ensure adequate protection for the residential properties around the subject property. Bill Simpson seconded the motion. The vote was 3-2 with Britnee Ghutzman and Merriam Walker opposed.

7. Consideration and possible action on a Preliminary Report for proposed amendments to Section 98-88 (Table of Permitted Uses) of the City Code of Ordinances.

Staff introduced the information and reminded the Commission of the presentation of the Mobile Food Vendor Ordinance revisions by city administrator Gary Palmer at the April meeting. Mr.

Palmer reviewed those revisions and also proposed two related amendments to the Table of Permitted Uses that would require Food Truck Courts as well as individual food trucks within the Historic Preservation District to obtain a Special Use Permit to operate. Bill Simpson said he appreciated the changes Mr. Palmer recommended at the last meeting. Britnee Ghutzman said she spoke with several food truck operators and that some cities issue a business permit for food vendors, and some have limits on the number of permits issued in a year. Britnee said she also had questions about permitting traditional ice cream trucks that drive through neighborhoods. Mr. McCorquodale said conventional ice cream trucks were excluded from the proposed food vendor regulations. Merriam Walker asked if staff had looked into the charity aspect of the proposed changes. Mr. McCorquodale said he was not actively working on the vendor ordinance revisions.

Bill Simpson moved to approve the Preliminary Report as presented. Daniel Gazda seconded the motion, the motion carried unanimously. (5-0)

8. Convene into Public Hearing #1 on a Preliminary Report for proposed amendments to Section 98-88 of the City Code of Ordinances (Table of Permitted Uses).

Jeff Waddell opened the hearing at 8:00 p.m. Staff introduced Manny and Michael, the owners and proposed developers of a mobile food court on the north end of downtown. Manny said he appreciated the city's help in their process of development, but they are not going to pursue the project and will be selling the property. No comments were given by the public before or at the meeting. The hearing closed at 8:03 p.m.

9. Convene into Public Hearing #2 on a Preliminary Report for proposed amendments to Section 98-88 of the City Code of Ordinances (Table of Permitted Uses).

Jeff Waddell opened the hearing at 8:04 p.m. No comments on the Preliminary Report were given by the public before or at the meeting. The hearing closed at 8:05 p.m.

10. Consideration and possible action on a Final Report for proposed amendments to Section 98-88 (Table of Permitted Uses) of the City Code of Ordinances.

Staff reviewed the information provided in packet on the draft Final Report. Britnee Ghutzman asked if the proposed changes still required mobile food operators to still get permission from

property owners to be on site, staff confirmed they did. She also asked if there was a mobility requirement for mobile food vendors in the proposed ordinance, staff said there were not.

Bill Simpson moved to approve the Final Report as presented. Britnee Ghutzman seconded the motion, the motion carried unanimously. (5-0)

Commission Inquiry

Jeff Waddell mentioned the townhome zoning district idea from the last meeting and asked to keep it on the list of discussion points for rezoning revisions to discuss at the next joint workshop. Jeff also mentioned the area behind Memory Park for a playground area for children. Mr. McCorquodale said there is a portion of land on the east side of the park that is an HOA reserve and the city is working on an agreement to use the reserve as part of the open space of the park.

Adjournment

Britnee Ghutzman moved to adjourn the meeting at 7:55 p.m. Merriam Walker seconded the motion, the motion carried unanimously. (4-0)

Prepared by: _____ Date approved: _____
Dave McCorquodale

Chairman Jeffrey Waddell

Attest: _____
Nici Browe, City Secretary

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: June 6, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on rescheduling the July 2023 Regular Meeting.

Recommendation

Reschedule the meeting to an alternate date.

Discussion

July's Regular P&Z Meeting falls on Tuesday July 4th. Staff recommends rescheduling the meeting (as opposed to simply cancelling). Two possible dates are the day before or the day after the regular meeting date:

- Monday July 3, 2023
- Wednesday July 5, 2023

Consider these two dates as options, and discuss alternate dates as needed at the meeting. Staff will accommodate the preference of the Commission. For reference, other July regular meeting dates are:

Tuesday 7/11: City Council

Monday 7/17: MEDC

Tuesday 7/25: City Council

Approved By

Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 05/31/2023
City Administrator	Gary Palmer	Date: 05/31/2023

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: June 6, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on a recommendation to City Council on a Special Use Permit application for 14640 Liberty Street as submitted by Evan Ballew.

Recommendation

Consider the draft recommendation and edit as needed.

Discussion

As you are aware, the rezoning request of this property from R1-Single Family Residential to B-Commercial was not approved by City Council last month. The property owner has submitted a Special Use Permit application to request that the property be used as a real estate office without changing the underlying zoning. The SUP process is similar to the rezoning process—P&Z makes a recommendation to City Council, who approves or denies the request.

A draft recommendation is attached as a starting point. The Commission should consider the request and any points and proposed conditions to include in the report.

Approved By

Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 05/31/2023
City Administrator	Gary Palmer	Date: 05/31/2023



Special Use Permit

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

Property Owner(s): Evan Ballew

Address: 2470 N. Mt. Mariah Rd Montgomery, TX

Zip Code: 77356 Phone: (936)581-9959

Email Address: evan@evanballewgroup.com

Applicants: Evan Ballew - The Evan Ballew Group, LLC

Address: 14640 N. Liberty St. Montgomery, TX

Zip Code: 77356 Phone: _____

Email Address: _____

Parcel Information

Type of Business: Real Estate Office

Legal Description: _____

Street Address or Location: 14640 N. Liberty St. Montgomery, TX 77356

Special Use Permit Request

Description of request:

Request permission to operate a professional business at this location, zoned Residential. Improvements to site may include exterior paint, signage, and parking.

Submission Information

This application is to be submitted to the City of Montgomery Director of Planning & Development:

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Additional Information

Date Application received by the City of Montgomery: _____

Owner(s) of record for the above described parcel: _____

Owner(s) of record for the above described parcel:

Signature:  _____ Date: 5/12/23

Signature: _____ Date: _____

Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for Special Use Permit. Attach additional signatures on a separate sheet of paper.

<p>Date Received <i>Office Use</i></p>	
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PLANNING & ZONING COMMISSION REPORT OF FINDINGS AND RECOMMENDATION

TO: MONTGOMERY MAYOR AND CITY COUNCIL

FROM: PLANNING & ZONING COMMISSION

CC: GARY PALMER, CITY ADMINISTRATOR

SUBJECT: REPORT CONCERNING A SPECIAL USE PERMIT APPLICATION BY EVAN BALLEW TO REQUEST A "B"-COMMERCIAL LAND USE AT 14640 LIBERTY STREET, AN "R1"-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.

Mayor and Members of City Council,

Pursuant to Sections 98-27(a) of the City of Montgomery Code of Ordinances ("the Code"), the Montgomery Planning and Zoning Commission met on June 6, 2023 to consider a request from Evan Ballew for a Special Use Permit to use the property and existing structure at 14640 Liberty Street Montgomery, Texas 77356 for professional (real estate) office space.

After study, the Commission at its June 6th meeting thereby found:

- The property is currently designated with the zoning classification of R1-Single Family Residential.
 - The proposed use, professional office space, is allowed by right only in a B-Commercial zoning district.
 - Parking requirements were considered and the Commission found that _____.
 - _____.
 - _____.
- [add points considered relevant to the request or property)

By a vote of _____, the Planning and Zoning Commission hereby presents this Report pursuant to Section 98-27(a) of the Code, recommending approval / denial of the Special Use Permit. City Council can require conditions for the Special Use Permit, none / the following are recommended by the Commission:

- _____.
- _____.
- _____.

[list any conditions deemed appropriate]

I, Jeffrey Waddell, Chairman of the Montgomery Planning and Zoning Commission, on this _____ day of June 2023, certify the above Final Report to be true and correct to the best of my knowledge.

Signed: _____
JEFFREY WADDELL, Chairman

Attested: _____
NICI BROWE, TRMC, City Secretary

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: June 6, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on exterior renovations to 14259 Liberty Street, located in the Historic Preservation District, as submitted by Tony & Rebecca Noriega.

Recommendation

Approve the structural additions as presented; consider whether more traditional building colors are more appropriate for the historic district.

Discussion

The Commission saw preliminary plans in December 2022 for this property and discussed the project with the new property owners. No material objections or concerns were raised at the time. The architectural plans recently submitted match the concept presented to the Commission in December:

- Room addition on the back of the building
- Conversion of the two-car garage into business/retail/art gallery space
- Addition of an open-air front porch on the front left side of the building
- Adding small amount of paving to create new parking spaces next to the existing rear driveway
- Repainting the entire building
- Retrofit of existing sign structure (using existing sign frame)

Staff has reviewed the plans and has no objections to the proposed building modifications. The proposed additions match the materials, style, and typical forms of the rest of the structure and of other structures in the district.

There is concern that the proposed exterior colors are not harmonious with the district. While colors are not expressly prohibited by the Historic District Guidelines, the purple wall color and orange trim colors may detract from the cohesiveness of the district as a whole. Staff recommends more traditional colors be chosen for the exterior of the building.

Approved By

Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 05/31/2023
City Administrator	Gary Palmer	Date: 05/31/2023

Site Photos

14259 Liberty Street



Front of building



Adjacent property



Adjacent property

Front left side



Back of building



Back of building



Exterior Paint Selections

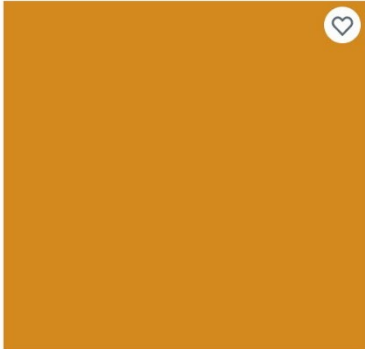
14259 Liberty Street, Montgomery, Texas



EXTERIOR WALL COLOR:
Canyon Iris by Behr



← Paint Colors



BONFIRE GLOW

8001-19G

COLOR INFORMATION

Family **Orange** Undertone Warm

RGB 211, 137, 30 HEX #d3891e

Add Chip To Cart

AVAILABLE AT LOWE'S

EXTERIOR TRIM COLOR:
Bonfire Glow by Valspar

BUILDING DEPARTMENT NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, COUNTY, STATE AND FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING AGENCIES HAVING JURISDICTION OVER THE PROJECT, WHETHER OR NOT DEPICTED IN DRAWINGS OR SPECIFICATIONS.
2. MAINTAIN A CURRENT FULL SCALE AND COMPLETE SET OF CONTRACT DOCUMENTS AT THE JOB SITE.
3. ALL PERMITS ISSUED BY THE GOVERNING AGENCY SHALL BE POSTED IN A CONSPICUOUS PLACE OPEN TO THE PUBLIC INSPECTION FOR THE ENTIRE DURATION OF THE WORK AND THE USE AND OPERATION OF EQUIPMENT, OR UNTIL THE EXPIRATION OF THE PERMIT.
4. ALL EXITS AND EXIT DOORS SHALL BE READILY OPENABLE AT ALL TIMES FROM THE SIDE WHICH EGRESS IS TO BE MADE, DOORS OPENING INTO INTERIOR ENCLOSED STAIRS SHALL NOT BE LOCKED FROM EITHER SIDE EXCEPT THAT DOORS MAY BE LOCKED TO PREVENT ACCESS TO THE STAIR FROM THE OUTDOORS AT STAIR LEVEL.
5. PRIOR TO CLOSING OF ANY CEILING, ALL MECHANICAL SYSTEMS (IE, HVAC, PLUMBING, SPRINKLER AND ELECTRICAL) ARE TO BE INSPECTED AND WHERE REQUIRED, TESTED BY LOCAL AUTHORITIES AND INSPECTORS AND TESTING AND INSPECTION SHALL BE PROPERLY INSTALLED AND FUNCTIONAL.
6. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE A.S.T.M. SPECIFICATIONS APPLICABLE, AND SHALL CONFORM WITH THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES WHERE APPLICABLE. ALL MATERIAL INCORPORATED INTO THE WORK SHALL BE NEW.
7. EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES ON THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE ENTIRE INSTALLATION. THIS MAY INCLUDE ADDITIONAL ITEMS NOT INCLUDED IN THIS PLAN.
9. THE CONTRACTOR SHALL CONSTRUCT THE COMPLETE SPACE IMPROVEMENTS OR NEW FACILITY IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. IT IS INTENDED THAT THE CONTRACTOR CONSTRUCT A COMPLETE AND USABLE FACILITY INCLUDING ALL WORK MENTIONED IN THE PLANS, SPECIFICATIONS AND BID FORM AND ALSO ALL WORK WHICH MAY BE REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AND SHALL REPORT IN WRITING, TO ARCHITECT ANY DISCREPANCIES OR OMISSIONS WHICH WOULD PREVENT THE SATISFACTORY COMPLETION OF WORK PRIOR TO SUBMITTING BY CONTRACTOR BE RESPONSIBLE FOR VERIFICATION OF ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION AND INSTALLATION CRITERIA, AND THE MEANS AND METHODS OF CONSTRUCTION, THE USE OF (V.I.F.) OR (+) OR OTHER SIMILAR NOTES AT CERTAIN LOCATIONS ON THE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR VERIFYING ALL CONDITIONS AS DESCRIBED ABOVE. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR HOSTING FACILITIES, PARKING, ETC. FOR THE HANDLING OF MATERIALS.
2. ALL NOTES HEREIN MENTIONED WITH THOSE ON THE VARIOUS DRAWINGS SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.
3. ALL WORK NOTED "BY OTHERS" IS TO BE ACCOMPLISHED BY THE OWNER RATHER THAN THE GENERAL CONTRACTOR AND IS NOT PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR IS TO COOPERATE AND COORDINATE WITH THE WORK OF "OTHER" CONTRACTORS AS NECESSARY.
4. THIS DESIGN CRITERIA IS PROVIDED FOR BUILDING OFFICIAL REVIEW CONFORMANCE ONLY AND IS NOT INTENDED FOR USE BY COMPONENT DESIGNERS OR MANUFACTURERS AS THEIR SOLE DESIGN CRITERIA WITHOUT VERIFICATION. EACH DESIGNER AND/OR MANUFACTURER MUST INDEPENDENTLY CONFIRM ALL CODE CRITERIA WITH WHICH HIS ELEMENTS OR COMPONENTS MUST COMPLY, INCLUDING BUT NOT LIMITED TO, LOADING, APPLICATION, FUNCTIONALITY, ETC. PERFORMANCE CRITERIA PROVIDED ELSEWHERE BY A SPECIFIC DISCIPLINE SHOULD BE REGARDED AS THE MINIMUM STANDARDS AS WELL AS CODES, LAWS, ORDINANCES AND UNDERWRITER REQUIREMENTS GOVERNING THEIR PRODUCT AS WELL AS OWNER INSURANCE POLICY. THE MOST STRINGENT OF THESE CRITERIA SHALL GOVERN.
5. THE WORK PERFORMED AS PART OF THESE DOCUMENTS INCLUDES FINAL CLEANING OF THE ENTIRE SPACE BY THE CONTRACTOR, VACUUM CARPET, MOP-TILE FLOORS, BROOM CLEAN MECH. ROOMS, CLEAN WINDOWS, MINISLINDS, RUBBER BASES, ALL MILLWORK, FIXTURES, ACCESSORIES AND DOORS.
6. PRECEDENCE: DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE, LARGER SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS, GENERAL NOTES TAKE PRECEDENCE OVER DRAWINGS.
7. COORDINATION: STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND COORDINATE ALL THE CONTRACT DOCUMENTS BEFORE FABRICATION AND/OR INSTALLATION OF ANY WORK, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR ERRORS.
8. ERECT AND MAINTAIN, AS REQUIRED BY EXISTING FIELD CONDITIONS THROUGHOUT THE ENTIRE PROGRESS OF THE WORK, ALL SAFEGUARDS AND BARRICADES FOR SAFETY INCLUDING POSTING WARNING SIGNS ENFORCING REGULATIONS AND PROTECTION OF PROPERTY.
9. FRAMING: CONTRACTOR SHALL PROVIDE ALL REQUIRED BLOCKING, BRACING, FRAMES, HANGERS OR OTHER SUPPORT AS NECESSARY FOR ALL FIXTURES, EQUIPMENT, CABINETS, FIRE EXTINGUISHER, FURNISHINGS AND ALL OTHER ITEMS REQUIRING THE SAME.
10. ALL GYPSUM BOARD TO BE TYPE "X". ALL GYPSUM BOARD IN TOILETS, JANITOR ROOMS, AT SINKS & PIPE CHASES TO BE TYPE "XW" WATER RESISTANT. ALL GYPSUM BOARD (INCLUDING BUT NOT LIMITED TO CEILINGS, SOFFITS, FASCIES, COLUMN ENCLOSURES, ETC.) ARE TO BE BROWN, SANDED, PRIMED AND PAINTED UNLESS NOTED OTHERWISE.
11. ALL ELECTRICAL WORK IS TO BE COORDINATED WITH HVAC WORK, PLUMBING, WOODWORK, PARTITIONS, AND ALL OTHER WORK.
12. THE ARCHITECT OF RECORD HAS NOT BEEN RETAINED FOR ANY FIELD SUPERVISION OR INSPECTION. HIS RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE ALL SPECIAL AND OTHER REQUIRED INSPECTIONS AND TESTING AND SUPERVISION SHALL BE SUPPLIED BY THE CONTRACTOR OR OWNER FOR CONTRACT.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGES, BREAKAGES, COLLAPSE, DISTORTIONS AND OFF-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
14. CHECK ALL HEIGHTS AND POSSIBLE CEILING CONDITIONS FOR CLEARANCE OF DUCTWORK AND ALL OTHER CONSTRAINTS TO ASSURE THE LOCATION AND SIZE OF ALL SYSTEMS TO BE INSTALLED. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
15. COORDINATE ALL TELEPHONE & DATA WORK WITH OWNERS REPRESENTATIVE AND TELEPHONE & DATA VENDOR(S) & INSTALLERS PRIOR TO STARTING THE WORK.
16. ACCESS PANELS: ALL EQUIPMENT SWITCHES, CONTROLS AND VALVES THAT ARE CONCEALED MUST BE PROVIDED WITH ACCESS PANELS.
17. ALL WORK SHALL COMPLY WITH OSHA STANDARDS.
18. ALL MATERIALS AND EQUIPMENT SHALL BE NEW (UNLESS OTHERWISE INDICATED) AND FREE OF DEFECTS. ALL MATERIALS AND EQUIPMENT SHALL BE NON-COMBUSTIBLE AND OF THE HIGHEST QUALITY AND CONFORM TO ACCEPTABLE INDUSTRY/TRADE STANDARDS. ALL LUMBER AND CONCEALED WOOD BLOCKING SHALL BE FIRE RETARDANT.
19. CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING STRUCTURES OR ITEMS AND NEWLY INSTALLED MATERIALS DURING CONSTRUCTION.
20. ALL INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE. CONTRACTOR SHALL VERIFY ALL DIMENSIONAL CONDITIONS AT THE SITE.
21. THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES THE LOCATION AND SIZE OF OPENINGS IN WALLS, SLABS, CEILINGS AND ROOFS. PROVIDE FLASHING, GRATINGS OR SEALANTS AS REQUIRED.
22. THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED FOR WORK COMPLETION WITHOUT COMPROMISING THE QUALITY OF THE WORK.
23. EQUIPMENT ROUGH-IN LOCATIONS SHALL BE CONFIRMED BY THE CONTRACTOR WITH THE ALLOWANCE MADE FOR TRAPS, ELBOWS, TEES, ETC. AS REQUIRED IN ALL SPACES OTHER THAN MECHANICAL AREAS PIPES AND CONDUITS SHALL BE LOCATED WITHIN WALLS OR OTHERWISE CONCEALED UNLESS EXPOSING THEM IS SPECIFICALLY APPROVED BY THE ARCHITECT.
24. DO NOT SUBSTITUTE, REVISE OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ARCHITECT, C.O.C. SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE. ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ARCHITECT HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
25. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER EXECUTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
26. DETAILS NOTED AS TYPICAL SHALL APPLY AT LIKE CONDITIONS. ALL OTHER CONDITIONS THAT ARE NOT TYPICAL WILL HAVE A SPECIFIC DETAIL CALLED OUT.

PERMITTING, INSPECTION & SIGNOFF REQUIREMENTS:

1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED, NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ADDITIONAL CONSTRUCTION COST RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL GOVERNING AGENCIES APPROVALS.
2. ALL MATERIALS, ASSEMBLIES AND METHODS OF CONSTRUCTION REGULATED BY THE CODE AND NOT LISTED HEREIN SHALL BE SUBJECT TO INSPECTION BY THE OWNER AND HIS INSPECTING AGENT. SIGNED COPIES OF ALL TEST AND INSPECTION REPORTS SHALL BE FILED WITH THE DEPARTMENT OF BUILDINGS, BY THE OWNER'S INSPECTING AGENT. DUPLICATE COPIES OF ALL FIELD INSPECTION REPORTS ARE TO BE PROVIDED TO THE ARCHITECT AT THE TIME OF FILING WITH THE DEPARTMENT. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF INSPECTIONS BY OWNERS AGENT AND DISTRIBUTION OF FINAL REPORT COPIES.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL BUILDING PERMITS, APPLICATION FEES, SIDEWALK AND STREET CLOSING PERMITS, SIDEWALK SHIELD PERMIT, LICENSES, INSPECTIONS, TESTS AND ALL OTHER REQUIRED CERTIFICATES & PERMITS FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AND ANY AND ALL TEMPORARY FACILITIES HORSTS AND RIGGING.
4. THE CONTRACTOR SHALL OBTAIN ALL SIGN-OFFS FROM APPLICABLE GOVERNING AGENCIES FOR ALL WORK COMPLETED, FOR THE CLOSURE OF ALL PERMITS AND INCLUDING THE REQUIRED CERTIFICATE OF OCCUPANCY, PRIOR TO TURNOVER TO OWNER.
5. THE CONTRACTOR SHALL DETERMINE AND INCLUDE IN THE PROJECT, TIME AND COST IMPLICATIONS OF ALL LOCALLY IMPOSED HOLIDAYS, DISTRICT STREET CLOSINGS OR REGULAR LIMITATIONS ON TRUCKING, TRAFFIC AND DELIVERY ROUTING.

ART GALLERY

14259 LIBERTY STREET

MONTGOMERY, TX 77356

OWNERS:
Tony & Rebecca Noreiga
713-502-5082
patricknoreiga@yahoo.com

ABBREVIATION LIST

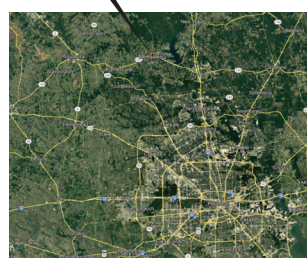
A	AND	MAX	MAXIMUM
@	AT	MCB	METAL CORNER BEAD
AB	ANCHOR BOLT	MECH	MECHANICAL
ACOUS	ACOUSTIC	MFR	MANUFACTURER
ALT	ALTERNATE	MIN	MINIMUM/MINUTE
ALUM	ALUMINUM	META	METAL
AP	ACCESS PANEL	MULL	MULLION
ARCH	ARCHITECTURAL	NIC	NOT IN CONTRACT
AF	ABOVE FINISH FLOOR	NO	NUMBER
CC	CENTER TO CENTER	NOM	NOMINAL
CJ	CONTROL JOINT	NTS	NOT TO SCALE
CLG	CEILING	OC	ON CENTER
CLR	CLEAR	OCEW	ON CENTER EACH WAY
CMU	CONCRETE MASONRY UNIT	OP	OPENING
COL	COLUMN	OH	OPPOSITE HAND
COMP	COMPACTED	OHD	OVERHEAD DOOR
CONC	CONCRETE	OVH	OVERHEAD
CONT	CONTINUOUS	PTN	PARTITION
DEM	DEMOLITION	PCP	PRECAST CONCRETE PANEL
DET	DETAIL	PL	PLATE
DA	DIAMETER	PLAM	PLASTIC LAMINATE
DM	DIMENSION	PLYWD	PLYWOOD
DN	DOWN	QTY	QUANTITY
DR	DOOR	QU	QUARRY TILE
DWGS	DRAWINGS	RAD	RADIUS
EA	EACH	REF	REFLECTED CEILING PLAN
EJ	EXPANSION JOINT	ROF	ROOF DRAIN
ELEV	ELEVATION	REF	REFERENCE
ELEC	ELECTRICAL	RENF	REINFORCE
EP	ELECTRICAL PANEL	REQ	REQUIRED
EXT	EXTERIOR	RM	ROOM
EWC	ELECTRIC WATER COOLER	SC	SOLID CORE
EXIST	EXISTING	SCW	SOLID CORE WOOD
EXP	EXPANSION	SCHED	SCHEDULE
EXT	EXTERIOR	SECT	SECTION
EQUIP	EQUIPMENT	SHT	SHEET
FT	FEET	SM	SIMILAR
FDN	FOUNDATION	SPEC	SPECIFIED SPECIFICATIONS
FBO	FURNISHED BY OWNER	SS	STAINLESS STEEL
FBR	FIBERGLASS	ST	STREET
FD	FLOOR DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER	STD'S	STANDARDS
FN	FINISH	STL	STEEL
FF	FINISH FLOOR	STRUCT	STRUCTURAL
FLR	FLOOR	SUSP	SUSPENDED
FR	FIRE RESISTANT	SP	SQUARE
FTG	FOOTING	SF	SQUARE FEET
GA	GAUGE	T	TREAD
GALV	GALVANIZED	TAS	TEXAS ACCESSIBILITY STANDARDS
GC	GENERAL CONTRACTOR	TC	TOP OF CURB
GWB	GYPSUM WALL BOARD	THCS	THIN-SHELL CONCRETE
H	HANDICAPPED	CMU	CONCRETE MASONRY PANELS
HB	HOSE BIBB	TW	TOP OF WALL
HD	HEAD	TYP	TYPICAL
HDWD	HARDWOOD	TB	TOP OF BEAM
HM	HOLLOW METAL	TP	TOP OF PARAPET
HORIZ	HORIZONTAL	UL	UNDERWRITERS LABORATORIES INC.
HT	HEIGHT	UNO	UNLESS NOTED OTHERWISE
HW	HARDWARE	VCT	VINYL COMPOSITION TILE
HK	HOLLOW CORE/CONCRETE	VERT	VERTICAL
INSUL	INSULATION	VEST	VESTIBULE
INV	INVERT	VTR	VENT THROUGH ROOF
INT	INTERIOR	W	WITH
JAN	JANITOR	WSCOT	WAINGSCOT
JST	JOIST	WO	WITHOUT
KIT	KITCHEN	WD	WOOD
LAM	LAMINATE/LAMINATED	WDO	WINDOW
LAV	LAVATORY	WP	WATERPROOFING
LWT	LIGHT WEIGHT	WT	WEIGHT
LTG	LIGHTING	WWF	WELODED WIRE FABRIC
MAS	MASONRY		
MAT	MATERIAL		

PROJECT LOCATION



LOCATION MAP

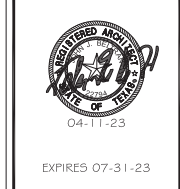
PROJECT LOCATION



VICINITY MAP

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P4.0	PLUMBING DETAILS



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 MONTGOMERY, TEXAS 77356

date: 02-09-23

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checked by: MW

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PROJECT DIRECTORY

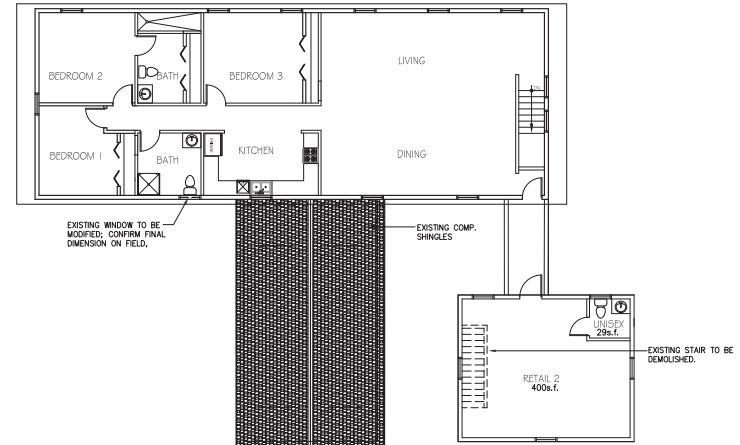
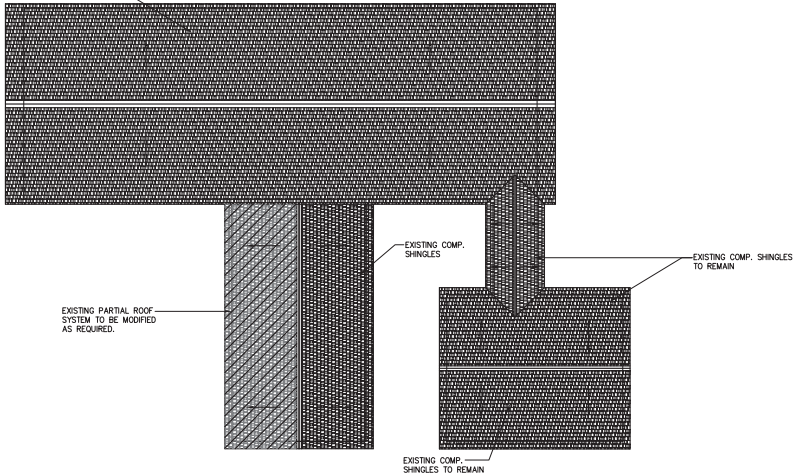
ARCHITECT URBAN-AREA CO 8300 HOLLOMAN STE. 301 HOUSTON, TX 77061 CONTACT: JOHN BESTRAN, RA. 1021 OF 814C PHONE: 832.274.2146 FAX: 832.203.1674	MEP ENGINEER TRUCKEE ENGINEERING, #702 833 FRENCH BLVD, SUITE #702 PH: 713-565-9677 C:AMAL@urbanareaarch.com
STRUCTURAL ENGINEER EGG ENGINEERING, INC. 5300 HOLLOMAN STE. 301 HOUSTON, TX 77061 PH: 713-570-8290 C:AMAL@urbanareaarch.com	GENERAL NOTES # GENERAL NOTES

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sheet number: G-1.0

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EXISTING COMP. SHINGLES TO REMAIN



DEMO ROOF PLAN

SCALE: 1/8" = 1'-0"

4

DEMO SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

2

1. THE CONSTRUCTION CONTRACT DOCUMENTS ARE BASED UPON THE AS-BUILT CONSTRUCTION DRAWINGS SUPPLIED BY THE OWNER. THE ARCHITECT HAS NOT FIELD VERIFIED ALL CONDITIONS. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND ALL EXISTING CONDITIONS AFFECTING THE CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF DEMOLITION.
2. DEMOLITION DRAWINGS INDICATE THE APPROXIMATE EXTENT AND NATURE OF THE DEMOLITION WORK. CONCEALED CONDITIONS ABOVE THE FINISHED CEILING AND CHASES MAY CONTAIN MATERIALS NOT NOTED. ADDITIONAL DEMOLITION AND/OR REPAIR WORK MAY BE REQUIRED. EACH CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF MODIFICATION REQUIRED TO ACCOMPLISH THE INTENT OF THESE DOCUMENTS. ALL COST ASSOCIATED TO ACHIEVE THIS INTENT SHALL BE INCLUDED IN THE BASE BID INCLUDING ABATEMENT AND DEMO WORK IN CHASES AND ABOVE CEILING.
3. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, CITY, STATE AND FEDERAL CODES. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS FROM THE CITY BUILDING INSPECTION DEPARTMENT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY TO THE PUBLIC AND TO PROPERTY BOTH PRIVATE AND PUBLIC.
5. ALL WORK SHALL BE PERFORMED IN A CLEAN AND WORKMANLIKE MANNER. CARE SHALL BE EXERCISED TO MINIMIZE ANY INCONVENIENCE OR DISTURBANCE TO OTHER AREAS OF THE BUILDING WHICH ARE TO REMAIN IN OPERATION.
6. PROTECT ALL EXISTING SURFACES THAT ARE TO REMAIN. ALL EXISTING SURFACE MATERIALS AND SYSTEMS AFFECTED BY DEMOLITION WORK ARE TO BE PATCHED AND REPAIRED AS REQUIRED TO PROVIDE TRUE SURFACES AND OPERABLE SYSTEMS FOR THE NEW WORK TO FOLLOW.
7. OPENING IN FLOORS, WALLS, CEILING, ROOF, ETC AS A RESULT OF REMOVED PIPING, FLUES, EQUIPMENT, FIXTURES, ETC SHALL BE PATCHED TO MATCH EXISTING BUILDING CONSTRUCTION. WORK SHALL BE PERFORMED BY CRAFTSMEN SKILLED IN THEIR RESPECTIVE TRADES.
8. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL LOAD BEARING WALLS, COLUMNS AND STRUCTURAL MEMBERS AND SHALL MARK THESE ELEMENTS CLEARLY IN THE FILED AS AREAS "NOT TO BE DEMOLISHED". PREPARE THIS AREAS FOR NEW FINISHES, AS REQUIRED, WHERE NEW FINISHES ARE BEING PROVIDED.
9. ALL EXISTING STRUCTURAL COLUMNS AND BEAMS TO BE PROTECTED AND MUST REMAIN BUT CLEAN.
10. IT IS THE INTENT THAT ALL EXISTING WORK INTERFERING WITH THE INSTALLATION OF NEW WORK BE REMOVED AS REQUIRED.
11. ALL UNUSED GAS, WATER AND DRAIN PIPING TO BE CAPPED BENEATH FLOOR/WALL IN A POSITIVE AND CODE COMPLIANT MANNER (ALL PLUMBING LINES SHALL BE REMOVED BACK TO SOURCE TO AVOID "DEAD ENDS"), PATCH AND REPAIR WALL/FLOOR FLUSH WITH ADJACENT SURFACES AND WITH MATCHING MATERIALS.
12. PREPARE FLOOR FOR APPLICATION OF NEW FINISHES AS REQUIRED IN AREAS OF RECEIVING NEW FLOORING, MECHANICALLY LEVEL AS REQUIRED - VERIFY EXISTING FLOOR CONDITION IN FIELD, THROUGHOUT - PATCH AND PROVIDE FLOOR TOPPING, IF NECESSARY, AND SEAL AS REQUIRED THROUGHOUT. PREP FLOOR TO MEET FLOORING MANUFACTURERS RECOMMENDATIONS.
13. SELECTIVE DEMOLITION IS REQUIRED FOR INSTALLATION OF NEW ELECTRICAL AND PIPING. REMOVE CEILING TILES AS REQUIRED; PROTECT TILES AND REINSTALL.

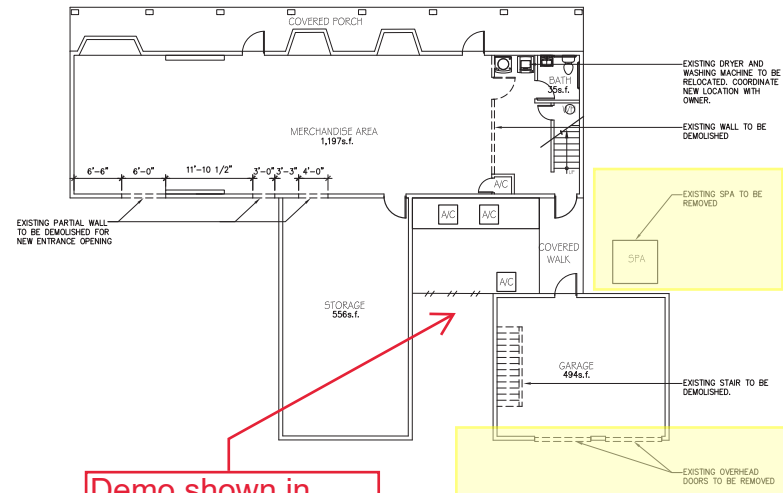
DEMO GENERAL NOTES

3

DEMO 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

1



Demo shown in yellow





EXPIRES 07-31-23

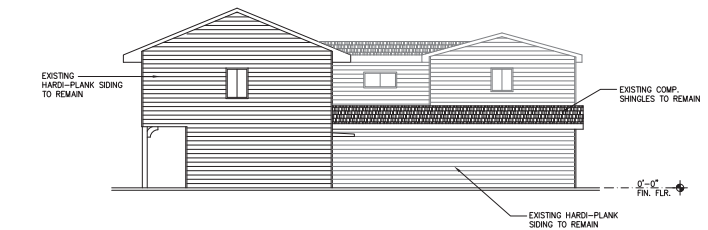
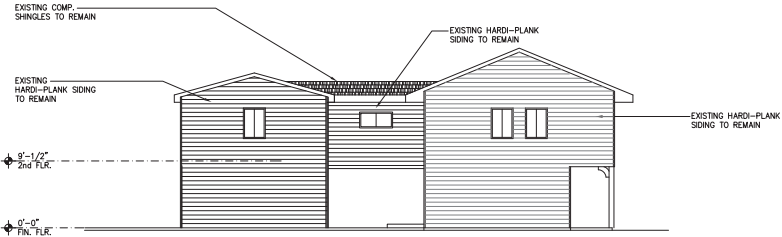
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MONTGOMERY, TEXAS 77356

date: 02-09-23
drawn by: VDP
checked by: MW
file No: 2023-2306

content:
DEMO - EXTERIOR ELEVATIONS

sheet number:
D-2.0



DEMO - LEFT ELEVATION

SCALE: 1/8" = 1'-0"

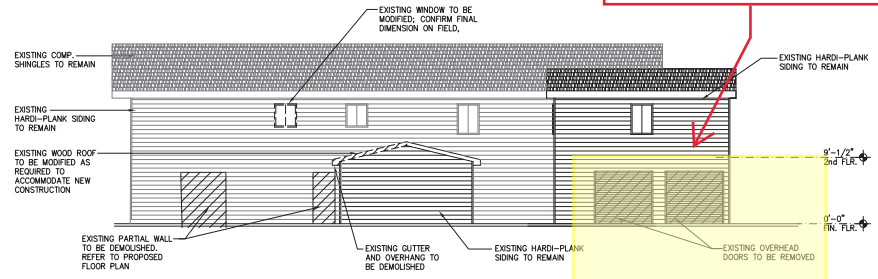
5

DEMO - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

2

Demo shown in yellow



DEMO - REAR ELEVATION

SCALE: 1/8" = 1'-0"

1



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VDP

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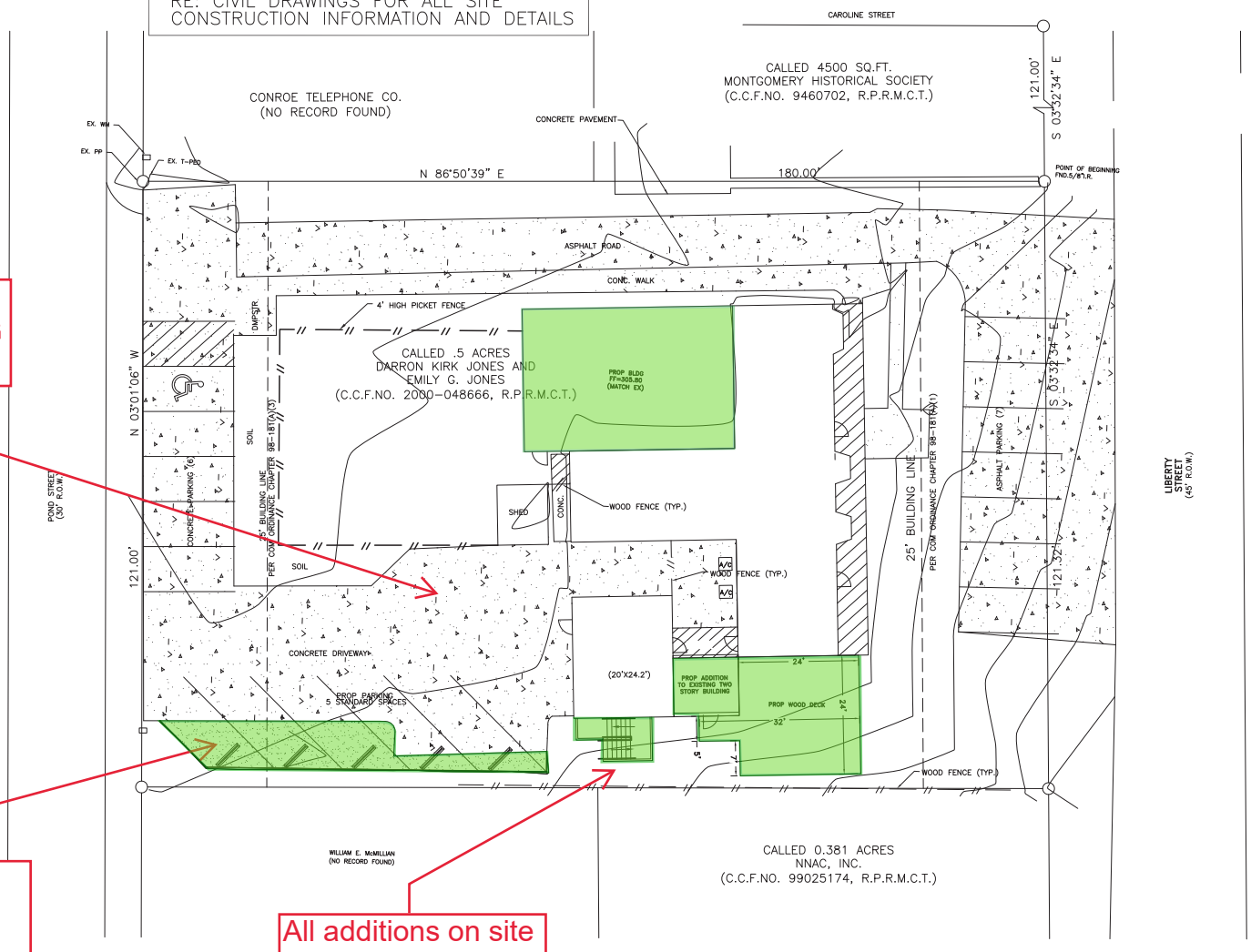
SITE PLAN

sheet number:

A-1.0

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ARCHITECTURAL SITE PLAN IS ISSUED FOR REFERENCE ONLY.
 RE: CIVIL DRAWINGS FOR ALL SITE CONSTRUCTION INFORMATION AND DETAILS



Shading pattern denotes EXISTING concrete on site

Shading pattern denotes NEW concrete on site

All additions on site shown in green

SITE PLAN

SCALE: 3/32" = 1'-0"

1

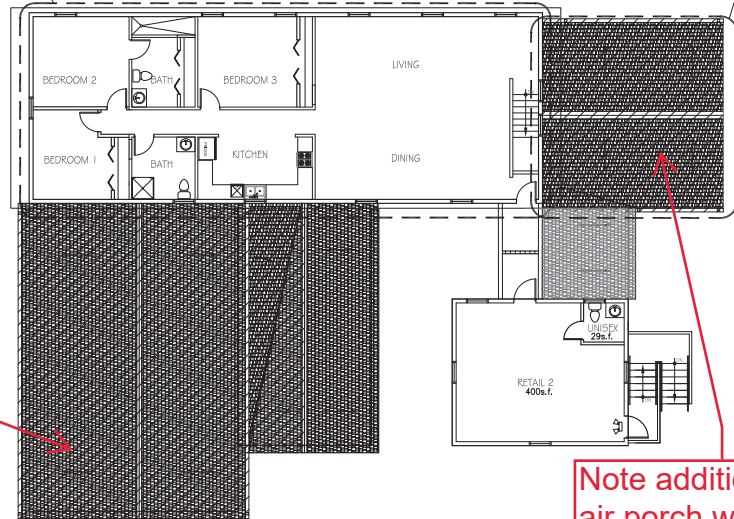


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Note addition to structure

NO WORK AT THIS AREA (EXISTING TO REMAIN)

NEW ROOF BY OTHERS



SECOND FLOOR REFLECTED PLAN

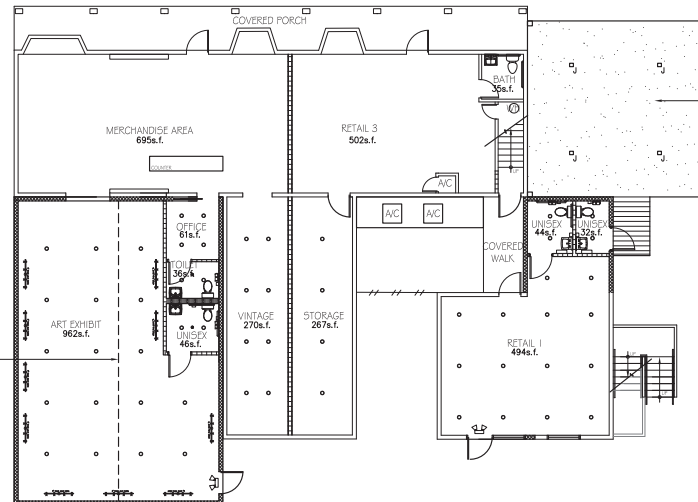
Note addition: open air porch with gable roof to match structure

1. CABLES, CONDUITS, ETC. SHALL NOT BE SUPPORTED BY CEILING STRUCTURE. PROVIDE SUPPLEMENTARY HANGER WIRES AT LAY IN CEILINGS AS REQUIRED.
2. PROVIDE 30"x30" ACCESS PANELS IN GYPSUM BOARD CEILINGS AS REQUIRED TO ACCESS MECHANICAL UNITS, DAMPERS, AND CABLE TRAYS. ACCESS PANELS ARE TO BE PAINTED TO MATCH ADJACENT.
3. ALL HEIGHTS INDICATED ON REFLECTED CEILING PLANS ARE FROM TOP OF FINISHED FLOOR TO BOTTOM OF CEILING.
4. GYPSUM BOARD CEILING SHALL BE ADJUSTED AS REQUIRED TO ACCOMMODATE LIGHT FIXTURES AND ACCESS DOORS. COORDINATE WITH ALL CONTRACTORS.
5. FOR LIGHT FIXTURE TYPES, REFER TO LIGHTING DRAWINGS.
6. FOR SUPPLY AND RETURN AIR DIFFUSER TYPES, REFER TO HVAC DRAWINGS.
7. LOCATE EMERGENCY LIGHTS AS HIGH AS POSSIBLE TO CEILING. PREFERABLY ABOVE 8'-6" A.F.F.
8. ELECTRICAL CONTRACTOR TO PROVIDE GYP BOARD FRAME FOR LIGHT FIXTURES LOCATED IN GYP BOARD CEILINGS.
9. RESTROOMS TO HAVE OCCUPANCY/VACANCY SENSORS.

- LEGEND:
- 6 INCH DOWN LIGHT
 - ⊗ OUTDOOR WALL SCONCE
 - ⊕ COMBINATION EMERGENCY/EXIT LIGHT
 - 4" TRACK SPOT LIGHTS
 - ELECTRICAL JUNCTION BOX

CATHEDRAL CEILING

NEW WOOD CEILING BY OTHERS



FIRST FLOOR REFLECTED PLAN



URBAN-AREA ARCHITECTS

04-11-23
EXPIRES 07-31-23

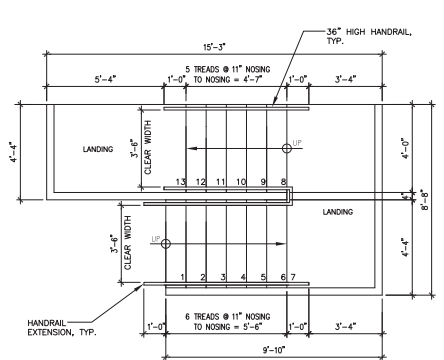
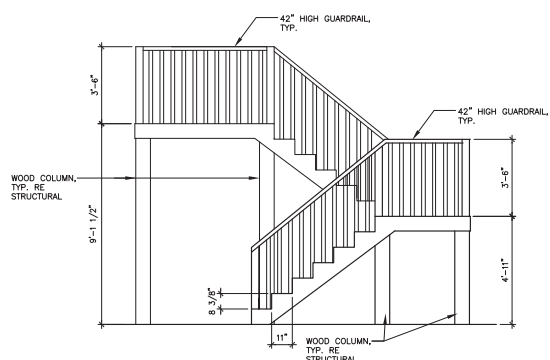
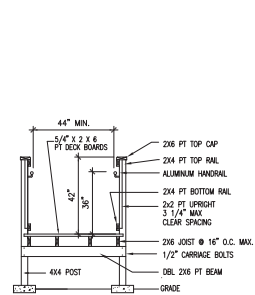
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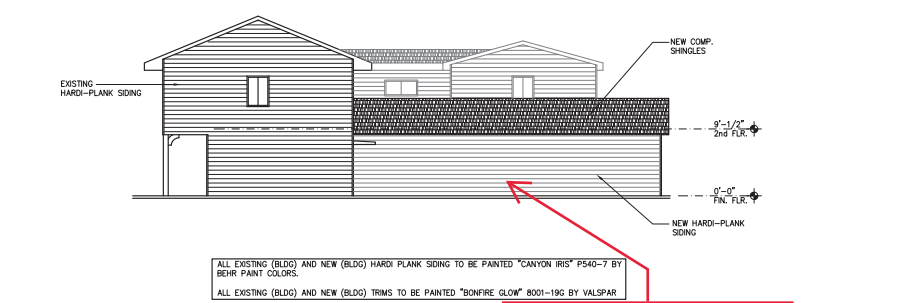
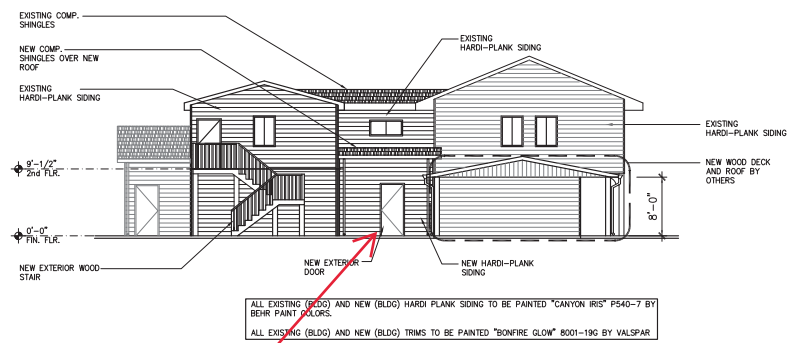
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sheet number: A-4.0



TYP. STAIR LANDING DETAIL SCALE: N.T.S. 9 WOOD STAIR ELEVATION SCALE: 3/8" = 1'-0" 6 WOOD STAIR PLAN SCALE: 3/8" = 1'-0" 3

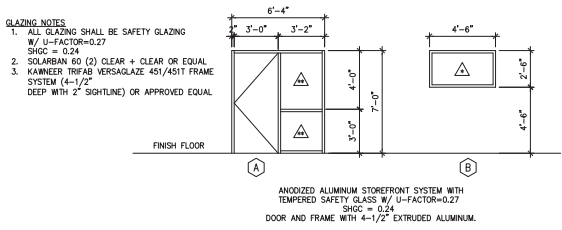


LEFT ELEVATION SCALE: 1/8" = 1'-0" 8 RIGHT ELEVATION SCALE: 1/8" = 1'-0" 2

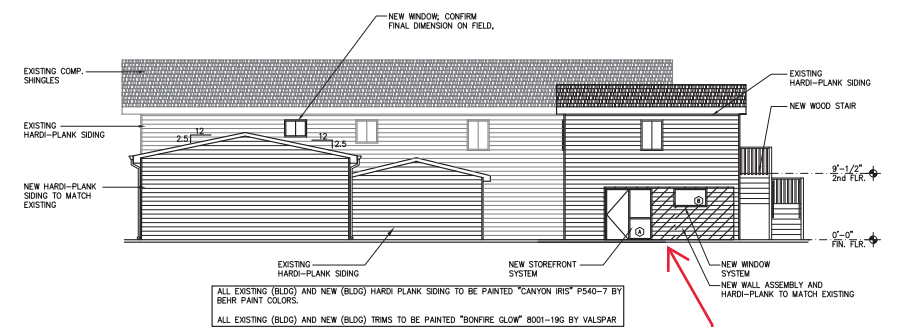
Note additions to structure: exterior stairs, new enclosed space; open air porch

Note addition to structure

DOUBLE PANEL INSULATED GLASS IN BLACK ANODIZED ALUMINUM FRAME.
DOUBLE PANEL INSULATED SAFETY GLASS WITH LOW-E IN BLACK ANODIZED ALUMINUM FRAME.
SECURITY GLASS. GC. MUST VERIFY THE REQUIREMENTS WITH THE OWNER PRIOR SIDING AND INSTALLATION.



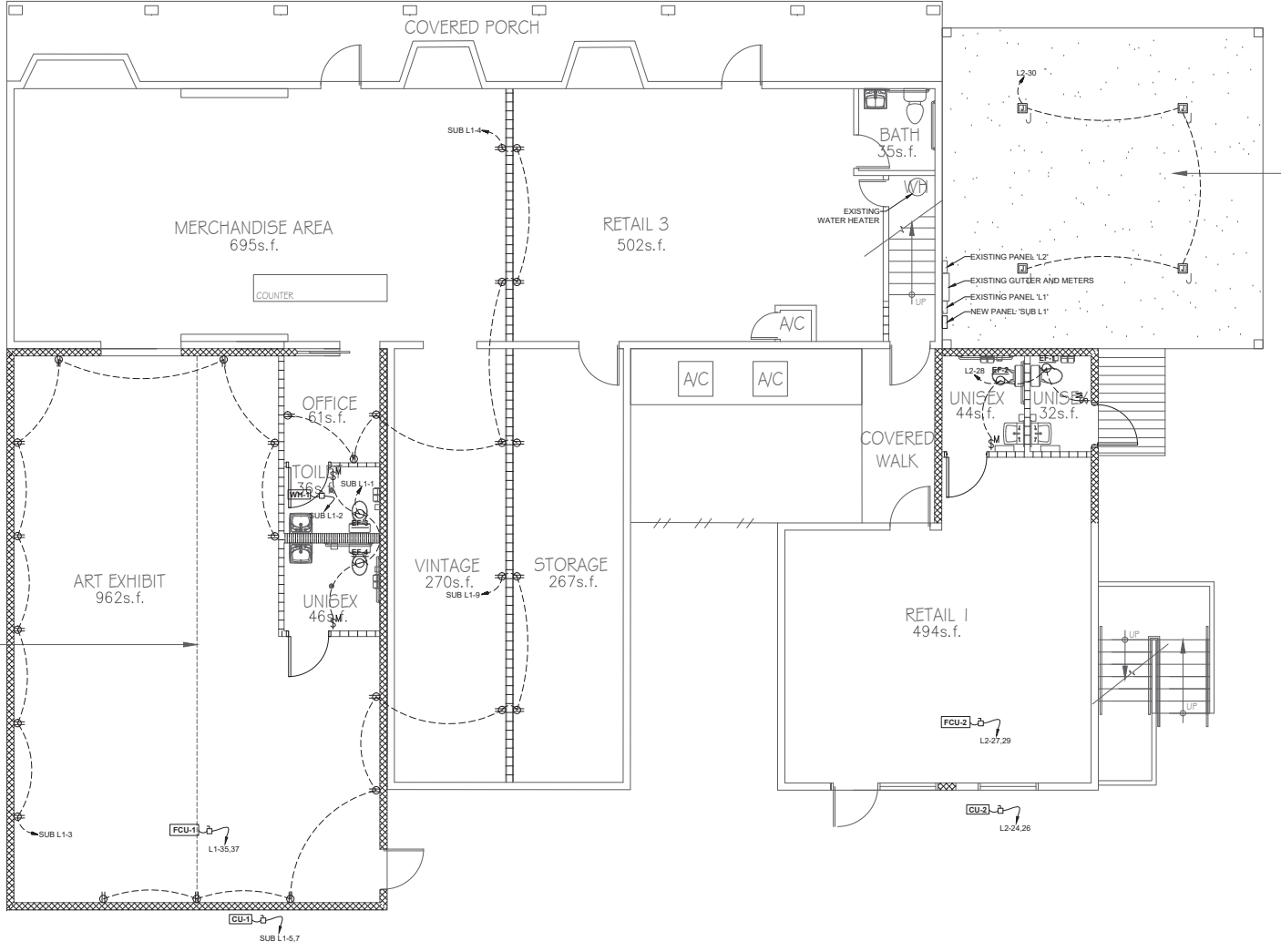
WINDOW SCHEDULE SCALE: 1/4" = 1'-0" 7



REAR ELEVATION SCALE: 1/8" = 1'-0" 1

Note new entry in place of garage doors





1 POWER PLAN
SCALE: 1/4" = 1'-0"



ART GALLERY
14259 LIBERTY STREET
MONTGOMERY, TEXAS 77356



revisions:

--

date:

03-30-23

drawn by:

DVL & TDT

checked by:

ST

file No:

2023-2306

content:

ELECTRICAL POWER PLAN

sheet number:

E2.0

fax: 832-203-1674
tel: 832-274-2146
marcola@urbanareaco.com

LIGHT FIXTURE SCHEDULE						
TYPE	MAKE	MODEL	LAMP	VOLTAGE	QTY	REMARKS
A	COOPER LIGHTING	HL86099401EMW	14 WATTS LED	120V	55	6" DOWN LIGHT
B	LITHONIA LIGHTING	LTHMSBK-MR16GU10LED-27K-DBL	4.5 WATTS LED	120V	32	TRACK LIGHT
C	TECH LIGHTING	7000WASH-L927-8-C-H-UNV	18 WATTS LED	120-277V	3	OUTDOOR WALL SCENCE
X	COOPER LIGHTING	APCH7R	9 WATTS LED	120-277V	3	COMBINATION EMERGENCY/EXIT LIGHT WITH 90 MINUTES BACKUP BATTERY

NOTES:
1. PROVIDE AS SCHEDULE OR APPROVED EQUAL.

PROJECT NAME: ART GALLERY EXPANSION DATE: 04/11/2023									
PANEL: SUB L1		A.I.C. RATING: 10 KA		BUS: 50 AMP		MANS: 50 AMP		MOUNTING: SURFACE MOUNTED	
208 V, 1PH, 3W +GRND		NEMA-1		COPPER		M.L.O		LOCATION: OUTDOOR	
LOAD	CIRCUIT DESCRIPTION	BKR	CKT	PH	CKT	BKR	CIRCUIT DESCRIPTION	LOAD	
746	LIGHTING & EXHAUST FANS	20/1	1	A	2	20/1	WH - 1	1,650	
1,620	RCPTS - ART EXHBIT	20/1	3	B	4	20/1	OFFICE - RCPTS	1,620	
2,496	CU - 1	40/2	5	A	6				
2,456		40/2	7	B	8				
1,620	RCPTS - ART EXHBIT, VINTAGE & STO.	20/1	9	A	10				
		11	B	12					

NOTES: 1. ALL EXTERIOR LIGHTS SHALL BE CONTROLLED BY A 20A, 4P, N-1, MECH. HELD, LTG. CONTACTOR AND A 7-DAY N-1, TIME CLOCK WITH 10 HOUR BATTERIES.

PHASE	CONN. VA
A	6,512
B	5,736
TOTAL	12,248
AMPS	59

PROJECT NAME: ART GALLERY EXPANSION DATE: 04/11/2023									
PANEL: EXISTING PANEL L1'		A.I.C. RATING: 22 KA		BUS: 200 AMP		MANS: 200 AMP		MOUNTING: SURFACE MOUNTED	
208 V, 3PH, 4W +GRND		NEMA-1		COPPER		M.C.B		LOCATION: OUTDOOR	
LOAD	CIRCUIT DESCRIPTION	BKR	CKT	PH	CKT	BKR	CIRCUIT DESCRIPTION	LOAD	
	A/C	30/2	1	A	2	30/2	AHU		
	DRYER	30/2	3	B	4	30/2	AHU		
	WATER HEATER	40/2	9	B	10	20/1	PLUGS		
	DISH WASH/DISP.	20/1	11	A	12	20/1	LIGHTS		
	WASHER	20/1	15	B	16	20/1	PLUGS		
	PLUGS	20/1	17	C	18	20/1	KITCHEN COUNTER		
	PLUGS	20/1	19	A	20	20/1	MICROWAVE		
	BACK BEDROOM CIRCUIT	20/1	21	B	22	20/1	FRONT BATHROOM		
	LIVING ROOM	20/1	23	C	24	20/1	SPARE		
	LIGHTS	20/1	25	A	26	20/1	KITCHEN COUNTER GF		
	OVEN	20/1	27	B	28	20/1	SPARE		
	AHU + CU	40/2	29	C	30	20/1	GARAGE LIGHT		
		40/2	31	A	32	20/1	BATHROOM GF		
7,800	FCU - 1	40/2	33	B	34	50/2	LIGHTS		
7,800		80/2	35	C	36	50/2	SUB PANEL		
		80/2	37	A	38	50/2			
		39	B	40	50/2				

NOTES: 1. ALL EXTERIOR LIGHTS SHALL BE CONTROLLED BY A 20A, 4P, N-1, MECH. HELD, LTG. CONTACTOR AND A 7-DAY N-1, TIME CLOCK WITH 10 HOUR BATTERIES.

PHASE	CONN. VA
A	13,924
B	6,124
C	7,900
TOTAL	27,948
AMPS	77

PROJECT NAME: ART GALLERY EXPANSION DATE: 04/11/2023									
PANEL: EXISTING PANEL L2'		A.I.C. RATING: 22 KA		BUS: 150 AMP		MANS: 150 AMP		MOUNTING: SURFACE MOUNTED	
208 V, 3PH, 4W +GRND		NEMA-1		COPPER		M.C.B		LOCATION: OUTDOOR	
LOAD	CIRCUIT DESCRIPTION	BKR	CKT	PH	CKT	BKR	CIRCUIT DESCRIPTION	LOAD	
	HEAT	40/2	1	A	2	40/2	HEAT		
	LIGHTS & OUTLET	40/2	3	B	4	40/2	OUTLETS		
	SPARE	20/1	5	C	6	20/1	EXISTING CIRCUIT		
	PLGUS	20/1	7	A	8	20/1	OPEN SIGN		
	GENERAL LIGHTS AND PLUGS	20/1	9	B	10	20/1	SHOP LIGHTS		
	GENERAL LIGHTS AND PLUGS	20/1	11	C	12	20/1	EXISTING CIRCUIT		
	A/C	30/2	13	A	14	20/1	STORE PLUGS		
	GARAGE	30/2	15	B	16	20/1	PLUGS		
	UNDER STWY	30/2	17	C	18	20/1	SPA		
	W.H.	30/2	19	A	20	30/2			
	W.H.	30/2	21	B	22	30/2			
	W.H.	30/2	23	C	24	25/2	CU - 2	1,872	
4,680	FCU - 2	50/2	25	A	26	25/2	LIGHTING & EXHAUSTS FANS	495	1,872
4,680		50/2	27	B	28	20/1	J-BOX WOOD CEILING	500	
		50/2	29	C	30	20/1			

NOTES: 1. ALL EXTERIOR LIGHTS SHALL BE CONTROLLED BY A 20A, 4P, N-1, MECH. HELD, LTG. CONTACTOR AND A 7-DAY N-1, TIME CLOCK WITH 10 HOUR BATTERIES.

PHASE	CONN. VA
A	1,872
B	5,173
C	7,052
TOTAL	14,097
AMPS	39

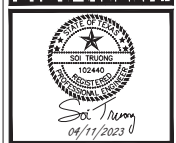
CONTRACTOR SHALL TRACE THE EXISTING CIRCUITS AND REUSE THOSE THAT ARE NOT CURRENTLY BEING USED OR BECOME AVAILABLE DUE TO DEMOLISHING WORK.
CONTRACTOR SHALL CHECK PANEL FOR ELECTRICAL LOAD. IF A SUFFICIENT NUMBER OF CIRCUITS CANNOT BE LOCATED AND REUSED, THEN NOTIFIED THE ENGINEER IMMEDIATELY.
THE CIRCUIT NUMBERS SHOWN AER DIAGRAMATIC ONLY AND MAY NEED TO BE MODIFIED.

GENERAL NOTES:

- 1. ALL NEW CIRCUIT ARE SHOWN BOLD ON EXISTING PANELS.



ART GALLERY
14259 LIBERTY STREET
MONTGOMERY, TEXAS 77356



revisions:

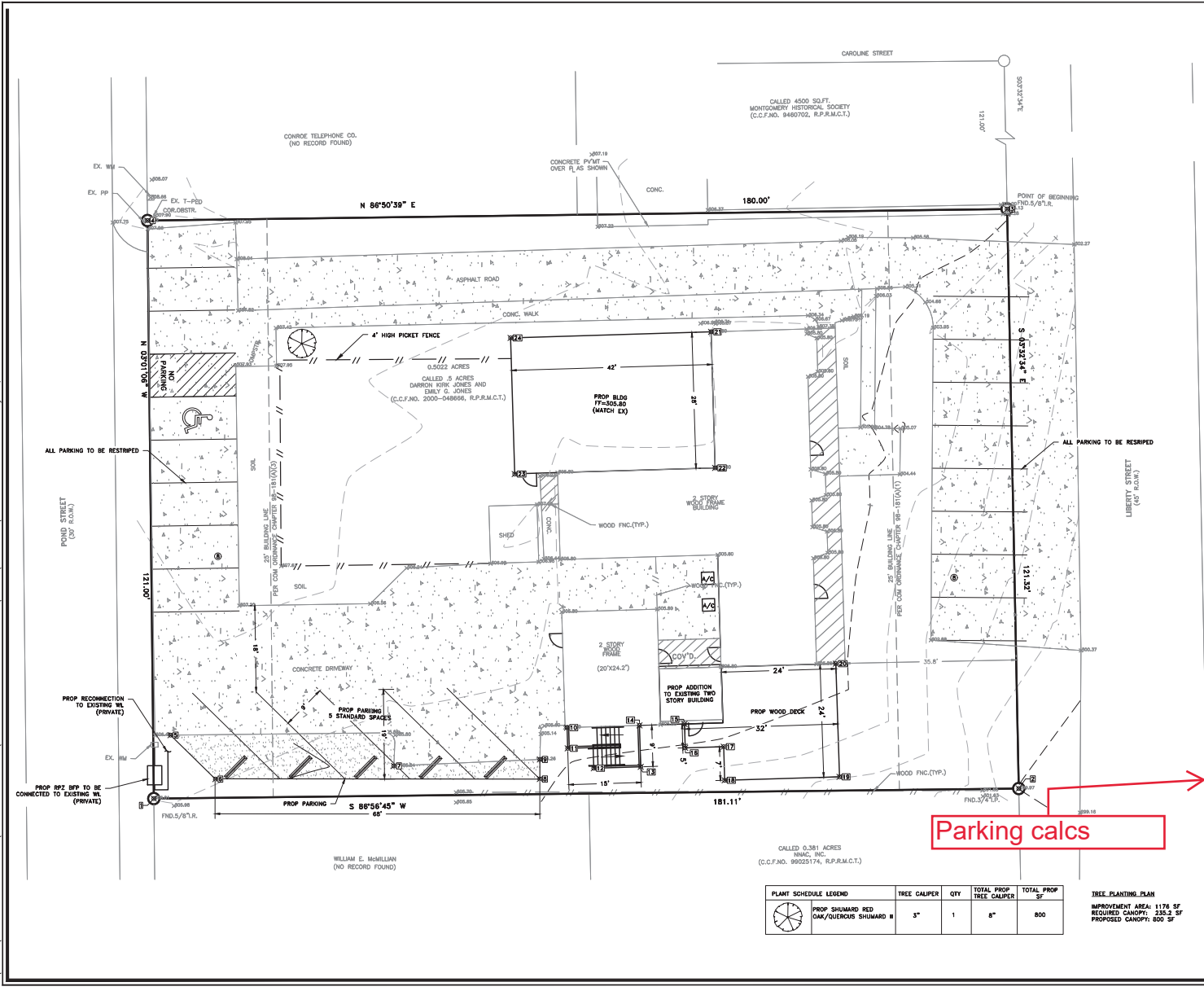
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03-30-23
drawn by:
DVL # TDT
checked by:
ST
file No:
2023-2306

content:
ELECTRICAL SCHEDULE

sheet number:
E3.0

fax: 832-203-1674
tel: 832-274-2146
marcola@urbanareaco.com

L:\SHARED\12 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10886 - LIBERTY STREET EXPANSION\03 CAD\DESIGN SET\04 OVERALL SITE PLANNING May_30_2023--2:44 PM MARIA VALDEZ



BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
1	10135707.7928	3757896.8806
2	10135717.4425	3758077.7335
3	10135838.5342	3758070.2366
4	10135828.4250	3757890.5096

PAVING COORDINATES		
POINT #	NORTHING	EASTING
5	10135721.2079	3757899.8147
6	10135712.4166	3757909.8826
7	10135716.7305	3757946.8079
8	10135715.2636	3757977.4535
9	10135719.3487	3757977.2866

BUILDING COORDINATES		
POINT #	NORTHING	EASTING
10	10135726.3415	3757963.7049
11	10135721.9199	3757983.0175
12	10135717.9836	3757988.6483
13	10135718.6929	3757988.4539
14	10135727.3394	3757987.8357
15	10135728.0163	3758007.2445
16	10135723.0452	3758007.5955
17	10135723.6199	3758015.6374
18	10135716.8059	3758016.1251
19	10135718.3267	3758040.1279
20	10135741.8272	3758038.5691
21	10135810.2737	3758009.3786
22	10135781.8462	3758011.4111
23	10135778.8175	3757969.5438
24	10135807.2449	3757967.4873

PAVING LEGEND:

 499.75 SF OF 6" CONCRETE

DIMENSIONAL CONTROL NOTES:
 1. ALL COORDINATE POINTS AND DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

PARKING CALCULATION:
 COMMERCIAL BLDG SF: 4236
 REQUIRED COMMERCIAL PARKING: 3177
 AVG. PARKING SPACE SF: 180 SF
 REQUIRED COMMERCIAL PARKING: 18 SPACES
 REQUIRED RESIDENTIAL PARKING: 3 SPACES
 REQUIRED TOTAL PARKING: 21 SPACES
 PROVIDED STANDING PARKING: 20 SPACES
 PROVIDED ADA PARKING: 1 SPACE
 TOTAL PROVIDED PARKING: 21 SPACES

PLANT SCHEDULE LEGEND	TREE CALIPER	QTY	TOTAL PROP TREE CALIPER	TOTAL PROP SF
	PROP SHUMARD RED OAK/QUERCUS SHUMARD II	1	8"	800

TREE PLANTING PLAN
 IMPROVEMENT AREA: 1176 SF
 REQUIRED CANOPY: 230.2 SF
 PROPOSED CANOPY: 800 SF

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



LSQUARED ENGINEERING
 MUNICIPAL COMMERCIAL RESIDENTIAL
 WWW.LSENGINEERING.COM
 2400 W. BRIDLE TRAIL #100
 COLUMBIA, TEXAS 77024
 OFFICE: 281-684-0500
 3122 EVA STREET #200
 HOUSTON, TEXAS 77054

CLIENT INFORMATION
 TONY KREBER
 713-502-5182
 PATRICKKREBER@YAHOO.COM

PROJECT ADDRESS
 2001 POND ST
 MONTGOMERY, TX 73156

LIBERTY STREET EXPANSION
 OVERALL SITE PLAN & DIMENSION
 CONTROL PLAN & LANDSCAPING PLAN

DRAWING ISSUE			
#	DATE	BY	COMMENT
1	5/26/21	XXX	FOR REVIEW ONLY

DRAWING INFORMATION			
PROJECT	ISSUE	TOUR	**
DRAWN	MCV	BT	JTW
SCALE	SHEET		
1" = 10' (24x36)			
1" = 20' (11x17)			4

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:
 E. LEI LOU, PE #19340
 OR
 JONATHAN WHITE, PE #127058
 FOR REVIEW PURPOSES ONLY
 NOT FOR CONSTRUCTION

*SCALE NOT REQUIRED FOR CONSTRUCTION PER MISSOURI ANGLE

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DESIGN PROOF

Date: 6/2/2023 PROPOSAL 2

Formed Plastic Lettering
12" Height Text
1" Thick
Times Bold Font
Color: White
Post Mount to Building
OAW: Approx. 148"

Formed Plastic Lettering
8" Height Text
1" Thick
Times Bold Font
Color: White
Post Mount to Building

2'x2' <TEXAS ICON>
1" Aluminum Faced
Foamboard



Mock up per visual purposes only; Image not to reflect final product

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DESIGN PROOF

Date: 6/2/2023 PROPOSAL 2



30"x 84" Header
3mm Aluminum
Composite Panel
Custom Router Cut
Double Sided

15"x 84" Inserts
3mm Aluminum
Composite Panel
Double Sided

11' Existing Posts

Mock up per visual purposes only; Image not to reflect final product

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Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: June 6, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on approval of construction plans for Montgomery Bend Section One (Dev. No. 2203).

Recommendation

Approve the construction plans as submitted.

Discussion

The engineer’s memo is attached and recommends approval of the plans. The City of Montgomery Development Handbook prescribes that P&Z and City Council both approve the construction plans before the final plat is approved.

The engineers base their review and approval of the construction plans on the design requirements found in the City Code of Ordinances and the City’s adopted Design Criteria Manual. One point of note is the Design Criteria Manual covers engineering details and standards for public infrastructure projects. It does not relate to design artistic quality, aesthetics, or overall design of developments.

Approved By

Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 06/01/2023
City Administrator	Gary Palmer	Date: 06/01/2023



May 24, 2023

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77316

Re: Submission of Water, Sanitary, Drainage, & Paving Plans
Montgomery Bend Sec.1 (Dev. No. 2203)
City of Montgomery

Dear Commission:

We reviewed the WSD&P plans submission for the referenced development on behalf of the City of Montgomery (the "City"). Our review was based on the City's Code of Ordinances, Chapter 78 Section 60 and any other applicable chapters, and the City's Design Manual. Our review was also based upon the approved development regulations included as part of the development agreement between the Developer and the City.

We offer no objection to the WSD&P plans as submitted, and we recommend the Commission approve the plans.

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

Sincerely,

Chris Roznovsky, PE
Engineer for the City

CVR/ajn

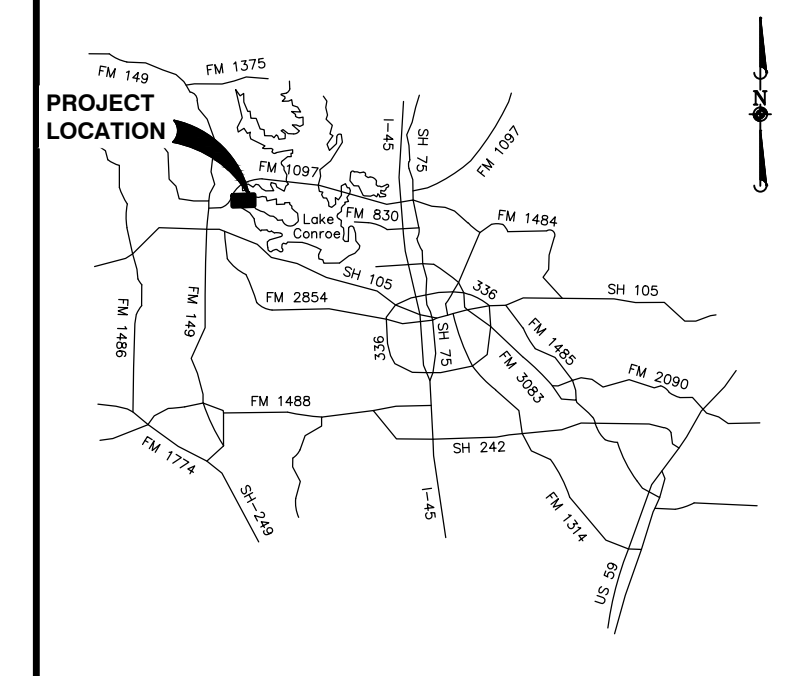
Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2023\2023.05.24 MEMO TO P&Z RE
Montgomery Bend Sec.1 WSD&P Plans.docx

Enclosures: Montgomery Bend Section 1 WSD&P Plans

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
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

DEVELOPER:
PULTE HOMES OF TEXAS
1311 BROADFIELD BLVD, SUITE 100
HOUSTON, TEXAS 77084
(281) 749-8000

CONSTRUCTION OF WATER, SANITARY, DRAINAGE AND PAVING FACILITIES FOR MONTGOMERY BEND SEC 1 & OFFSITE UTILITIES

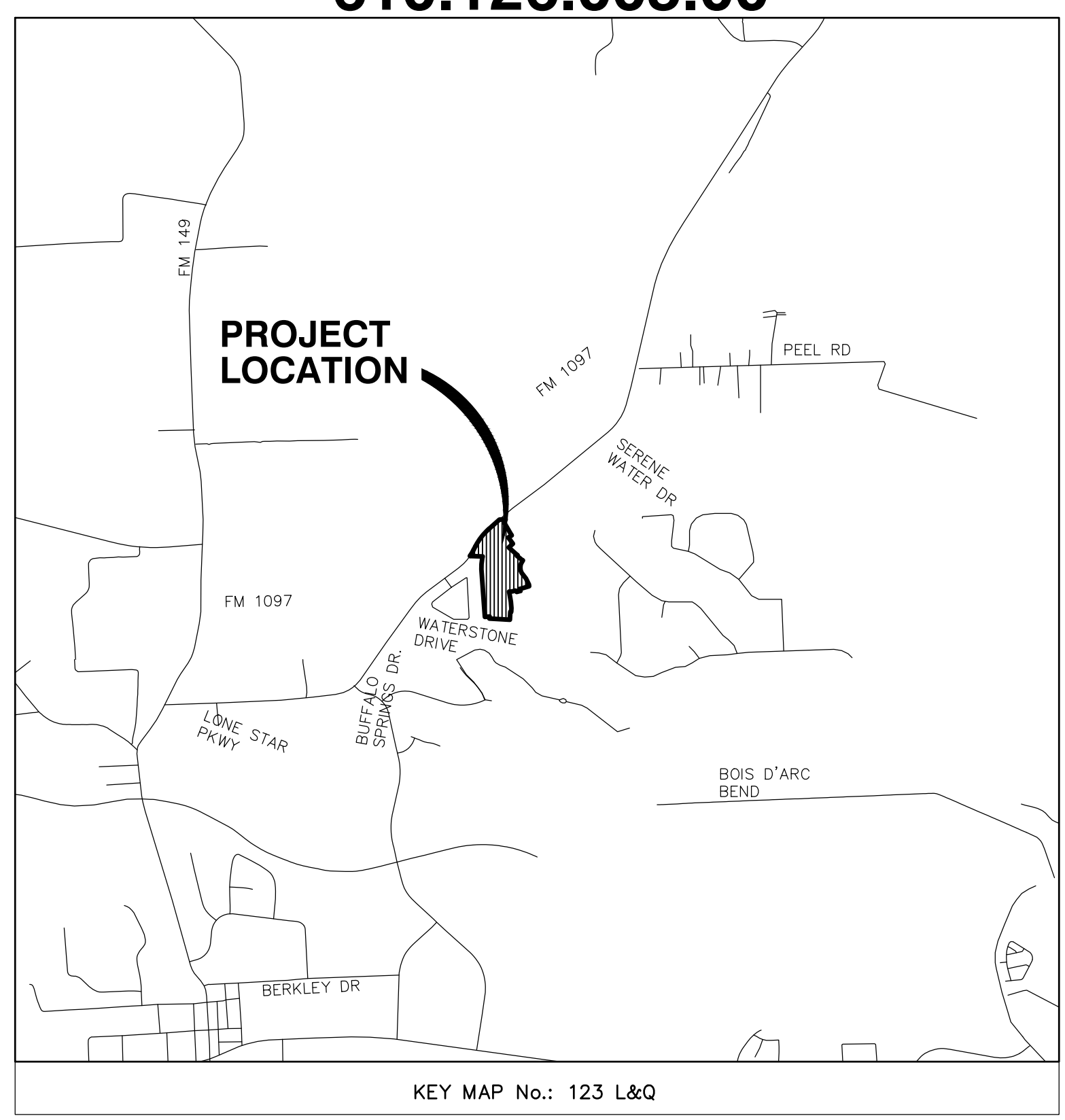


MONTGOMERY COUNTY AREA VICINITY MAP
N.T.S.

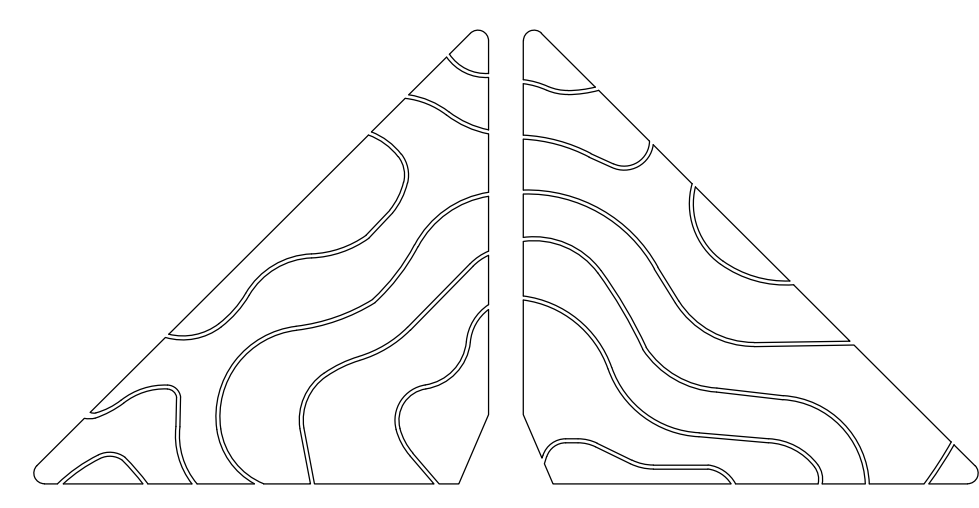
SHEET LIST TABLE

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	WATER & SANITARY LAYOUT
4	DRAINAGE LAYOUT (1 OF 2)
5	DRAINAGE LAYOUT (2 OF 2)
6	DRAINAGE CALCULATIONS
7	GRADING LAYOUT
8	STORM WATER POLLUTION PREVENTION PLAN
9	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
10	SILVER SPUR LANE
11	RED RIVER DRIVE (STA 0+00 TO 7+00)
12	RED RIVER DRIVE (STA 7+00 TO 14+00)
13	LONGHORN RUN DRIVE
14	PRAIRIE RIDGE LANE
15	BLUEBONNET BEND DRIVE (STA 0+00 TO 7+50)
16	BLUEBONNET BEND DRIVE (STA 7+50 TO 12+50)
17	CULVERT CROSSING
18	OFFSITE WATER
19	OFFSITE SANITARY & BASELINE A
20	WATER DETAILS (1 OF 2)
21	WATER DETAILS (2 OF 2)
22	SANITARY SEWER DETAILS
23	STORM SEWER DETAILS
24	STORM WATER POLLUTION PREVENTION PLAN DETAILS
25	PAVING DETAILS (1 OF 2)
26	PAVING DETAILS (2 OF 2)
27	CULVERT HEADWALL DETAILS
28	TRAFFIC CONTROL PLAN
29	LANDSCAPE PLAN

DEVELOPMENT No. 2203
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 224
CITY OF MONTGOMERY
MONTGOMERY COUNTY, TX
610.126.005.00



KEY MAP No.: 123 L&Q
LOCATION MAP
N.T.S.



ELEVATION

land solutions
TBPE REGISTRATION NUMBER F-22671

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)
1-800-344-8317

48 HOUR NOTICE:
CONTRACTOR SHALL NOTIFY CHRIS ROZNOVSKY
THE CITY OF MONTGOMERY ENGINEER AND
OPERATOR AT 713-789-1900 BEFORE
STARTING WORK ON THIS PROJECT.

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

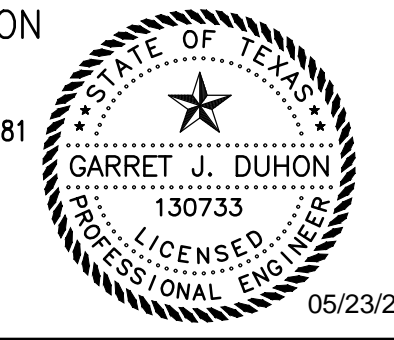
BENCHMARK:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL
GEODETIC SURVEY MONUMENT DESIGNATION HGCD 81, PID No.
A16405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02514" WEST
ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

FLOODPLAIN INFORMATION:
ACCORDING TO MAP Nos. 483380200G OF THE FEDERAL
EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE
MAPS FOR MONTGOMERY COUNTY, DATED AUGUST 18, 2014,
THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X",
DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR
FLOOD PLAIN.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY
OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR
FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL
OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE
OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT
CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DATE	REVISION	APP.

GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
Garret J. Duhon
TBPE NO. F-22671
05/23/2023



CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

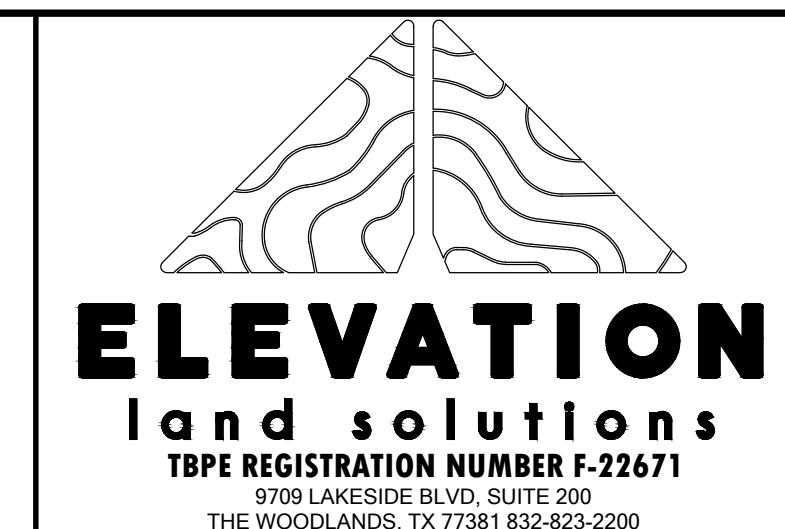
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR DATE

PM: GD DFT: MAQ
DSN:STM DATE: MAY 2023

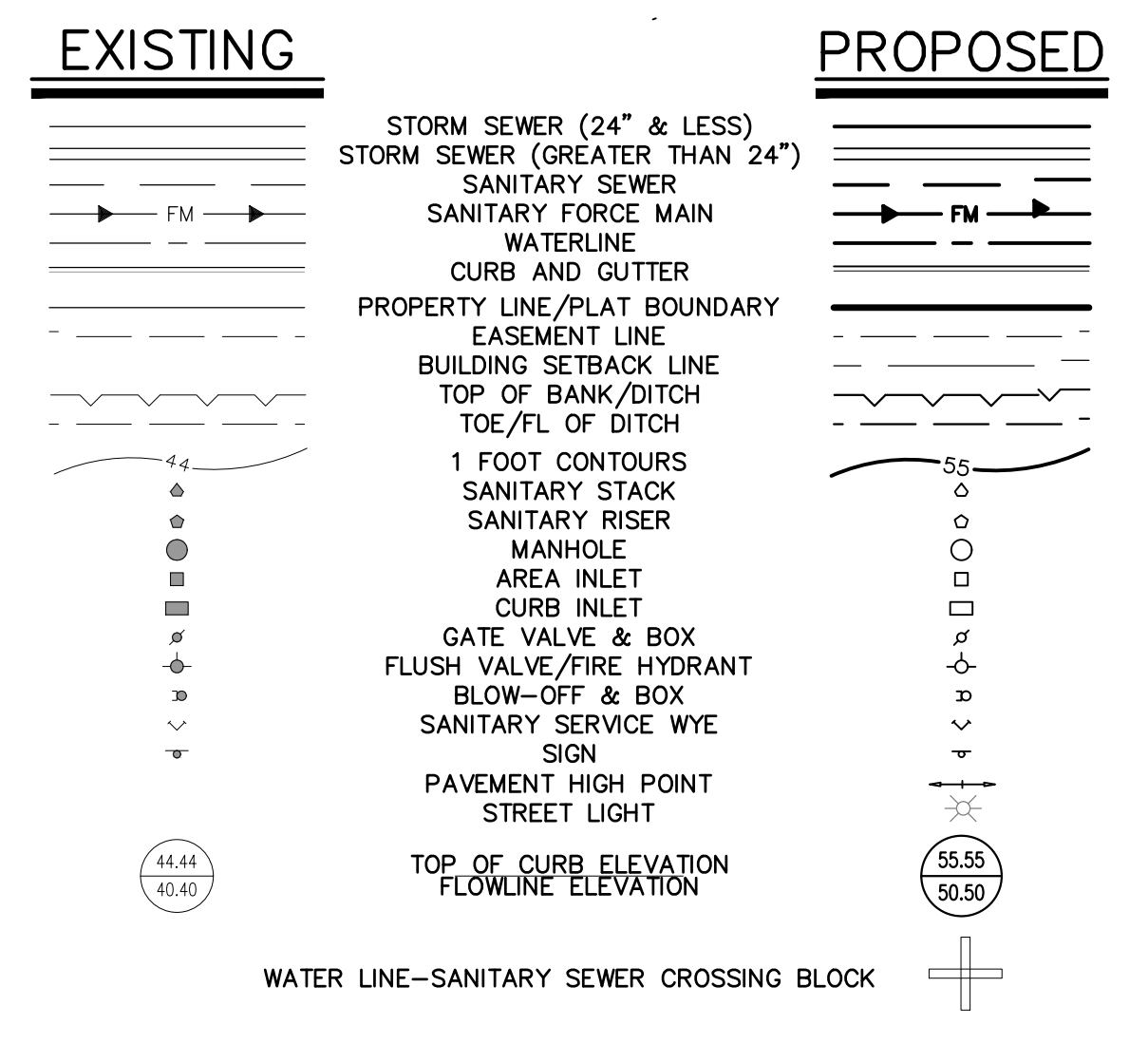
SHEET 1 OF 29

P:\610.126 Mabry and Faulkner Tract\005_Sec.1_dwg_Plan_Sett_Drawings\COVER SHEET.dwg-5/23/2023 6:37 PM

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005.00



STANDARD SYMBOLS



GENERAL CONSTRUCTION NOTES

- MATERIALS, CONSTRUCTION, AND TESTING TO BE IN ACCORDANCE WITH THE SPECIFICATIONS INDICATED IN THE PLANS AND CONTRACTS AND ARE TO BE INCLUDED IN ALL SETS OF CONSTRUCTION DRAWINGS.
- CONTRACTOR TO OBTAIN ALL DEVELOPMENT AND CONSTRUCTION PERMITS REQUIRED BY CITY OF MONTGOMERY, TEXAS AT HIS EXPENSE PRIOR TO COMMENCEMENT OF WORK, WHERE APPLICABLE.
- CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES OR RAILROADS AFFECTED BY HIS OPERATIONS 48 HOURS PRIOR TO COMMENCEMENT OF WORK LOCATED IN STREET RIGHT OF WAYS AND EASEMENTS.
- ALL EXISTING UNDERGROUND UTILITIES ARE AN APPROXIMATE LOCATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETED OR DEFINITE BUT WERE OBTAINED FROM THE BEST INFORMATION AVAILABLE. CONTRACTOR HAS SOLE RESPONSIBILITY FOR FIELD VERIFICATION TO DETERMINE EXACT LOCATIONS AND DEPTHS FOR ALL EXISTING FACILITIES SHOWN ON DRAWINGS BEFORE COMMENCING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF THEIR CONSTRUCTION ACTIVITIES WITH THE UTILITY COMPANIES AS TO THE RELOCATION OF THEIR FACILITIES, IF NEEDED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
- THE LOCATION OF ALL UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL REQUEST THE EXACT LOCATION OF THESE FACILITIES BY CALLING THE UTILITY COMPANY, AT LEAST 48 HOURS BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH OCCURS DUE TO HIS FAILURE TO REQUEST THE LOCATION AND PRESERVATION OF THESE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF CONSTRUCTION OPERATIONS WILL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- TEXAS LAW ARTICLE 1436C, PROHIBITS ALL ACTIVITIES IN WHICH PERSONS OR EQUIPMENT MAY COME WITHIN 6 FEET OF ENERGIZED OVERHEAD POWER LINES. FEDERAL REGULATION TITLE 29, PART 1910.130(1) AND PART 1926.440(A)(15) REQUIRE A MINIMUM CLEARANCE OF 10 FEET FROM THESE FACILITIES. THE ABOVE LAWS CARRY BOTH CRIMINAL AND CIVIL LIABILITIES, WITH CONTRACTORS AND OWNERS BEING LEGALLY RESPONSIBLE FOR THE SAFETY OF WORKERS UNDER THESE LAWS. IF THE CONTRACTOR OR THE OWNER MUST WORK NEAR ENERGIZED OVERHEAD POWER LINES, CALL THE COMPANY FOR THE LINES TO BE DEENERGIZED AND/OR MOVED AT YOUR EXPENSE.
- CONSTRUCTION SHALL COMPLY WITH THE LATEST REVISIONS OF OSHA REGULATIONS AND STATE OF TEXAS LAW CONCERNING TRENCHING AND SHORING. CONTRACTOR SHALL PROVIDE A TRENCH SAFETY SYSTEM TO MEET AS A MINIMUM, THE REQUIREMENTS OF OSHA SAFETY AND HEALTH REGULATION, PART 1926, SUB-PART B, AS PUBLISHED IN THE FEDERAL REGISTER, VOLUME 54, NO. 209, DATED OCTOBER 31, 1989.
- DETAILS PRESENTED IN THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNED OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY CHAPTER 756, SUBCHAPTER "C" OF THE TEXAS HEALTH AND SAFETY CODE.
- CONTRACTOR SHALL COVER OPEN EXCAVATIONS WITH ANCHORED STEEL PLATES DURING NON-WORKING HOURS, ALONG EXISTING ROADWAYS AND TRAFFIC AREAS.
- ADEQUATE DRAINAGE MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE PROJECT ENGINEER. ALL CONSTRUCTION RUNOFF SHALL COMPLY WITH STORM WATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE FLAGMEN, SIGNING, STRIPING AND WARNING TRAFFIC CONTROL DEVICES, ETC. DURING CONSTRUCTION IN ACCORDANCE WITH THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". CONTRACTOR SHALL MAINTAIN AT LEAST ONE LANE OF TRAFFIC IN EACH DIRECTION DURING WORKING HOURS AND PROVIDE ALL WEATHER DETOURS AROUND CONSTRUCTION SITE, PROVIDE PUBLIC NOTIFICATION, AND USE UNIFORMED POLICE OFFICERS TO CONTROL TRAFFIC, ESPECIALLY IN HEAVY TRAFFIC LOCATIONS.
- EXISTING PAVEMENT, CURBS, SIDEWALKS, AND DRIVEWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO CITY OF MONTGOMERY STANDARDS. ALL ASPHALT AND CONCRETE DRIVEWAYS EXCAVATED DURING CONSTRUCTION SHALL BE BACKFILLED WITH CEMENT STABILIZED SAND (CSS) AND RETURNED TO EXISTING CONDITIONS OR BETTER. ALL STATE AND COUNTY HIGHWAY PAVEMENT AND RAILROAD RIGHT-OF-WAYS TO BE BORED ACCORDING TO THE RULES, REGULATIONS, AND REQUIREMENTS FOR APPROVAL AND ACCEPTANCE BY SAID AGENCIES.
- EXISTING ROADS AND/OR RIGHT OF WAYS DISTURBED DURING CONSTRUCTION SHALL BE AS GOOD OR BETTER THAN THE CONDITION PRIOR TO STARTING WORK, UPON COMPLETION OF THE PROJECT.
- AFTER DISTURBED AREAS HAVE BEEN COMPLETED TO THE LINES, GRADES, AND CROSS SECTIONS SHOWN ON THE PLANS, SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS TO ESTABLISH ADEQUATE VEGETATION COVERAGE TO ELIMINATE EROSION. IF NOT, ACTIVITY MUST BE PERFORMED WITHIN THE DISTURBED CONSTRUCTION AREA. AFTER 14 DAYS OF INACTIVITY, THE AREA MUST BE HYDROMULCHED TO AVOID EROSION. IF NO PROVISION FOR PLANTING GRASS IS INCLUDED IN THE PLANS OR SPECIFICATIONS, THE MINIMUM REQUIREMENT FOR THIS ITEM SHALL BE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR "SODDING OR SEEDING FOR EROSION CONTROL".
- ALL TRENCHES, INCLUDING TRENCHES FOR LEADS AND STUBS UNDER PAVEMENT AND TO A POINT ONE (1) FOOT BEHIND BACK OF CURB SHALL BE BACKFILLED WITH CEMENT STABILIZED SAND AS PER CITY OF MONTGOMERY SPECIFICATIONS TO A POINT IMMEDIATELY BELOW THE SUBGRADE. TRENCHES OTHER THAN UNDER PAVEMENT, SHALL BE BACKFILLED WITH SUITABLE EARTH MATERIAL IN 6 INCH LAYERS AND MECHANICALLY COMPACTED TO A DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM DESIGNATION D-698/AASHTO T99). MOISTURE CONTENT OF BACKFILL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CEMENT STABILIZED SAND SPECIFICATIONS. ATTACHED DETAILS IN PLANS ARE SPECIFIC FOR BEDDING AND BACKFILL.
- CONTRACTOR IS TO INCLUDE PRICE OF ALL BEDDING AND BACKFILL OF PIPES REQUIRED, IN PRICE PER LINEAR FOOT OF PIPE.
- CONTRACTOR IS TO INCLUDE SPREADING AND COMPACTION OF SPOILS INCIDENTAL TO CONSTRUCTION OF ALL UNDERGROUND UTILITIES IN PRICE PER LINEAR FOOT OF PIPE.
- CONTRACTOR TO REMOVE EXISTING PLUGS AND CONNECT TO EXISTING UTILITY LINES AS INDICATED ON PLANS.
- UNLESS OTHERWISE NOTED IN PLANS, WHERE MANHOLES ARE LOCATED WITHIN THE UTILITY EASEMENT, THE CONTRACTOR SHALL SET RIM ELEVATIONS TWO INCHES ABOVE FINISHED GROUND ELEVATIONS.
- WHEN TRENCH CONDITIONS REQUIRE THE USE OF WELL POINTS, THIS IS TO BE REQUESTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE MUD, DIRT, AND DEBRIS DEPOSITED ON EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY DAILY. ALL EXISTING STREETS AND ADJACENT PAVEMENT AREAS IMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE CLEANED USING A STREET SWEEPER. THIS ACTIVITY WILL BE INCIDENTAL TO ALL OTHER ITEMS.
- THE CONTRACTOR SHALL REMOVE ALL NON-PERMANENT SIGNS FROM THE ROW AND/OR EASEMENT LIMITS, AND RETURN THEM TO THE SIGN OWNER FOR THEM TO HAVE PLACED AT THEIR EXPENSE ON PROPERTY OTHER THAN THAT STATED ABOVE UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING OR REPLACING ALL EXISTING FENCES INSIDE THE WORK ZONE, TO EXISTING OR BETTER CONDITIONS, EXCEPT FOR THOSE THAT FALL WITHIN A ROAD RIGHT OF WAY.
- THE CONTRACTOR IS RESPONSIBLE FOR RELOCATING ALL EXISTING IRRIGATION OUTSIDE OF THE RIGHT OF WAY AND/OR EASEMENT UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- ALL EQUIPMENT SHALL BE REMOVED FROM THE PROJECT SITE ONCE THE PROJECT IS COMPLETED, AS WELL AS, ALL REMAINING DEBRIS WITHIN THE PROJECT SHALL BE REMOVED AND PROPERLY DISPOSED OF AT AN APPROVED DISPOSAL SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MARKING ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES, PAVEMENT, OR OTHER INFRASTRUCTURE AS A RESULT OF ANY WORK.

GRADING NOTES

- BEFORE STARTING CONSTRUCTION, CONTRACTOR SHALL VERIFY BENCHMARK ELEVATION AND NOTIFY ENGINEER IF ANY DISCREPANCY AND/OR CONFLICT IS FOUND.
- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE STARTING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- AREAS THAT ARE TO RECEIVE FILL SHALL BE PREPARED AS FOLLOWS (NO SEPARATE PAY):
 - AREAS THAT ARE TO RECEIVE FILL WILL BE STRIPPED TO A DEPTH OF 6", STRIPPINGS SHALL BE STOCKPILED AND THEN SPREAD EVENLY ON SURFACE OF FILLED AREAS.
 - PRIOR TO PLACEMENT OF FILL ON STRIPPED AREAS, THE CONTRACTOR SHALL PROOF ROLL USING A PNEUMATIC ROLLER (12 TON OR APPROVED EQUAL) (NO SEPARATE PAY). SHOULD SOFT UNSTABLE AREAS APPEAR IN THE LOTS, THE CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL REPLACE THIS WITH A SUITABLE MATERIAL COMPACTED AS REQUIRED.
- ALL AREAS REQUIRING FILL SHALL BE FILLED IN 8" LIFTS, WITH TESTS TAKEN AT 100 FOOT INTERVALS IN EACH LIFT, AND MECHANICALLY COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM D-698/AASHTO T99). FINISH SURFACE SHALL BE LEFT LEVEL, SMOOTHED AND FINE GRADED.
- FINAL PAYMENT SHALL BE CONTINGENT ON THE ENGINEER'S VERIFICATION THAT LOT GRADING IS IN ACCORDANCE WITH THE GRADING PLAN, AND THAT SOIL COMPACTION TESTS WERE PERFORMED AS REQUIRED.
- CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN PAVED AREAS, AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
- CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
- ALL EXISTING CONCRETE PAVING, SIDEWALK, AND CURB DEMOLITION SHALL BE REMOVED AND DISPOSED OF BY CONTRACTOR. DISPOSAL SHALL BE AT AN APPROVED OFF-SITE, LAWFUL LOCATION, UNLESS DIRECTED OTHERWISE BY THE OWNER
- EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES SHALL BE FILLED AS SHOWN WITH MATERIAL FROM EXISTING ADJACENT SPOIL BANKS IN MAXIMUM 8: LOOSE LIFTS AND COMPACTED TO 95% PROCTOR DENSITY AS PER AASHTO TEST METHOD T-99
- EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES UNDER PROPOSED CONCRETE PAVEMENT SHALL BE CLEANED, MUCKED OUT AND SCARIFIED TO A MINIMUM DEPTH OF 6" AND FILLED AS SPECIFIED ABOVE IN FILL NOTE NO. 9NO SEPARATE PAY.
- ROADWAY EMBANKMENT: STRIP 6" OF VEGETATION FROM AREA TO BE FILLED AND RE-COMPACT SOIL TO 95% PROCTOR DENSITY, PLACE FILL MATERIAL AS SPECIFIED IN FILL NOTE NO. 9

STORM SEWER NOTES

- STORM SEWER AND LEADS SHALL BE REINFORCED CONCRETE PIPE, ASTM C-76, CLASS III, WITH O-RING RUBBER GASKET JOINT, AND SHALL BE INSTALLED, BEDDED AND BACKFILLED IN ACCORDANCE WITH THE SPECIFICATIONS INDICATED IN THE PLANS AND CONTRACTS.
- ALL PROPOSED PIPE STUB CUTS FROM MANHOLES OR INLETS ARE TO BE PLUGGED WITH 8 INCH BRICK WALLS UNLESS OTHERWISE NOTED.
- ALL BOX CULVERTS INSTALLED SHALL BE PLACED ON A MINIMUM OF 6 INCHES OF CEMENT STABILIZED SAND (CEMENT STABILIZED SAND SHALL BE 2 SACK CEMENT PER TON). FOR INSTALLATION OF PRE-CAST CONCRETE BOX CULVERTS IN POOR SOIL CONDITIONS, A 7 INCH REINFORCED CONCRETE SLAB SHALL BE INSTALLED. 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.
- STORM SEWER MANHOLES, INLETS, AND JUNCTION BOXES SHALL BE STANDARD PRE-CAST, UNLESS OTHERWISE NOTED.
- ALL INLETS TO BE TYPE "C" UNLESS OTHERWISE STATED ON PLANS
- ALL STORM SEWER LEADS SHALL BE 24 INCH MINIMUM UNLESS OTHERWISE INDICATED.
- GRADE DROP ON LEADS BETWEEN INLETS TO BE A MINIMUM OF 0.20 FOOT. GRADE DROP BETWEEN INLET AND MANHOLES TO BE 0.20 FOOT UNLESS OTHERWISE SHOWN.
- WHEN MANHOLE FRAME AND COVER IS REQUIRED, USE VULCAN FOUNDRY V-1418-Z FRAME AND COVER (OR EQUAL), UNLESS OTHERWISE INDICATED ON THE PLANS.
- FOR ADJUSTMENT OF MANHOLE LIDS USE STANDARD CONCRETE RINGS.
- CONCRETE USED FOR ALL POURED-IN-PLACE MANHOLES, INLETS, WINGWALLS, HEADWALLS AND OTHER APPURTENANCES TO BE CLASS "A" CONCRETE WITH 3,000 P.S.I STRENGTH AT 28 DAYS.
- ALL EXPOSED CORNERS TO BE CHAMFERED 3/4".
- ALL STORM SEWER PIPES UNDER OR WITHIN 1' OF PAVEMENT SHALL BE BACKFILLED WITH COMPACTED CEMENT STABILIZED SAND (2.0 SACKS PER TON OF SAND) TO THE BOTTOM OF 6" STABILIZED SUBGRADE.

CITY OF MONTGOMERY GENERAL CONSTRUCTION NOTES:

- CONTRACTOR SHALL CONTACT CITY OF MONTGOMERY CITY ENGINEER, CHRIS ROZNOVSKY AT (713) 789-1900 A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT CITY OF MONTGOMERY DIRECTOR OF PUBLIC WORKS, MIKE MUCKLERROY AT (936) 597-6434 A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION TO SET UP AN INSPECTION TO VERIFY CITY'S FACILITIES.
- CONTRACTOR TO CONTACT CITY OF MONTGOMERY UTILITY OPERATOR, JACOB WILLIAMS OF H2O INNOVATIONS AT (281) 353-9809 A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION TO SET UP AN INSPECTION TO VERIFY CITY'S FACILITIES.
- THE CITY UTILITY OPERATOR AND PUBLIC WORKS FOREMAN SHALL BE NOTIFIED 24 HOURS IN ADVANCE TO WITNESS AND INSPECT ANY SANITARY SEWER LINE CONNECTION. NO SANITARY SEWER LINES SHALL BE BACKFILLED BEFORE THE CITY'S UTILITY OPERATOR OR PUBLIC WORKS FOREMAN HAS INSPECT THE CONNECTION.
- CONTRACTOR SHALL CONTACT THE CITY'S OPERATOR OR PUBLIC WORKS FOREMAN TO OPERATE ANY VALVES. AT NO TIME IS THE CONTRACTOR OR CONTRACTOR'S REPRESENTATIVE TO OPERATE ANY PART OF THE CITY OF MONTGOMERY WATER SYSTEM.
- THE OWNER OR CONTRACTOR SHALL INSTALL AND TEST APPROPRIATE BACKFLOW PREVENTION, PER THE CITY OF MONTGOMERY RULES & REGULATIONS.
- ALL TAPS TO THE CITY'S SYSTEM SHALL BE MADE BY THE CITY'S OPERATOR AT THE OWNERS EXPENSE
- IF THE ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS. A VARIANCE MUST BE RECEIVED FROM THE CITY COUNCIL.

CITY OF MONTGOMERY ORDINANCE NOTES:

- REMAINING TREE COVERAGE MUST COMPLY WITH ALL APPLICABLE CITY OF MONTGOMERY ORDINANCES. A TREE PRESERVATION PLAN SHOWING COMPLIANCE WITH CANOPY COVERAGE REQUIREMENTS WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR THE DEVELOPMENT.

SANITARY SEWER NOTES:

- ALL SANITARY SEWER MUST BE IN COMPLIANCE OF TCEQ CHAPTER 217.
- SANITARY SEWERS SHALL BE CONSTRUCTED AND TESTED IN COMPLIANCE OF THE TCEQ REQUIREMENTS, UNLESS OTHERWISE SPECIFIED.
- BACKFILL AND BEDDING FOR SANITARY SEWER MUST MEET THE MINIMUM REQUIREMENTS OF ASTM D-2321 AND IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS FOUND IN THIS PLAN SET AND IN THE CONTRACTS.
- SANITARY SEWER PIPE SHALL BE PVC SDR 26 OR PVC SDR 35 (WITH APPROVAL), IN ACCORDANCE WITH ASTM SPECIFICATIONS D-3034, FOR 4" THROUGH 15" AND ASTM F-879 FOR 18" THROUGH 27", UNLESS OTHERWISE SPECIFIED. MINIMUM SIZE SANITARY SEWER MAIN IS 6", SDR 35 MAY BE USED WHEN DEPTH IS MORE THAN 3 FEET AND LESS THAN 6 FEET.
- SEWER LINES SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE STREET FROM WHERE WATER IS LOCATED.
- CONTRACTOR SHALL PROVIDE A MINIMUM HORIZONTAL CLEARANCE OF 9' (NINE FEET) BETWEEN WATER LINES AND SANITARY SEWER MANHOLES AND LINES PER TCEQ CHAPTER 290.
- CONTRACTOR SHALL PROVIDE 24-INCHES OF CLEARANCE AT ALL SANITARY SEWERS CROSSING WATER LINES.
- NO SEWER PIPE SHALL BE LAID ON AN UNSTABLE FOUNDATION. SELECTED MATERIAL SHALL BE USED AND/OR WET SAND CONSTRUCTION DETAILS, WHICHEVER APPLIES IN THE OPINION OF THE ENGINEER. NO PIPE SHALL BE COVERED WITHOUT APPROVAL OF THE ENGINEER OR HIS REPRESENTATIVE. SANITARY SEWERS CONSTRUCTED IN WET SAND SHALL HAVE A SPECIAL PROCEDURE.
- WHEN THE NATURAL GROUND LEVEL AROUND MANHOLE LIES BELOW THE 100 YEAR FLOODPLAIN ELEVATION, THE MANHOLE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATION AND DETAILS FOUND IN THE PLAN SET AND IN THE CONTRACTS, FOR A SEALED AND VENTED MANHOLE
- A DEFLECTION TEST SHALL BE PERFORMED AFTER THE BACKFILL HAS BEEN IN PLACE A MINIMUM OF 30 DAYS. THIS TEST SHALL BE DONE BY PULLING A HAND LINE WITH AN ATTACHED MANDREL FROM MANHOLE TO MANHOLE. THE MANDREL SHALL HAVE AN OUTSIDE DIAMETER THAT IS AT LEAST 95% OF THE ORIGINAL INSIDE DIAMETER OF THE PIPE MANDREL TO BE MANUFACTURED WITH A MINIMUM OF SEVEN (7) RUNNERS, WITH EACH RUNNER BEING A MINIMUM OF 5 INCHES LONG. ANY PIPE NOT MEETING TEST REQUIREMENTS TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
- WHERE A SEWER LINE HAS LESS THAN (2) FEET OF COVER, PROVIDE CEMENT STABILIZED SAND BACKFILL MATERIAL.
- WHEN MANHOLE FRAME AND COVER IS REQUIRED, USE VULCAN FOUNDRY V-1418-2 FRAME AND COVER (OR EQUAL), UNLESS OTHERWISE INDICATED ON THE PLANS.
- CONTRACTOR SHALL KEEP RECORD OF LOCATION OF ALL STACKS, STUBS, SEWER LEADS, ETC. THE AS-BUILT DRAWINGS MUST SHOW THE EXACT LOCATION.
- IF SANITARY SERVICE LEADS ARE INSTALLED DURING CONSTRUCTION OF MAIN LINE, ALL LEADS TO HAVE A MINIMUM SLOPE OF 0.70% OR GREATER. ALL PVC LEADS TO BE THE SAME MATERIAL AS MAIN LINE. ALL DOUBLE SERVICE LEADS TO HAVE WYE LOCATED ON THE END OF THE LEAD. ALL SINGLE SERVICE LEADS TO BE 6 INCH, AND ALL DOUBLE SERVICE LEADS TO BE 6 INCH. IF AN 8 INCH LEAD IS REQUIRED, LEADS MUST HAVE A MINIMUM SLOPE OF 0.44%.
- BYPASSING (DISCHARGING) OF RAW SEWAGE ON THE SURFACE OR TO ADJOINING WATERWAYS IS STRICTLY PROHIBITED.
- CONTRACTOR SHALL PERFORM BYPASS PUMPING AS REQUIRED. THERE SHALL BE NO SEPARATE PAYMENT FOR BYPASS PUMPING PERFORMED ON THIS PROJECT.
- CONTRACTOR TO VERIFY LOCATIONS OF EXISTING WATERLINES DURING CONSTRUCTION. IF THE REQUIRED SEPARATION DISTANCE BETWEEN PARALLEL WATER AND SEWER LINES, AS DETAILED IN TECHNICAL SPECIFICATION SECTION 33 31 13, CANNOT BE MAINTAINED, CONTRACTOR TO RELOCATE WATERLINE AS DIRECTED BY THE ENGINEER.
- WHERE A WET CONNECTION TO AN EXISTING 6" OR 8" LINE IS TO BE MADE BY CUTTING THE EXISTING LINE, DR18 C-900 PVC PIPE SHALL BE USED TO REPLACE THE SECTION OF OLD ONE REMOVED AND SHALL BE COUPLED TO THE EXISTING ONE WITH A SOUND D.L. SLEEVE. SEPARATE COMPENSATION WILL BE MADE FOR THE REQUIRED DUCTILE IRON FITTINGS. THE BID PRICE FOR WET CONNECTION TO AN EXISTING ONE SHALL INCLUDE LABOR, TOOLS, PIPE, AND MISCELLANEOUS FITTINGS FOR SMALL DIAMETER PIPE NOT OTHERWISE PROVIDED FOR IN THE BID PROPOSAL.
- ALL PENETRATIONS INTO A SANITARY SEWER MANHOLE, INCLUDING SERVICE LEADS SHALL BE SERVED BY AN INVERT. ALL INVERTS SHALL EXTEND ALL THE WAY TO THE WALLS OF THE MANHOLE.
- INSTALLATION OF GRAVITY SANITARY SEWER PIPE AND FORCE MAIN BY TRENCHLESS CONSTRUCTION SHALL MEET ASTM, ANSI, AND AWWA STANDARDS. IF THERE IS A CONFLICT IN STANDARDS THE MOST STRINGENT SHALL GOVERN.
- ALL SANITARY SEWER PIPES UNDER OR WITHIN 1' OF PAVEMENT SHALL BE BACKFILLED WITH COMPACTED CEMENT STABILIZED SAND (2.0 SACKS PER TON OF SAND) TO THE BOTTOM OF 6" STABILIZED SUBGRADE.
- THE PROPOSED CONNECTION OF THE SANITARY SEWER LINE TO THE SANITARY SEWER MANHOLE SHALL BE BY MEANS OF CORE AND BOOT AT SPECIFIED FLOWLINE. THE OPENING IN THE SIDE OF THE MANHOLE SHALL NOT BE MORE THAN 3-INCHES NOR LESS THAN 1-INCH IN DIAMETER THAN THE OUTSIDE DIAMETER FOR THE PROPOSED PIPE. THE PROPOSED PIPE SHALL NOT PRODUCE MORE THAN 3-INCHES PAST THE INSIDE FACE OF THE MANHOLE WALL. FILL THE ENTIRE VOID AROUND THE EXISTING MANHOLE WITH CEMENT-SAND. CONNECTION TO EXISTING PUBLIC SANITARY SEWER MANHOLE SHALL BE COMPLETED BY THE CITY OF MONTGOMERY AT THE OWNER'S EXPENSE.

WATER CONSTRUCTION NOTES:

- CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING TO WITHSTAND TEST PRESSURE AS SPECIFIED IN THE SPECIFICATIONS INDICATED IN THE PLANS AND CONTRACTS FOR WATER MAIN CONSTRUCTION AND MATERIALS.
- ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NSF INTERNATIONAL (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI.
- ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST ALSO BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 POUNDS PER SQUARE INCH (PSI) OR A STANDARD DIMENSION RATIO OF 26 OR LESS.
- PRIOR TO INSTALLATION OF WATER METER, WATER METER LEAD OR UNMETERED FIRE SPRINKLER LINE, THE CONTRACTOR SHALL CONTACT THE PROVIDER.
- PRIOR TO WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER NO LESS THAN 48 HOURS IN ADVANCE AND COMPLY WITH ALL REQUIREMENTS NECESSARY FOR APPROVAL OF THE WATER MAIN CONSTRUCTION.
- ALL WATER LINE AND SEWER LINE CROSSINGS SHALL BE CONSTRUCTED PER TCEQ REGULATIONS.
- TWELVE-INCH (12") AND SMALLER MAINS SHALL HAVE A MINIMUM COVER OF FOUR FEET (4') FROM THE TOP OF CURB OR FIVE FEET (5') FROM THE MEAN ELEVATION OF THE BOTTOM OF THE NEARBY DITCH AND NEARBY RIGHT-OF-WAY ELEVATION FOR OPEN DITCH SECTIONS.
- MAINS LARGER THAN TWELVE-INCHES (12") SHALL HAVE A MINIMUM COVER OF FIVE FEET (5') FROM THE TOP OF THE CURB OR SIX FEET (6') FROM THE MEAN ELEVATION FOR OPEN DITCH SECTIONS.
- ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED BEFORE BACTERIOLOGICAL TESTING IN ACCORDANCE WITH AWWA STANDARD C-600 FOR DI PIPE OR C-605 FOR PVC AS REQUIRED IN 30 TAC 290-44 (A) (5).
- ALL WATER PIPING SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED PRIOR TO USE IN ACCORDANCE WITH AWWA STANDARD C-651.
- ALL WATER MAINS 4" AND LARGER SHALL BE C-900 (SDR-18), UNLESS OTHERWISE NOTED IN PLANS.
- THE INSTALLATION OF ALL WATER LINES SHALL EXTEND ALONG THE ENTIRE LENGTH OF THE PROPERTY TO BE SERVED. WATER LINES THAT DEAD END SHALL EXTEND TO THE PROJECT LIMITS FOR FUTURE EXTENSIONS.
- ALL WATER VALVES SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C-500 AND SHALL BE OF THE RESILIENT SEAT TYPE.
- THE USE OF PIPES AND PIPE FITTINGS THAT CONTAIN MORE THAN 0.25% LEAD OR SOLDERS AND FLUX THAT CONTAINS MORE THAN 0.2% LEAD IS PROHIBITED.
- WATER MAINS CROSSING OR WITHIN 1' OF PAVEMENT SHALL HAVE A BANK SAND ENVELOPE OF 12" AND THE REMAINING TRENCH FILLED WITH COMPACTED CEMENT STABILIZED SAND (2.0 SACK PER TON SAND) TO BOTTOM OF 6" STABILIZED SUBGRADE.

ABBREVIATIONS

ADJ	ADJACENT	PROP	PROPOSED
B-B	BACK TO CURB	PT	POINT OF TANGENCY
BOC	BACK OF CURB	PVC	POINT OF VERTICAL CURVATURE
CL	CENTERLINE	PVT	POINT OF VERTICAL INTERSECTION
CLR	CLEARANCE	PVT	POINT OF VERTICAL TANGENCY
CONC	CONCRETE	PWMT	PAVEMENT
CY	CUBIC YARD	PAE	PUBLIC ACCESS EASEMENT
DE	DRAINAGE EASEMENT	PUE	PUBLIC UTILITY EASEMENT
E-E	EDGE TO EDGE	R	RADIUS
ELEV	ELEVATION	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	RCP	REINFORCED CONCRETE PIPE
EX	EXISTING	RT	RIGHT
FL	FLOW LINE	SAN	SANITARY
FM	FORCE MAIN	SF	SQUARE FEET
LV	LEFT	STA	STATION
GV	GATE VALVE	STM	STORM
LT	LINEAR FEET	SY	SQUARE YARDS
LT	LEFT	TEMP	TEMPORARY
MAX	MAXIMUM	TC	TOP OF CURB
MH	MANHOLE	TYP	TYPICAL
MIN	MINIMUM	UE	UTILITY EASEMENT
PC	PC POINT OF CURVATURE	WL	WATERLINE
PCC	POINT OF COMPOUND CURVE	WLE	WATERLINE EASEMENT
PI	POINT OF INTERSECTION	WSE	WATER SURFACE ELEVATION

NOTE:
CITY OF MONTGOMERY WILL NOT BE RESPONSIBLE FOR MAINTAINING THE DETENTION POND FOR THIS DEVELOPMENT. MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 224 WILL BE RESPONSIBLE FOR MAINTAINING THE DETENTION POND.

GENERAL NOTES

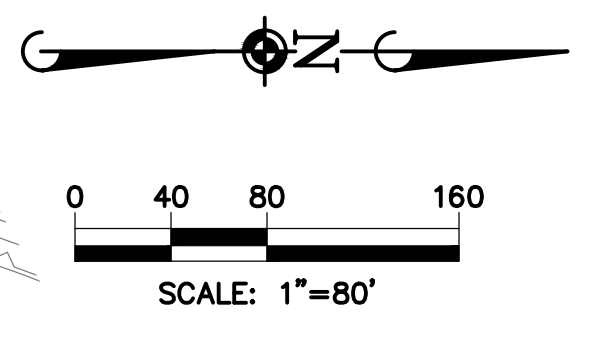
SHEET 2 OF 29

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005-00

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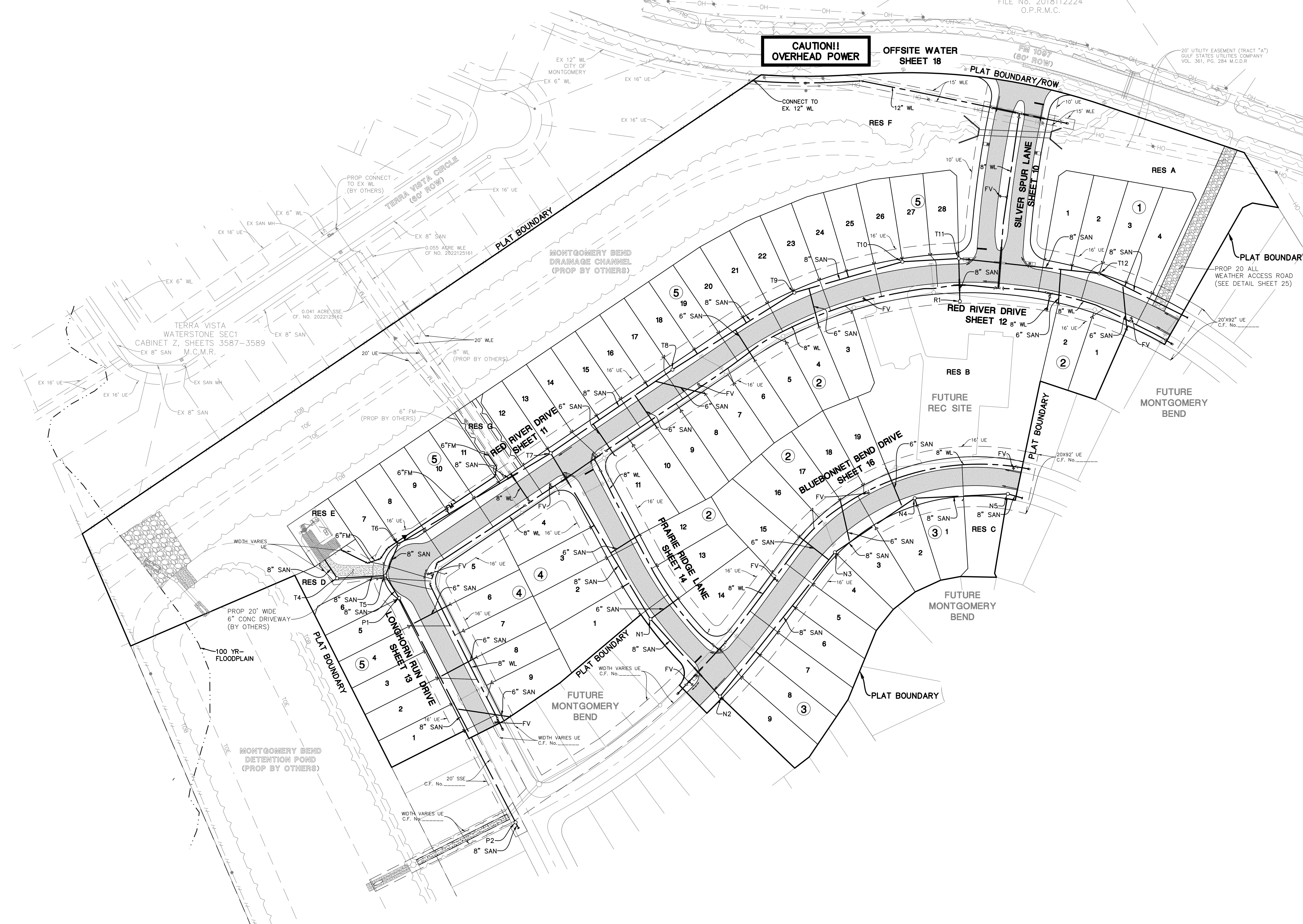


ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200



ACREAGE
CALLED 1.319 ACRES
SCOTT 2012 TRUST
FILE No. 2018112224
O.P.R.M.C.

CAUTION!
OVERHEAD POWER



SERVICE LEAD NOTE:
WATER: ALL SERVICE LEADS ARE 1" DIAMETER.

WATER LINE-SANITARY SEWER CROSSING NOTE:
POSITION ONE FULL SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. INSERT SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PUT RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24 INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY 24" MIN CLEARANCE. NO SEPARATE PAY.

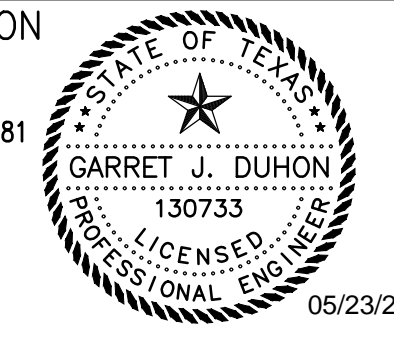
BENCHMARK:
SOURCE BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCS08 81, PID No. A16405 HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02514" WEST
ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

FLOODPLAIN INFORMATION:
ACCORDING TO MAP Nos. 4833602006 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR MONTGOMERY COUNTY, DATED AUGUST 18, 2014, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.

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DATE	REVISION	APP.

GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200



Garret J. Duhon
TBPE NO. F-22671
05/23/2023

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

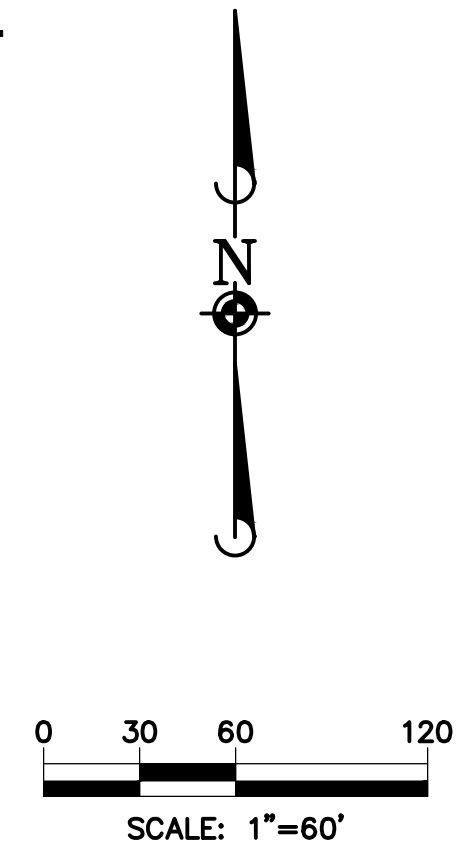
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

DATE

WATER & SANITARY LAYOUT

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ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005.00



ELEVATION
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KEY MAP

LEGEND

- DRAINAGE AREA NUMBER
- DRAINAGE AREA IN ACRES
- 5 YEAR FLOW IN C.F.S.
- DRAINAGE AREA BOUNDARY
- DIRECTION OF 100 YEAR FLOW
- OFFSITE DRAINAGE FLOW

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

DRAINAGE LAYOUT
(2 OF 2)

SHEET 5 OF 29

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ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005.00



Project: Montgomery Bend Section 1
 Job Number: 610.126.005.00
 Design By: Salvador Talavera Last Updated: 5/23/2023
 Jurisdiction: Montgomery County Outside Houston ETJ
 Storm Year 1: 5-yr Design Event Ponding Limit: 0.00
 Storm Year 2: 100-yr Extreme Event Ponding Limit: 1.00
 Storm Year 3:

End Conditions	Flowline	5-yr HGL	100-yr HGL
	Outfall_1	220.47	226.00

$$Intensity (I) = \frac{b}{(d + T_c)^e} * C_f$$

$$Upstream T_c = 15 + 10 * (Ac^{0.1761})$$

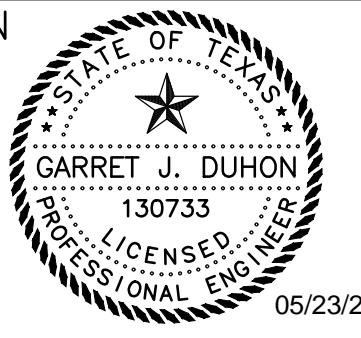
Intensity Coefficients for:
 Montgomery County Outside Houston ETJ

5-yr		100-yr	
b	54	b	57
d	8.34	d	4.46
e	0.7051	e	0.5857
Cf	1	Cf	1.25

Alignment/Road	Pipe and Road Properties											Drainage Areas					Intensity & Flow				TOC			5-yr Hydraulic Grade Line						100-yr Hydraulic Grade Line											
	Node Upstream	Node Downstream	Pipe Length (ft.)	Pipe Diameter or Rise (in.)	Box Span (in.)	Slope	Mannings "n"	Design Capacity (cfs)	Design Velocity (ft./sec.)	Fall (ft.)	Top of Curb Upstream (ft.)	Gutter Elevation Upstream (ft.)	Gutter Elevation at Downstream High Point (ft.)	Node Drop Downstream (ft.)	Flowline Elevation Upstream (ft.)	Flowline Elevation Downstream (ft.)	Drainage Area Inlet	Contributing Area Pipes	Total Area (ac.)	Runoff Coefficient "C"	Weighted C	Sum of C*A	5-yr Intensity (in./hr)	5-yr Flow (cfs)	100-yr Intensity (in./hr)	100-yr Flow (cfs)	Time of Concentration (mins)	Change in Time of Concentration (mins)	Total TOC (mins)	Actual Velocity (ft./sec.)	Hydraulic Gradient (%)	Change in Head (ft.)	Elevation of Hyd. Grad. Upstream (ft.)	Elevation of Hyd. Grad. Downstream (ft.)	Upstream HGL Below Gutter (Pass/Fail)	Actual Velocity (ft./sec.)	Hydraulic Gradient (%)	Change in Head (ft.)	Elevation of Hyd. Grad. Upstream (ft.)	Elevation of Hyd. Grad. Downstream (ft.)	Upstream HGL Below Gutter (Pass/Fail)
Bluebonnet Bend	19.5	19	38	24		0.18	0.013	9.60	3.06	0.07	253.80	253.30			243.07	243.01	FUT 10	2.24	0.00	2.24	0.55	1.23	4.42	5.45	9.48	11.68	26.53	0.21	26.73	1.73	0.06	0.02	245.07	245.01	PASS	3.72	0.27	0.10	245.11	245.01	PASS
	19	18	168	24		1.1	0.013	23.73	7.55	1.85	248.04	247.54		2.96	243.01	241.16		2.24	2.24	2.24	0.55	1.23	5.87	7.23	12.45	15.47	15.00	0.37	15.37	2.30	0.10	0.17	245.01	243.16	PASS	4.92	0.47	0.79	245.01	243.16	PASS
	18	17	141	24		0.6	0.013	17.52	5.58	0.85	246.60	246.10			238.20	237.35		2.24	2.24	2.24	0.55	1.23	5.80	7.15	12.32	15.30	15.37	0.42	15.79	2.28	0.10	0.14	240.20	239.35	PASS	4.87	0.46	0.64	240.68	240.03	PASS
	17	16	220	24		0.6	0.013	17.52	5.58	1.32	245.91	245.41		1.30	237.35	236.03		1.64	2.24	3.88	0.55	2.13	4.48	9.55	9.60	20.65	25.91	0.66	26.57	3.04	0.18	0.39	239.35	238.03	PASS	6.57	0.83	1.84	240.03	238.20	PASS
	16	15	155	24		0.6	0.013	17.52	5.58	0.93	244.44	243.94		0.50	234.73	233.80		1.46	3.88	5.34	0.55	2.94	4.42	12.97	9.48	28.06	26.57	0.46	27.03	4.13	0.33	0.51	236.73	235.80	PASS	8.93	1.54	2.39	238.20	235.80	PASS
	15	14	104	30		0.9	0.013	38.91	7.93	0.94	243.59	243.09		1.76	233.30	232.36		1.60	5.34	6.94	0.55	3.82	4.38	12.85	9.39	27.82	27.03	0.22	27.25	2.62	0.10	0.10	235.80	234.86	PASS	5.67	0.46	0.48	235.80	234.86	PASS
Prairie Ridge	21	7	34	24		0.2	0.013	10.12	3.22	0.07	239.63	239.13		5.73	234.17	234.10		1.63	0.00	1.63	0.55	0.90	4.48	4.01	9.60	8.68	25.90	0.18	26.08	1.28	0.03	0.01	236.17	236.10	PASS	2.76	0.15	0.05	236.17	236.10	PASS
	13	12	112	24		1.2	0.013	24.78	7.89	1.35	250.45	249.95		1.41	242.36	241.01		2.99	0.00	2.99	0.55	1.64	4.37	7.18	9.38	15.55	27.13	0.24	27.36	2.29	0.10	0.11	244.36	243.01	PASS	4.95	0.47	0.53	244.36	243.01	PASS
Rec. Center	12	11	247	24		1	0.013	22.62	7.20	2.47	248.85	248.35		1.76	239.59	237.12		2.99	2.99	2.99	0.55	1.64	5.87	9.65	12.45	20.65	15.00	0.57	15.57	3.07	0.18	0.45	241.59	239.12	PASS	6.57	0.83	2.06	241.59	239.12	PASS
	11	10	124	24		1	0.013	22.62	7.20	1.24	245.29	244.79		0.50	235.36	234.11		0.92	2.99	3.91	0.55	2.15	4.58	9.84	9.80	21.24	24.85	0.29	25.14	3.13	0.19	0.23	237.36	236.11	PASS	6.76	0.88	1.09	237.78	236.69	PASS
	10	9	116	30		0.6	0.013	31.77	6.47	0.70	242.75	242.25			233.61	232.91		1.53	3.91	5.44	0.8	3.37	4.49	15.15	9.62	32.73	25.78	0.30	26.08	3.09	0.14	0.16	236.11	235.41	PASS	6.67	0.64	0.74	236.69	235.95	PASS
	9	8	105	30		0.6	0.013	31.77	6.47	0.63	241.42	240.92		0.50	232.91	232.28			5.44	5.44	0.62	3.37	4.46	15.06	9.56	32.55	26.08	0.27	26.35	3.07	0.13	0.14	235.41	234.78	PASS	6.63	0.63	0.66	235.95	235.28	PASS
	8	7	225	36		0.6	0.013	51.66	7.31	1.35	240.38	239.88		2.07	231.78	230.43		2.37	5.44	7.81	0.55	4.68	4.41	20.64	9.46	44.64	26.64	0.51	27.15	2.92	0.10	0.22	234.78	233.43	PASS	6.31	0.45	1.01	235.28	234.28	PASS
	7	6	150	36		0.2	0.013	29.83	4.22	0.30	239.86	239.36		0.50	228.36	228.06		0.92	9.44	10.36	0.54	5.57	4.37	24.34	9.37	52.68	27.15	0.59	27.75	3.44	0.13	0.20	231.36	231.06	PASS	7.45	0.62	0.94	234.28	233.34	PASS
	6	5	148	42		0.2	0.013	44.99	4.68	0.30	240.12	239.62			227.56	227.25		2.53	10.36	12.89	0.55	6.97	4.32	30.06	9.27	65.12	27.75	0.53	28.27	3.12	0.09	0.13	231.06	230.75	PASS	6.77	0.42	0.62	233.34	232.72	PASS
	5	4	30	42		0.2	0.013	44.99	4.68	0.06	239.71	239.21			227.25	227.19			12.89	12.89	0.54	6.97	4.27	29.76	9.18	64.51	28.27	0.11	28.38	3.09	0.09	0.03	230.75	230.69	PASS	6.70	0.41	0.12	232.72	232.60	PASS
	4	3	167	42		0.2	0.013	44.99	4.68	0.33	239.67	239.17			227.19	226.86			12.89	12.89	0.54	6.97	4.26	29.69	9.17	64.38	28.38	0.59	28.98	3.09	0.09	0.15	230.69	230.36	PASS	6.69	0.41	0.68	232.60	231.91	PASS
	3	2	170	42		0.22	0.013	47.19	4.90	0.37	238.70	238.20		0.50	226.86	226.49		2.65	12.89	15.54	0.55	8.42	4.21	35.50	9.07	77.04	28.98	0.58	29.55	3.69	0.12	0.21	230.36	229.99	PASS	8.01	0.59	1.00	231.91	230.92	PASS
2	1.1	70	48		0.25	0.013	71.82	5.72	0.18	238.32	237.82			225.99	225.81		1.17	22.48	23.65	0.55	12.88	4.17	53.72	8.98	116.65	29.55	0.20	29.76	4.27	0.14	0.10	229.99	229.81	PASS	9.28	0.66	0.46	230.92	230.45	PASS	
1	1	161	48		0.2	0.013	64.24	5.11	0.32	238.25	237.75		4.88	225.81	225.49			23.65	23.65	0.54	12.88	3.96	50.99	8.56	111.19	32.46	0.52	32.98	4.06	0.13	0.20	229.81	229.49	PASS	8.85	0.60	0.96	230.45	229.49	PASS	
1	Outfall_1	68	48		0.2	0.013	64.24	5.11	0.14	234.63	234.13			220.61	220.47			23.65	23.65	0.54	12.88	3.92	50.54	8.49	110.28	32.98	0.22	33.20	4.02	0.12	0.08	226.08	226.00	PASS	8.78	0.59	0.40	228.40	228.00	PASS	

REVISION	APP.

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Garret J. Duhon
 TBPE NO. F-22671 05/23/2023

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK
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DRAINAGE CALCULATIONS

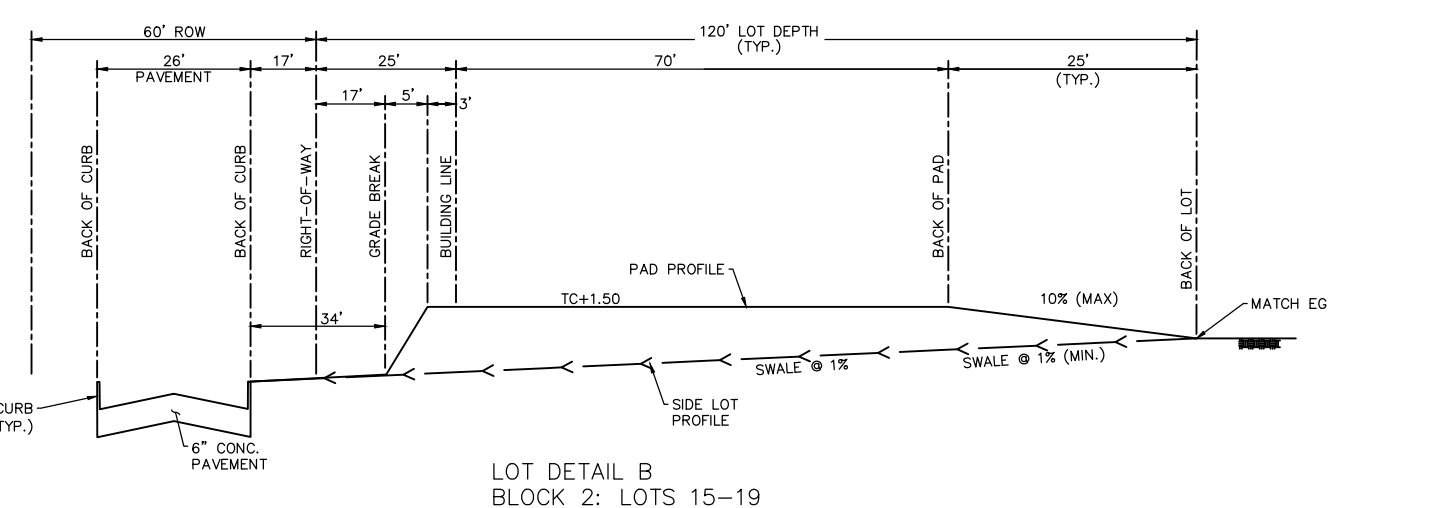
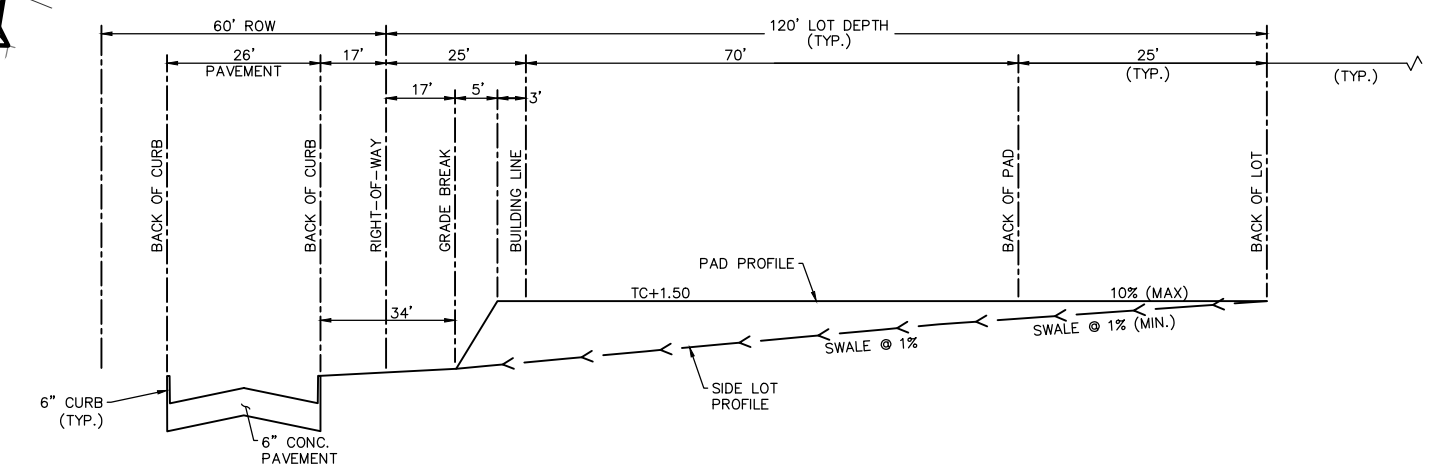
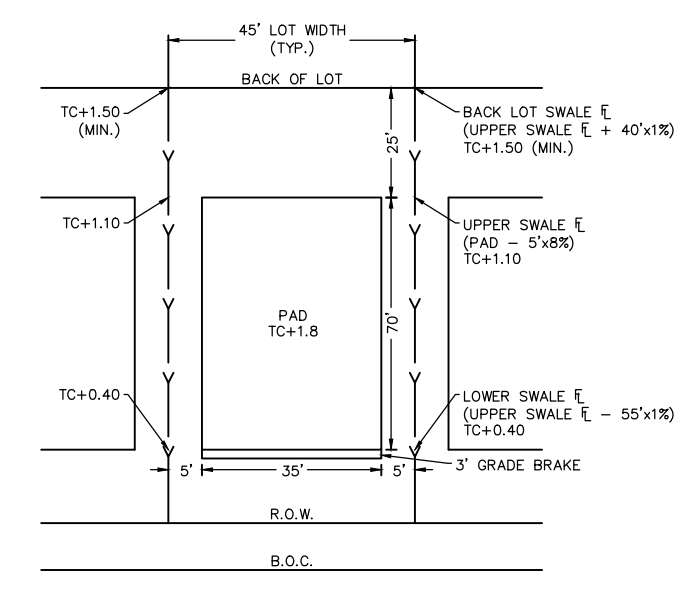
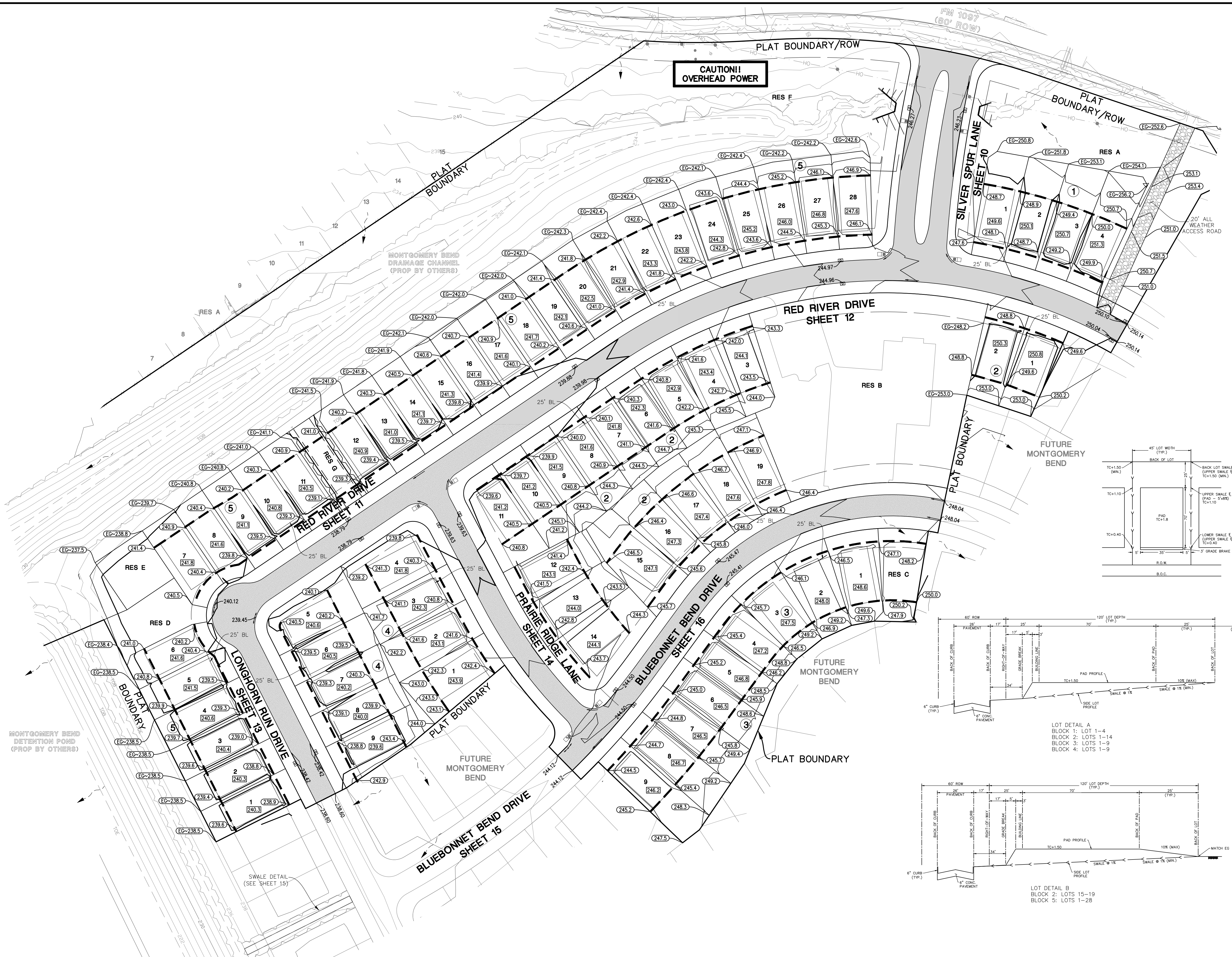


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0 30 60 120
SCALE: 1"=60'
LEGEND

- EG-55.0 MATCH EXISTING GROUND ELEV.
- 55.0 LOT GRADE ELEVATION
- 55.55 TOP OF CURB ELEVATION
- 254.7 PAD ELEVATION
- PROPOSED GRADE BREAK
- OFFSITE DRAINAGE FLOW
- PAD AREA

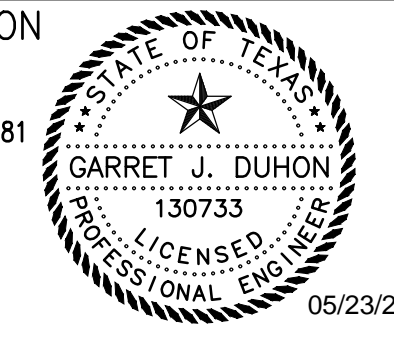


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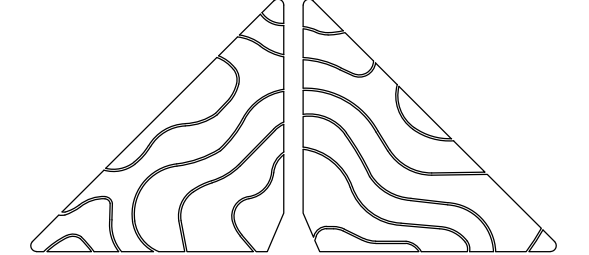


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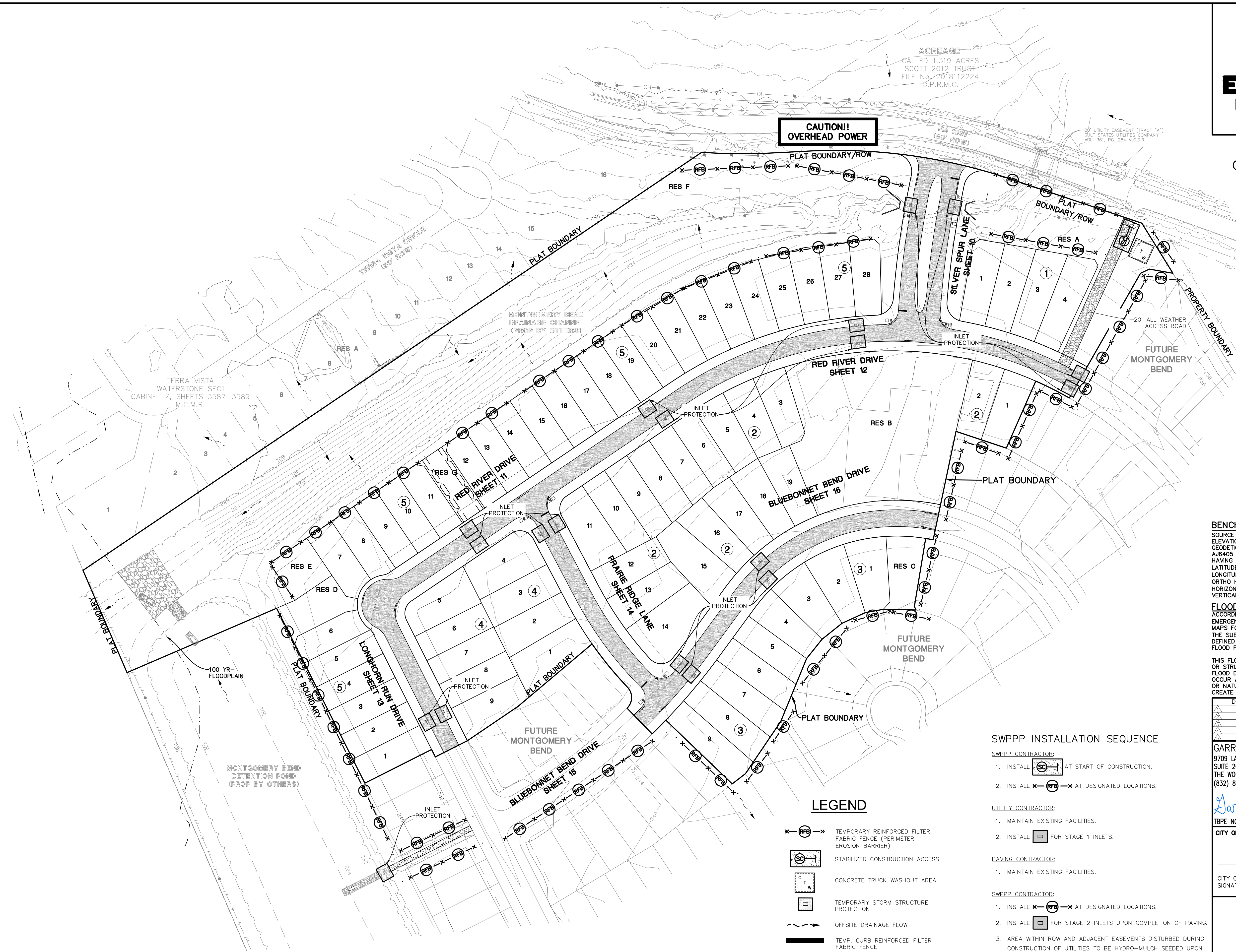
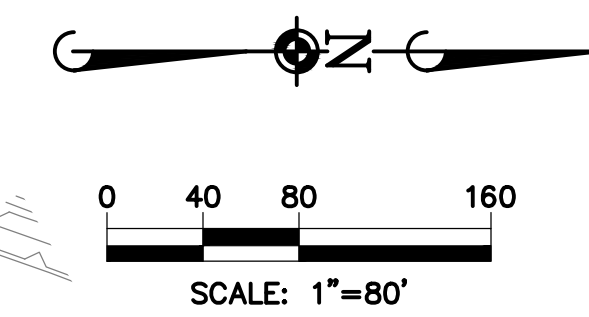
GRADING LAYOUT

p:\610126.mabr and foulkner\trac\005 sec 1.dwg\plan set drawings\GRADING LAYOUT.dwg_5/23/2023 8:26 PM ANRODRIGUEZ

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ACREAGE 252
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SCOTT 2012 TRUST
FILE No. 2018112224
O.P.R.M.C.

**CAUTION!!
OVERHEAD POWER**

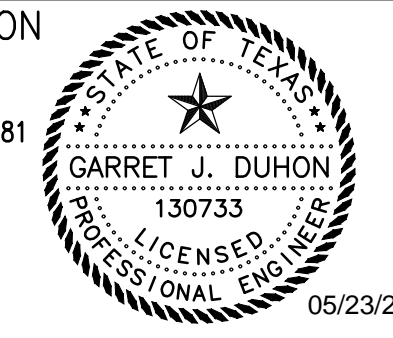
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CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

**STORM WATER
POLLUTION
PREVENTION PLAN**

SWPPP INSTALLATION SEQUENCE

- SWPPP CONTRACTOR:**
1. INSTALL [SC] AT START OF CONSTRUCTION.
 2. INSTALL [RFB] AT DESIGNATED LOCATIONS.

- UTILITY CONTRACTOR:**
1. MAINTAIN EXISTING FACILITIES.
 2. INSTALL [] FOR STAGE 1 INLETS.

- PAVING CONTRACTOR:**
1. MAINTAIN EXISTING FACILITIES.
 2. INSTALL [] FOR STAGE 2 INLETS UPON COMPLETION OF PAVING.

- SWPPP CONTRACTOR:**
1. INSTALL [RFB] AT DESIGNATED LOCATIONS.
 2. INSTALL [] FOR STAGE 2 INLETS UPON COMPLETION OF PAVING.
 3. AREA WITHIN ROW AND ADJACENT EASEMENTS DISTURBED DURING CONSTRUCTION OF UTILITIES TO BE HYDRO-MULCH SEEDED UPON COMPLETION OF UTILITIES.
 4. BROADCAST SEEDING OF DISTURBED AREAS AFTER FINAL GRADING.

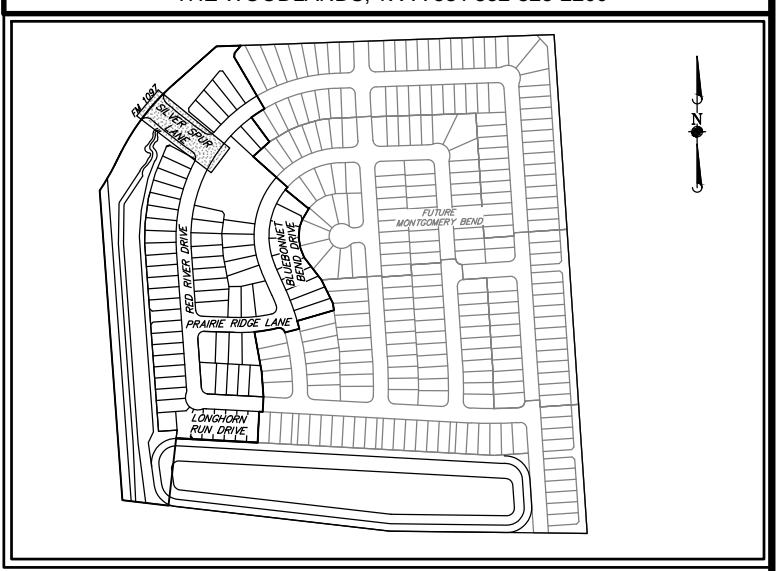
LEGEND

- [RFB] TEMPORARY REINFORCED FILTER FABRIC FENCE (PERIMETER EROSION BARRIER)
 - [SC] STABILIZED CONSTRUCTION ACCESS
 - [C W] CONCRETE TRUCK WASHOUT AREA
 - [] TEMPORARY STORM STRUCTURE PROTECTION
 - [] OFFSITE DRAINAGE FLOW
 - [] TEMP. CURB REINFORCED FILTER FABRIC FENCE
- NOTE: REINFORCED FILTER FABRIC BARRIER TO BE PLACED BEHIND ALL BACK OF CURB

P:\610.126 Mabry and Faulkner Tract\005_Sec.1.dwg - Plot Set Drawings\STORM WATER POLLUTION PREVENTION PLAN.dwg - 5/23/2023 6:39 PM - STALAVARAMEJIA

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005.00

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200



WATER LINE-SANITARY SEWER CROSSING NOTE:
POSITION ONE FULL SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. INSERT SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PUT RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24 INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY 24" MIN CLEARANCE. NO SEPARATE PAY.

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BENCHMARK:
SOURCE BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCDSD 81, PID No. A16405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02514" WEST
ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

FLOODPLAIN INFORMATION:
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DATE	REVISION	APP.

GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

Garret J. Duhon
LICENSED PROFESSIONAL ENGINEER
130733
05/23/2023

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

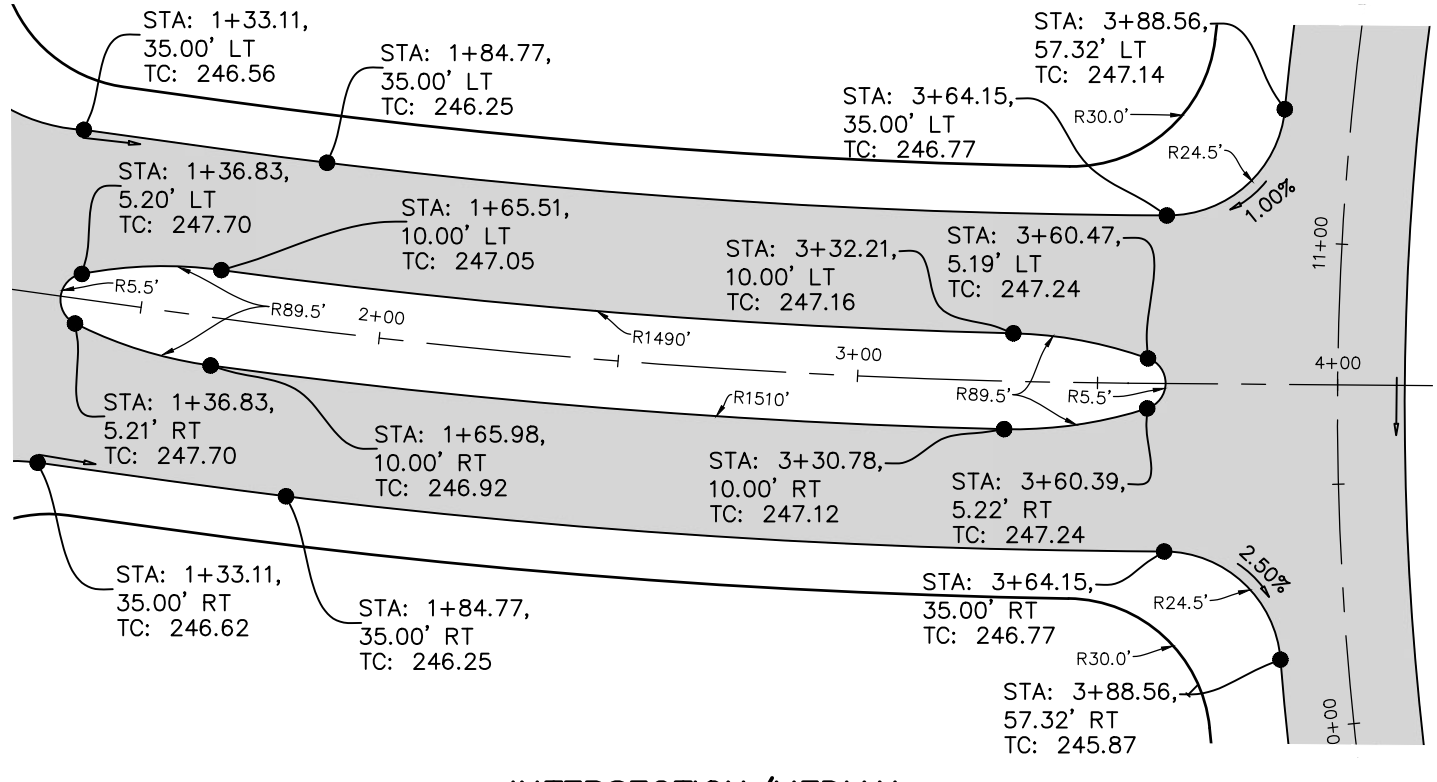
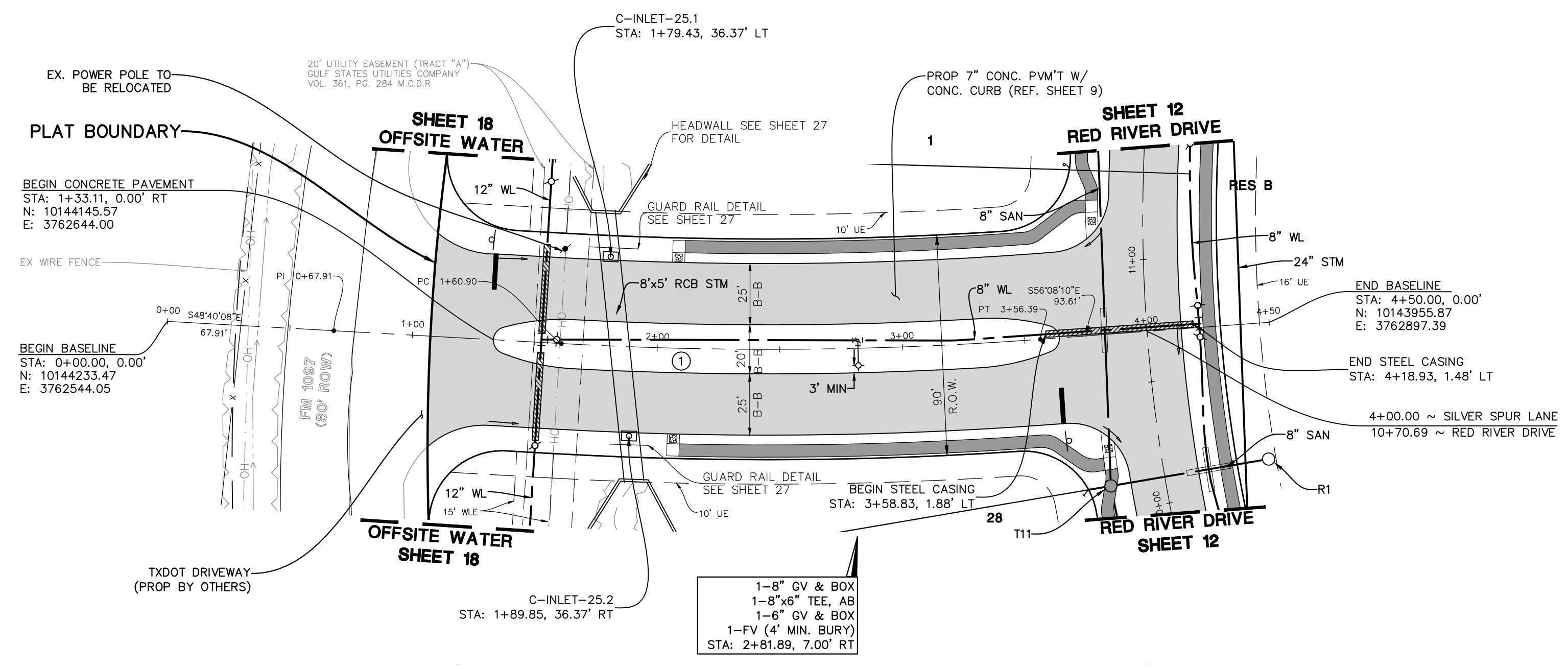
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SIGNATURE VALID FOR ONE (1) YEAR

SILVER SPUR LANE

SHEET 10 OF 29

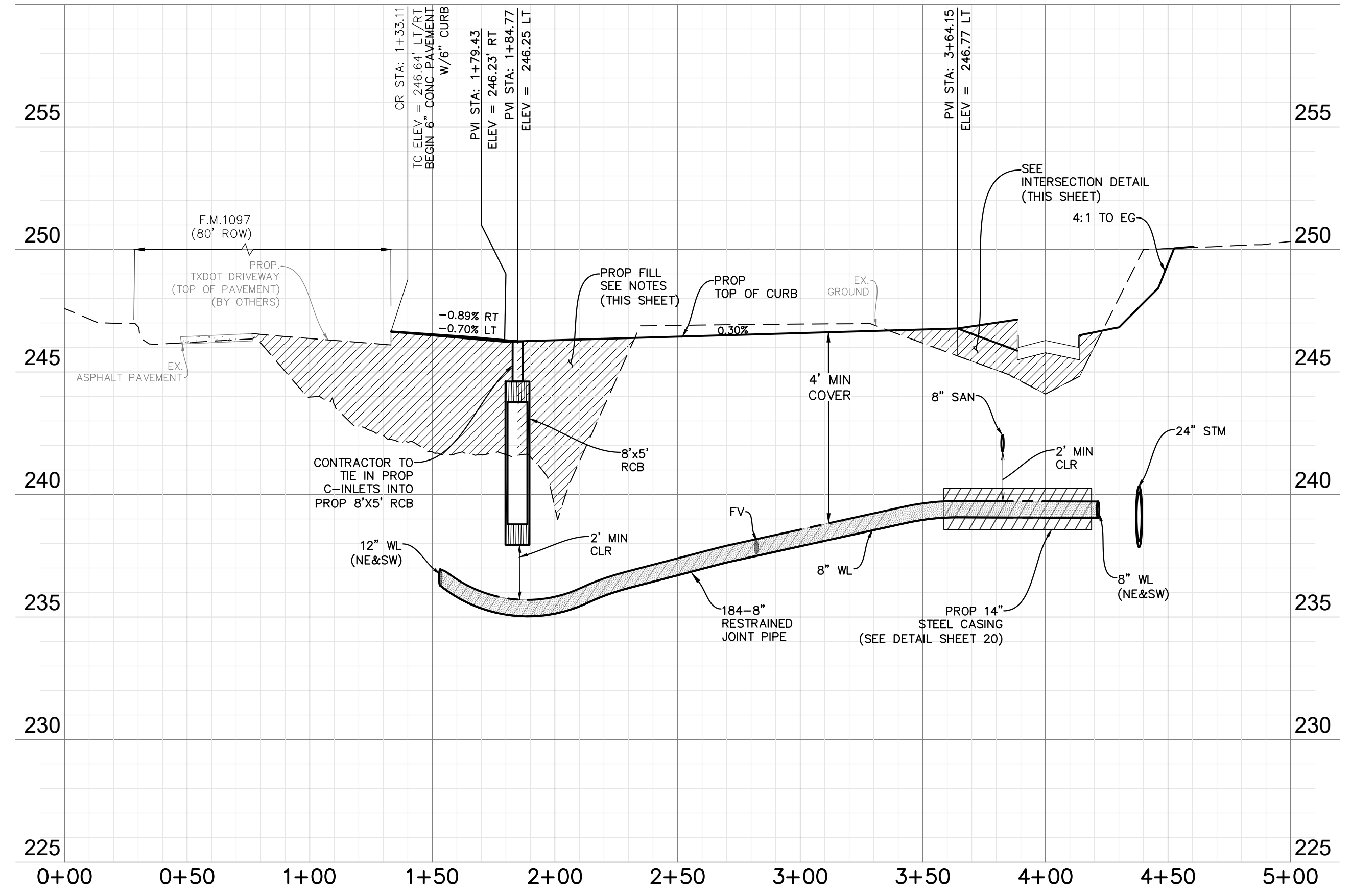
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R=1500.00'
T=97.88'

**CAUTION!!
OVERHEAD POWER**



**INTERSECTION/MEDIAN
DETAIL**
SCALE: 1"=40'

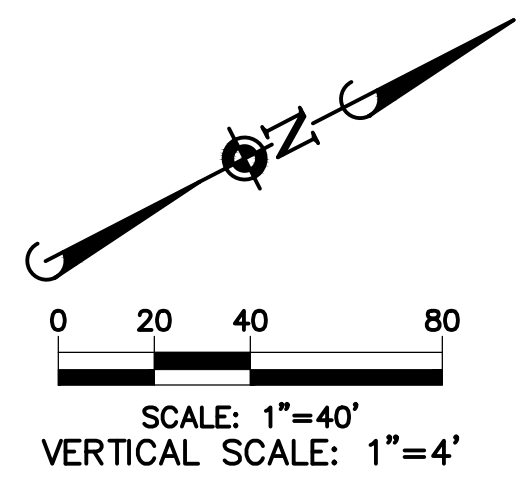
SILVER SPUR LANE



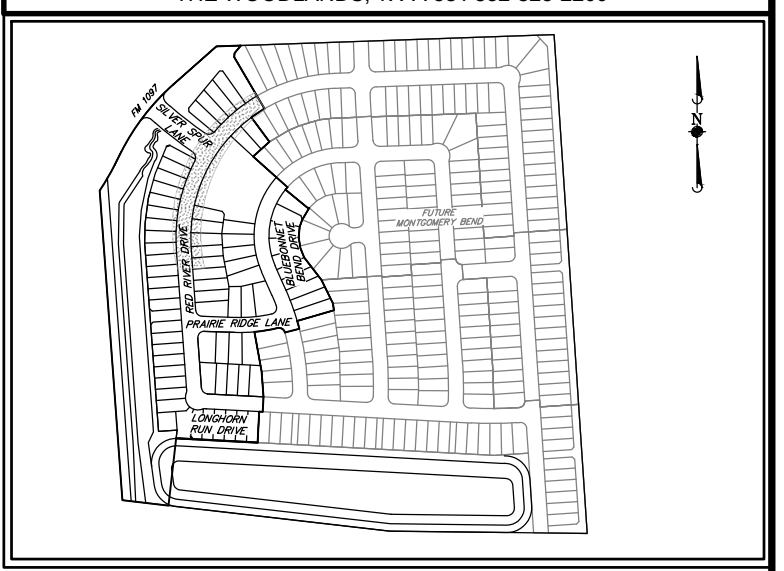
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ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005-00

P:\610.126 Mabry and Faulkner Tract\005_Sec.1.dwg - Plan Set Drawings\RED RIVER DRIVE (6+00 TO 13+50).dwg - 5/23/2023 6:45 PM MGUEZADA



ELEVATION
land solutions
TBP REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200



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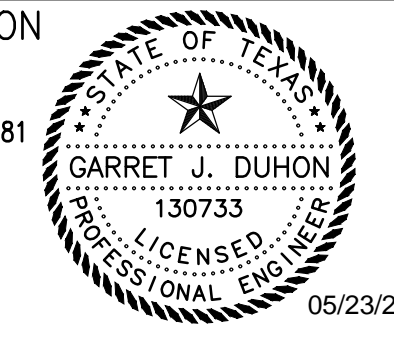
BENCHMARK:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCD 81, PID No. A186405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
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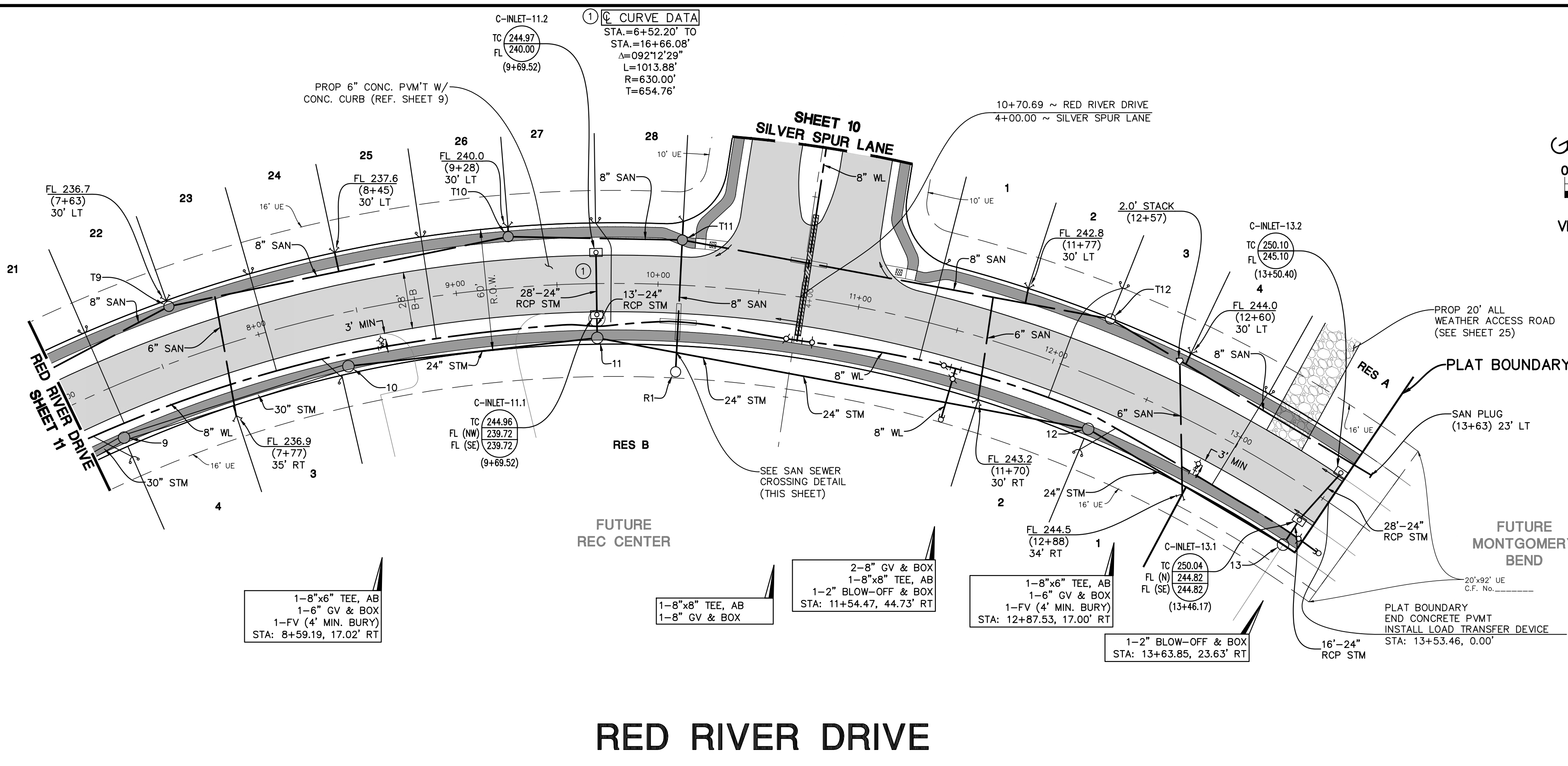
GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
Garret J. Duhon
TBP REGISTRATION NUMBER F-22671
05/23/2023

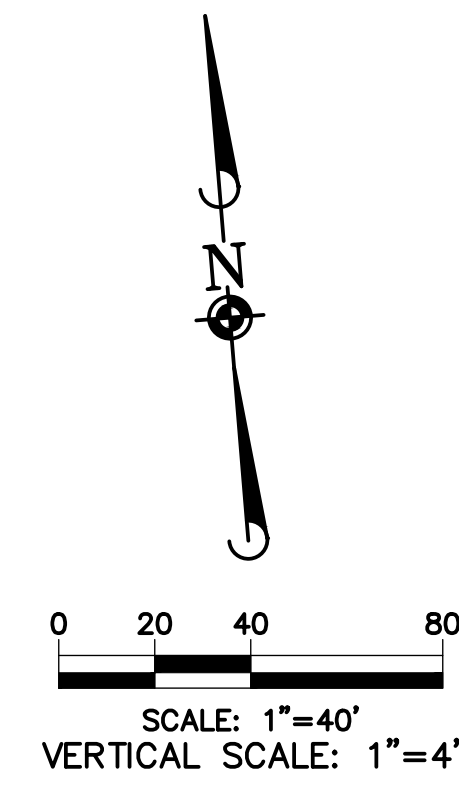
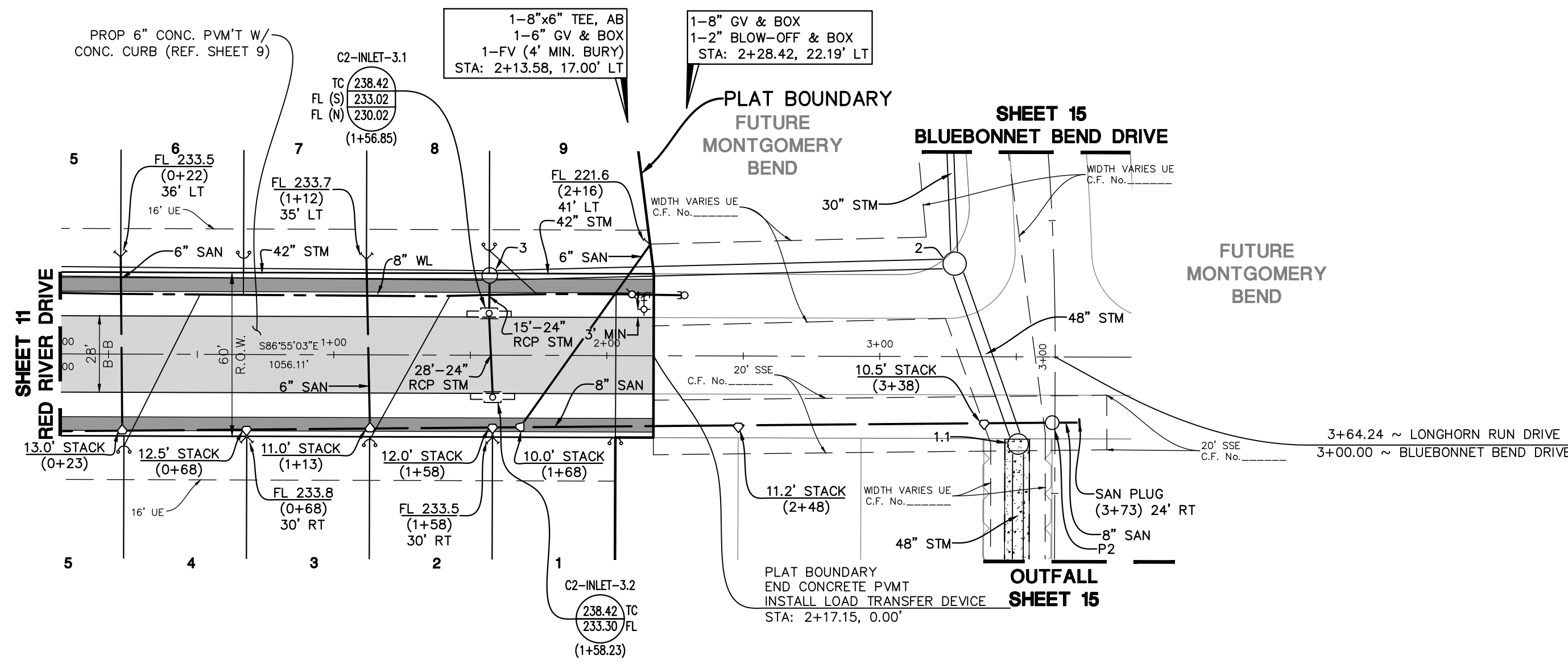


CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

RED RIVER DRIVE
(STA 7+00 TO 14+00)

SHEET 12 OF 29

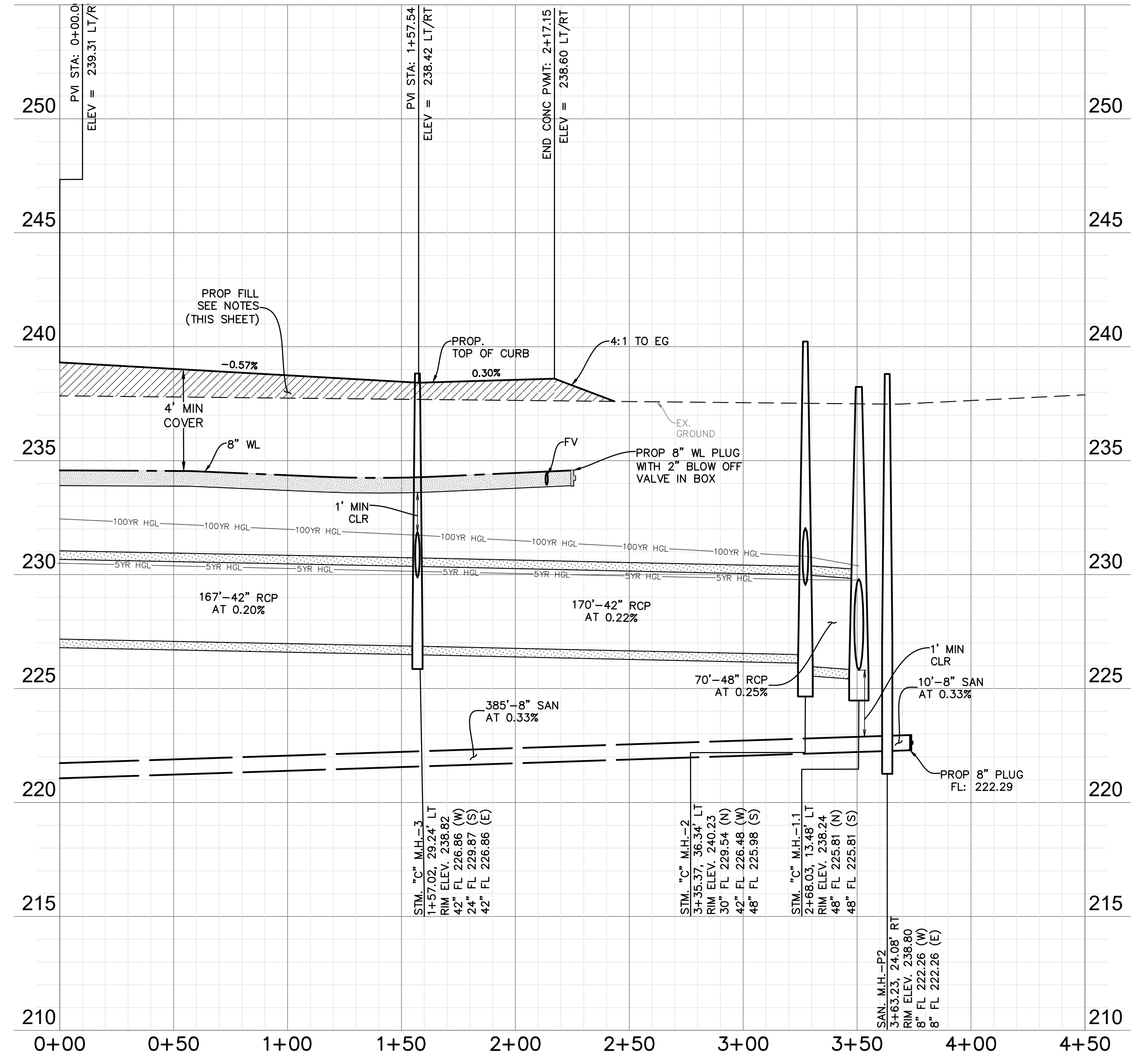




ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200

KEY MAP

LONGHORN RUN DRIVE



WATER LINE-SANITARY SEWER CROSSING NOTE:

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LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02514" WEST
ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

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SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

Garret J. Duhon
TBPE NO. F-22671
05/23/2023

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

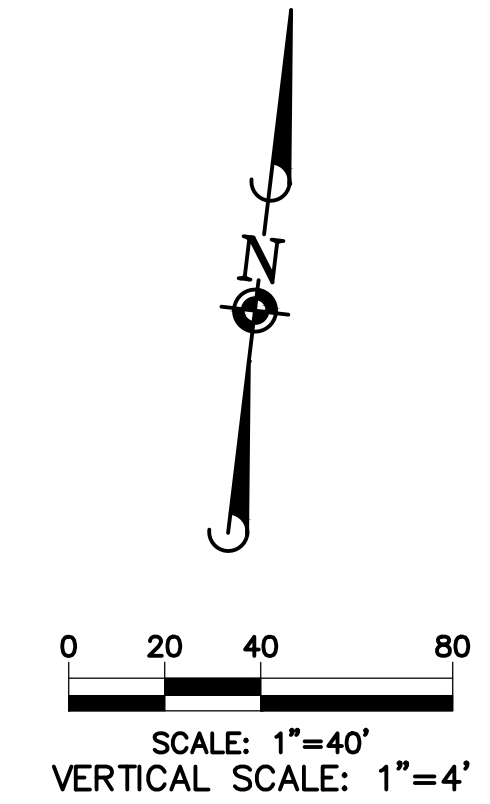
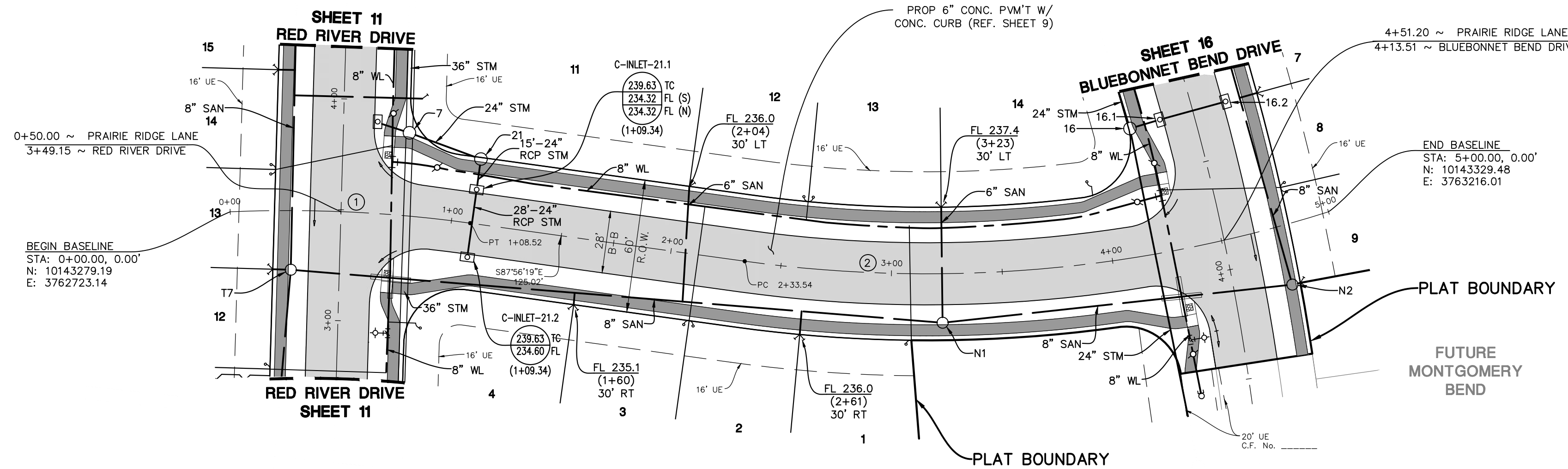
DATE

LONGHORN RUN DRIVE

SHEET 13 OF 29

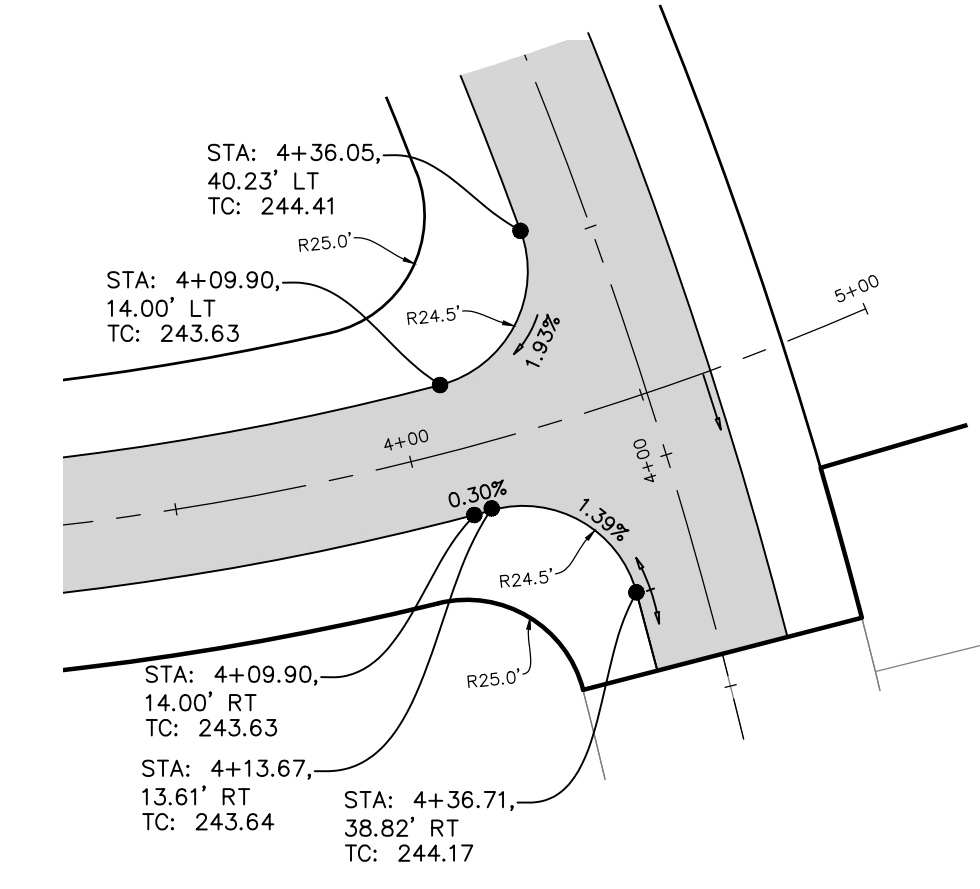
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 Δ=010°21'48"
 L=108.52'
 R=600.00'
 T=54.41'

② CURVE DATA
 STA.=2+33.54' TO
 STA.=5+00.00'
 Δ=025°26'42"
 L=266.46'
 R=600.00'
 T=135.46'



ELEVATION
 land solutions
 TBPE REGISTRATION NUMBER F-22671
 9709 LAKESIDE BLVD, SUITE 200
 THE WOODLANDS, TX 77381 832-823-2200

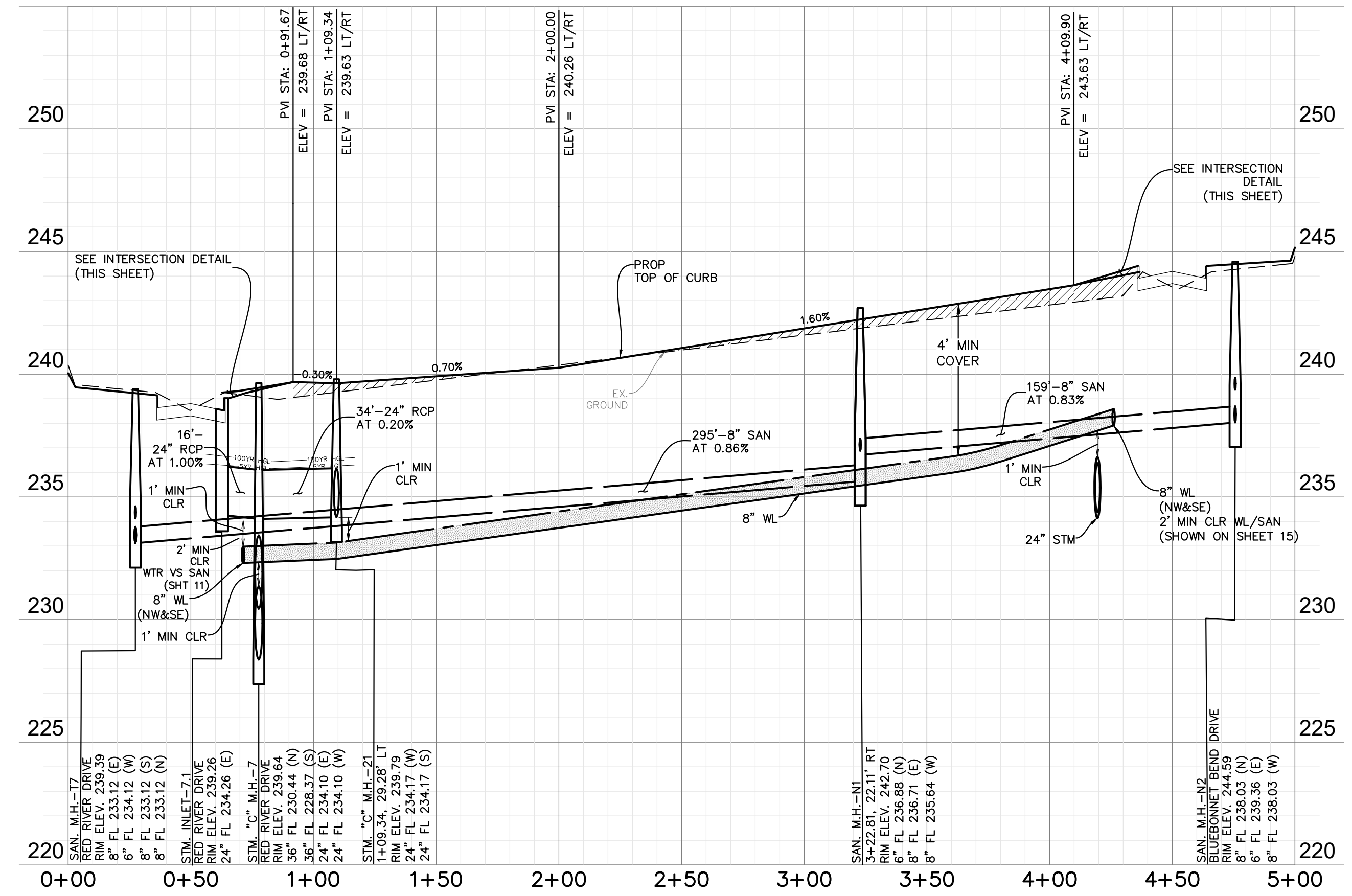
KEY MAP



WATER LINE-SANITARY SEWER CROSSING NOTE:
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PRAIRIE RIDGE LANE



INTERSECTION DETAIL
 SCALE: 1"=40'

BENCHMARK:
 SOURCE BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCS D 81, PID No. A-86405
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GARRET J. DUHON
 9709 LAKESIDE BLVD.
 SUITE 200
 THE WOODLANDS, TX 77381
 (832) 823-2200

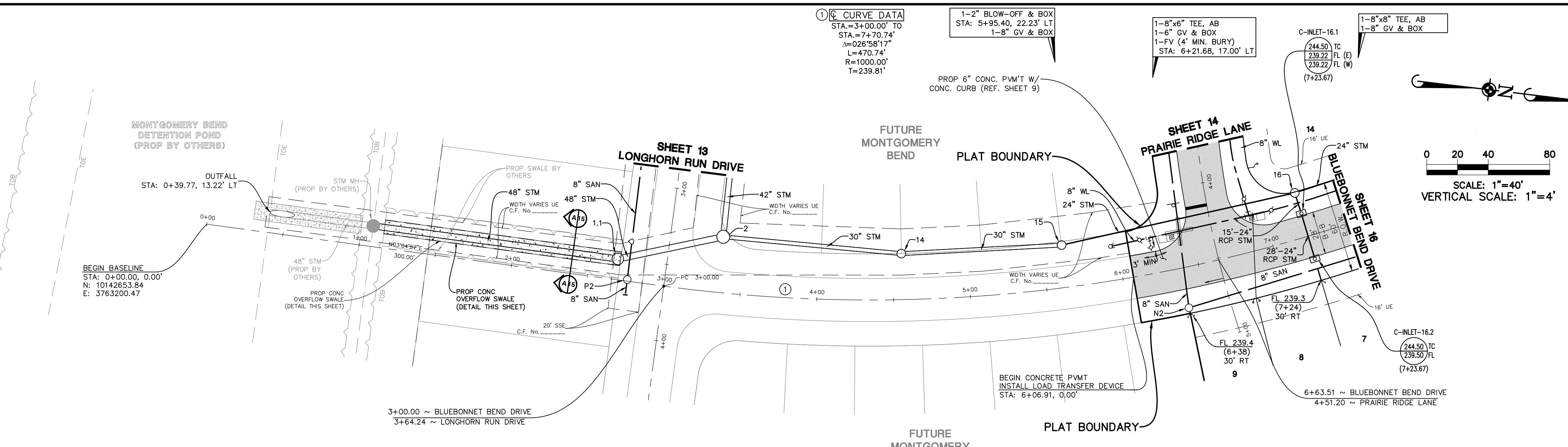
Garret J. Duhon
 TBPE NO. F-22671
 05/23/2023

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

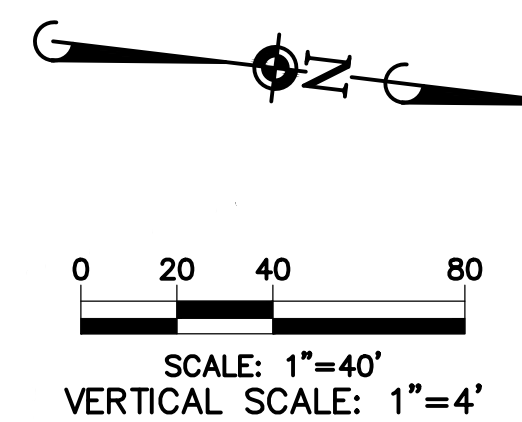
PRAIRIE RIDGE LANE

SHEET 14 OF 29

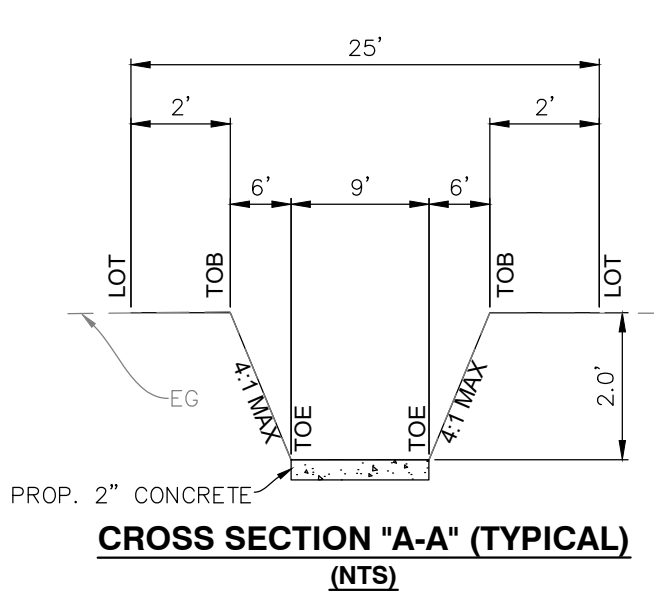


ELEVATION
land solutions
TBPB REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200

KEY MAP



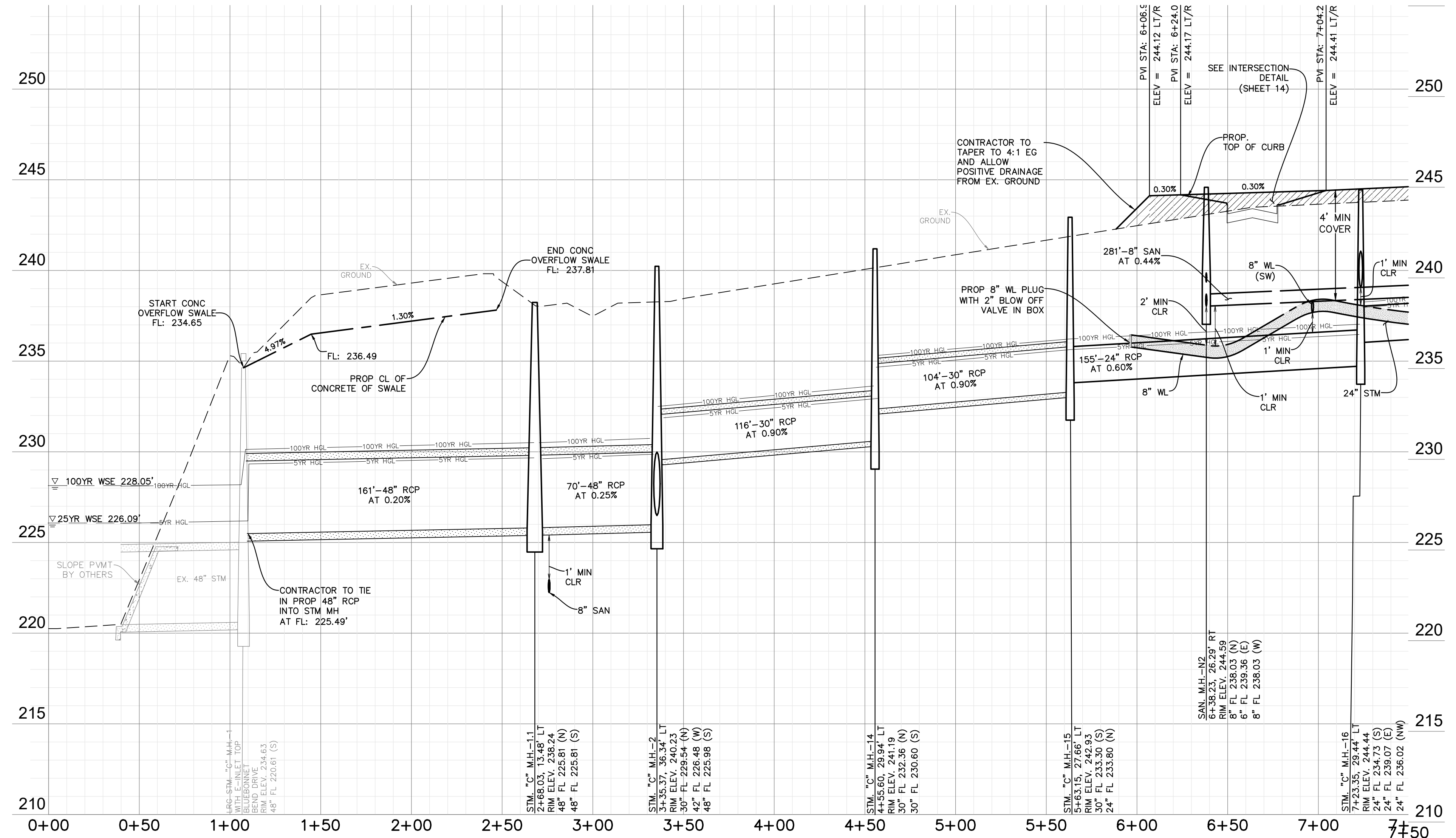
BLUEBONNET BEND DRIVE



CROSS SECTION "A-A" (TYPICAL)
(NTS)

SWALE CAPACITY CALCULATION
 $Q = 1.49 * A * R * (2/3) * S^{1/2}$

MANNING'S COEFFICIENT	SLOPE	DEPTH	FREE BOARD	BOTTOM WIDTH	TOP WIDTH	CAPACITY (CFS)	100-YR OVERFLOW (CFS)	VELOCITY (ft/s)
0.013	1.30%	2.0'	1.20'	9'	25'	60.48	44.21	6.20



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 - ROADWAY EMBANKMENT: STRIP 3\"/>

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TBPB NO. F-22671
05/23/2023

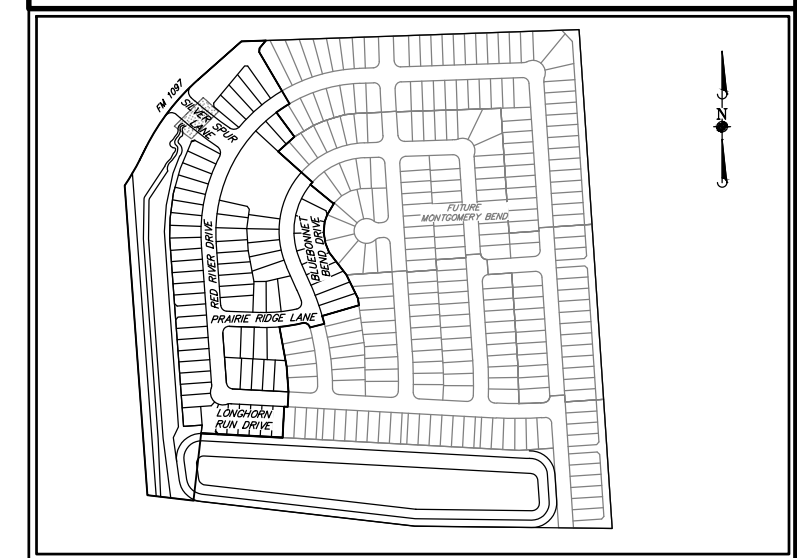
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CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

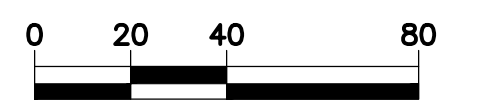
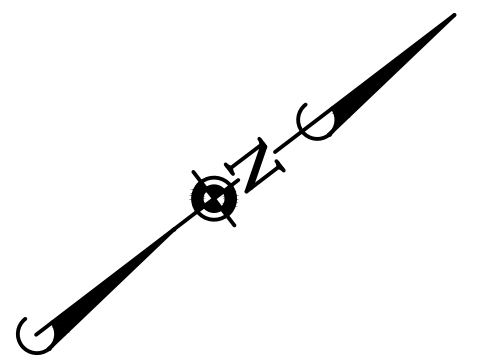
BLUEBONNET BEND DRIVE
(STA 0+00 TO 7+50)

SHEET 15 OF 29

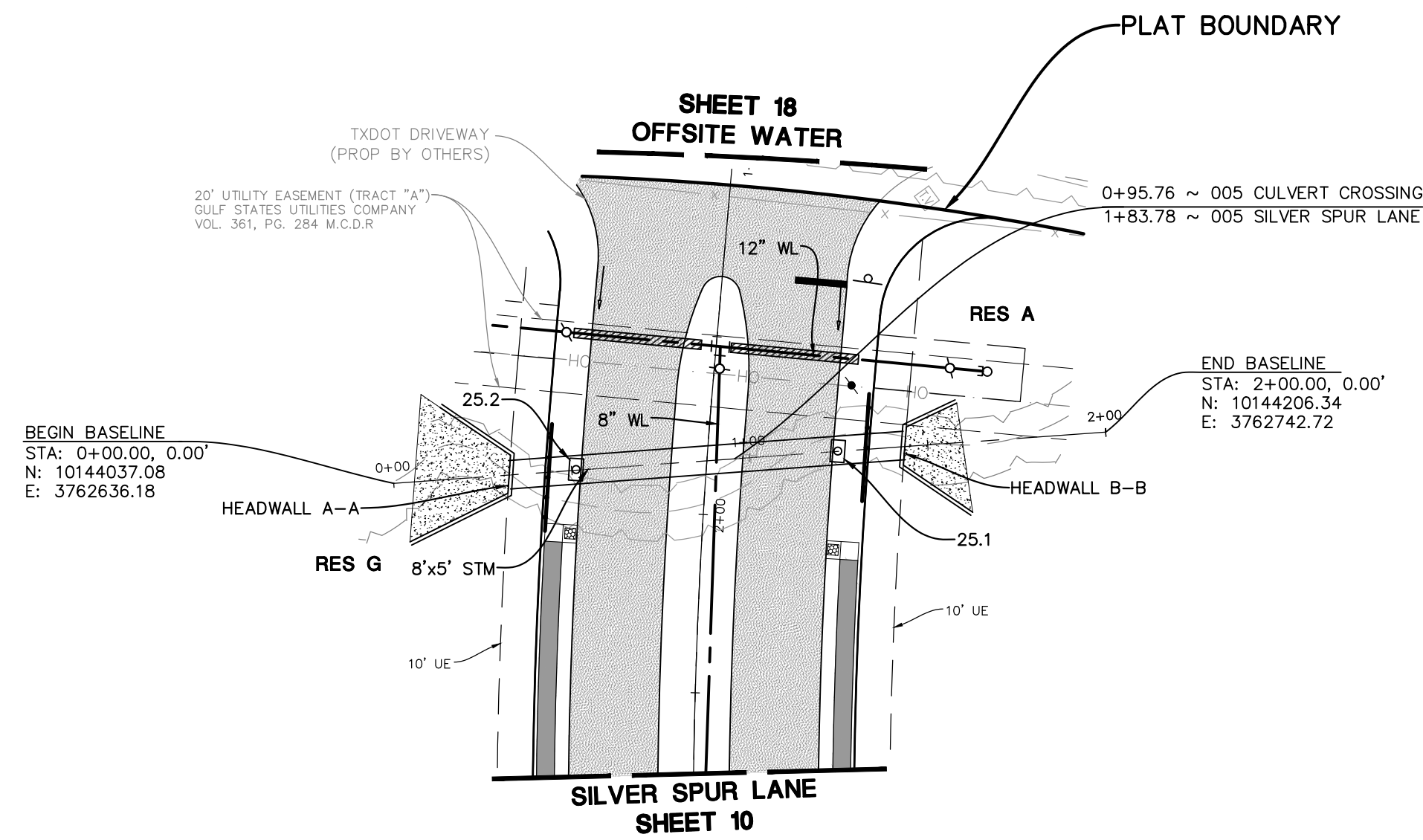
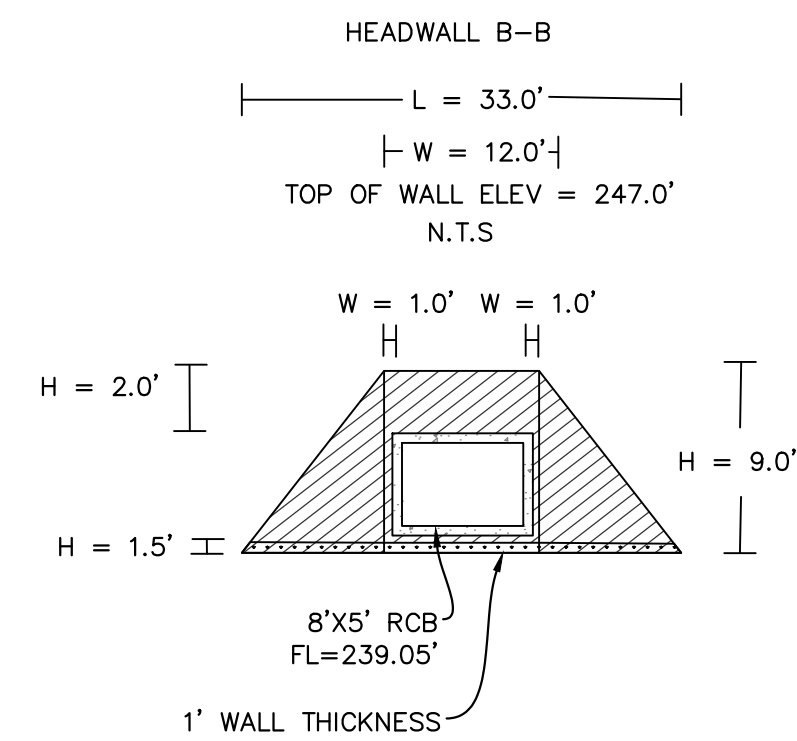
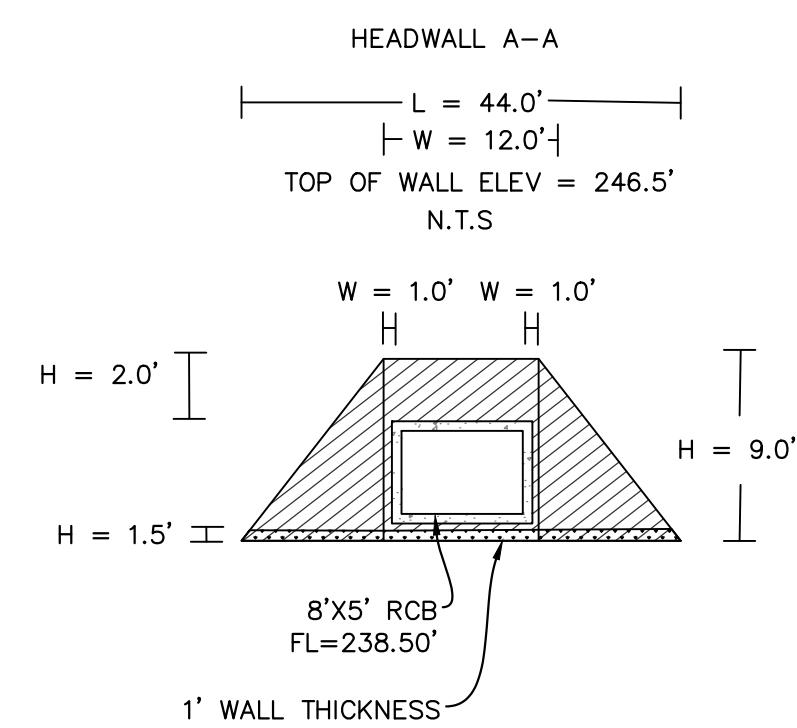
ELEVATION
land solutions
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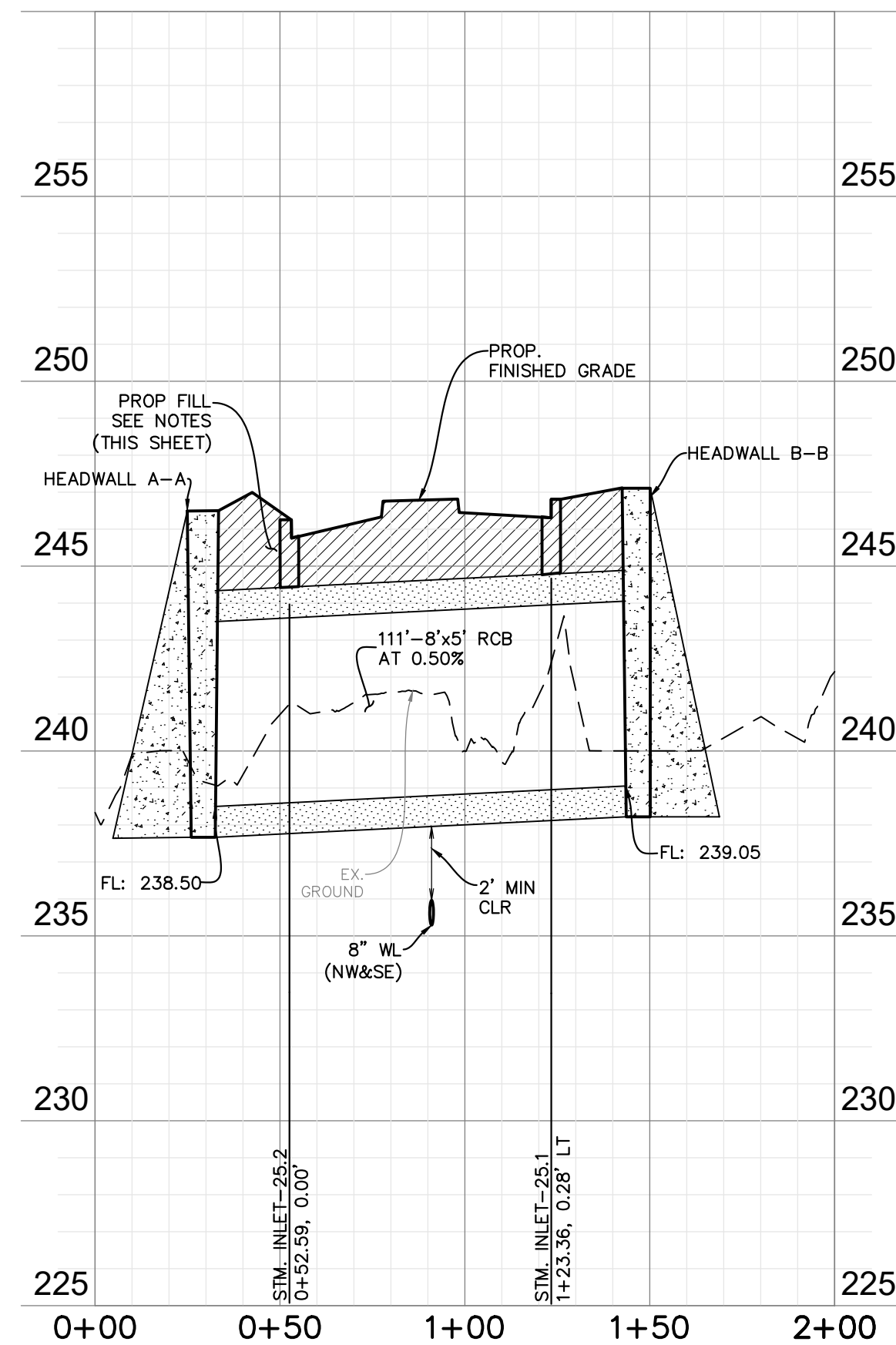
KEY MAP



SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



CULVERT CROSSING



BENCHMARK:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCD 81, PID No. A86405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02514" WEST
ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

FLOODPLAIN INFORMATION:
ACCORDING TO MAP Nos. 4833602006 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR MONTGOMERY COUNTY, DATED AUGUST 18, 2014, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DATE	REVISION	APP.

GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

STATE OF TEXAS
GARRET J. DUHON
130733
LICENSED PROFESSIONAL ENGINEER

TBPE NO. F-22671 05/23/2023

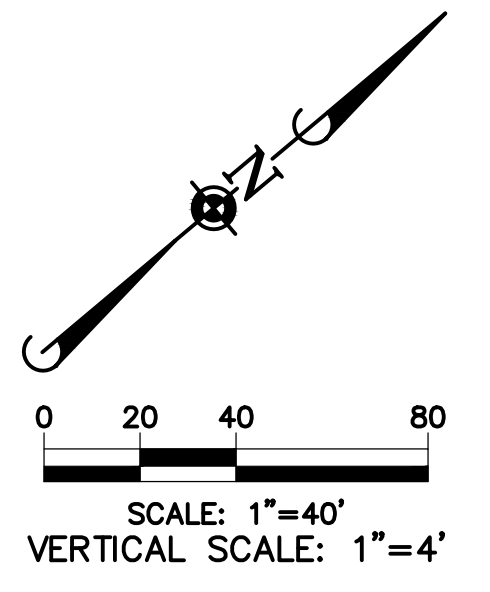
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

DATE

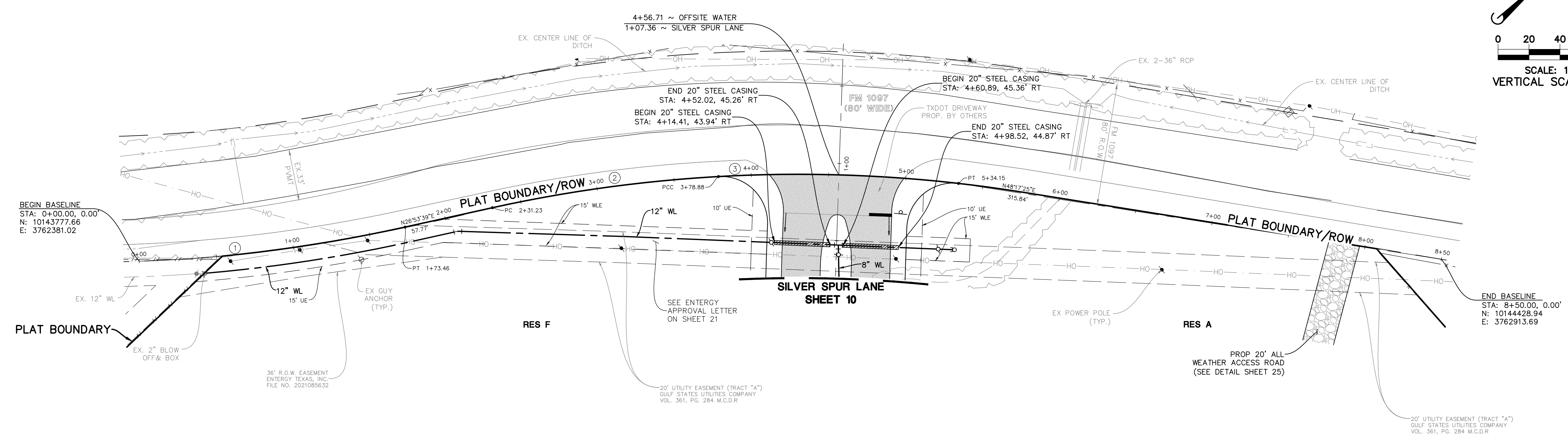
CULVERT CROSSING

- ① CURVE DATA
STA.=0+00.00' TO
STA.=1+73.46'
Δ=010°27'50"
L=173.46'
R=949.80'
T=86.97'
- ② CURVE DATA
STA.=2+31.23' TO
STA.=3+78.88'
Δ=009°14'43"
L=147.65'
R=915.00'
T=73.98'
- ③ CURVE DATA
STA.=3+78.88' TO
STA.=5+34.15'
Δ=009°43'23"
L=155.27'
R=915.00'
T=77.82'
- 1-12"X22.5' BEND, AB
- 1-12" GV & BOX
- 1-12"X8" TEE, AB
- 1-12" GV & BOX
1-2" BLOW-OFF & BOX
STA: 5+37.00, 42.89' RT

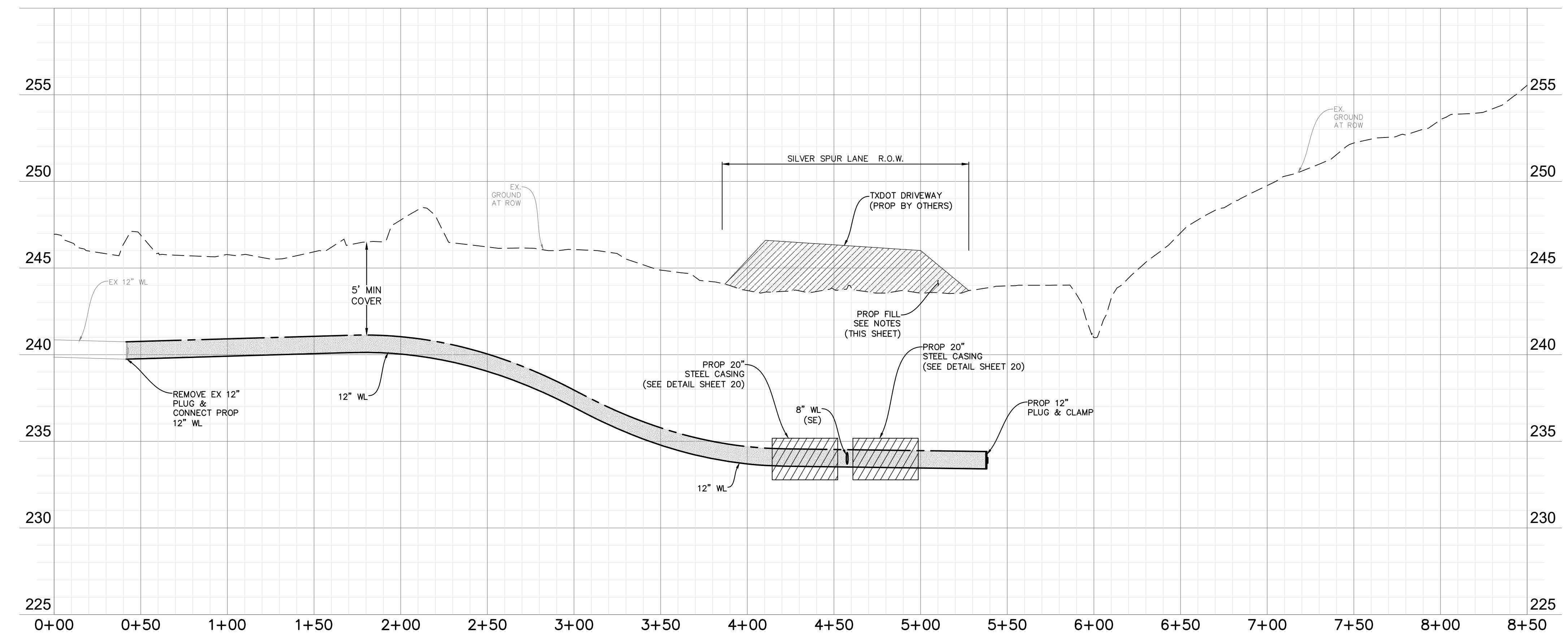


ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200

KEY MAP



OFFSITE WATER



BENCHMARK:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCD 81, PID No. A16405
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HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

FLOODPLAIN INFORMATION:
ACCORDING TO MAP Nos. 4833802000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR MONTGOMERY COUNTY, DATED AUGUST 18, 2014, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.

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SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

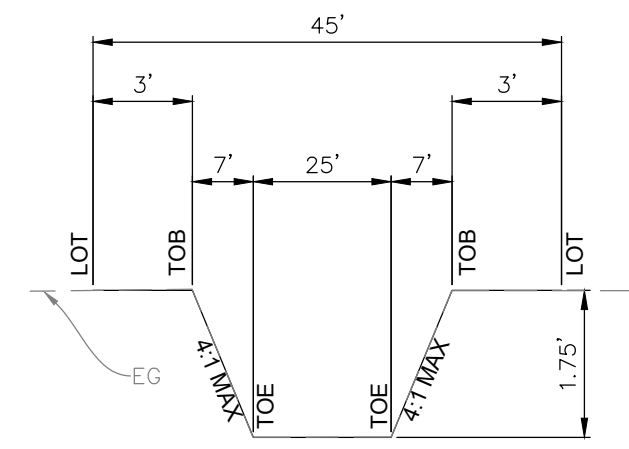
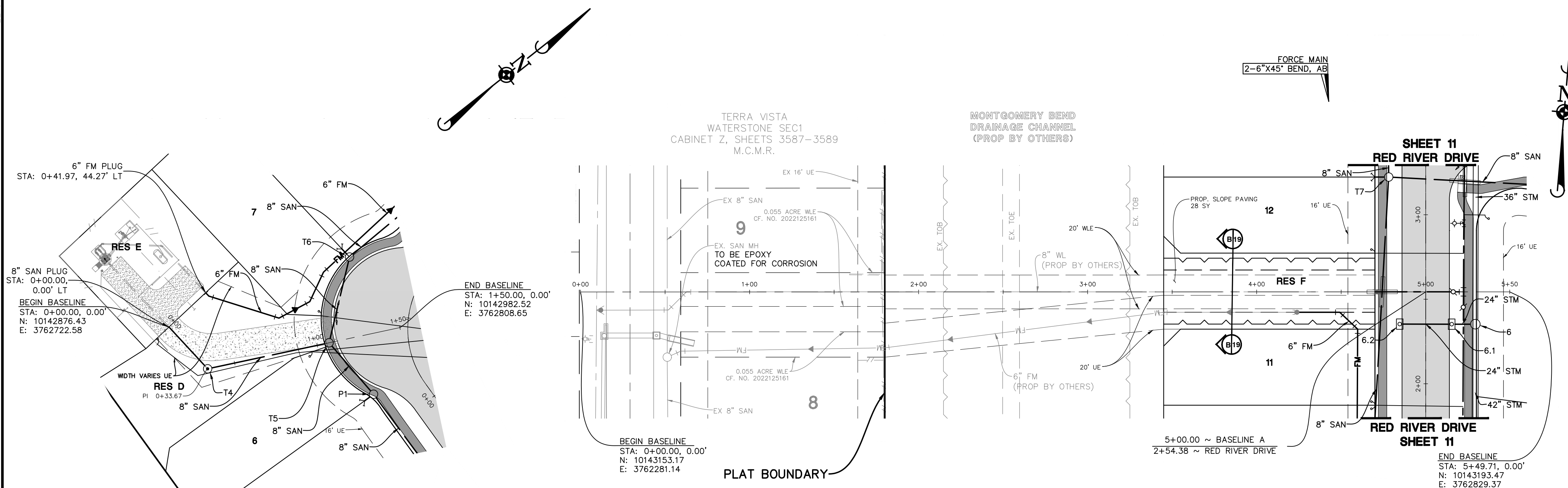
Garret J. Duhon
TBPE NO. F-22671

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

DATE

OFFSITE WATER

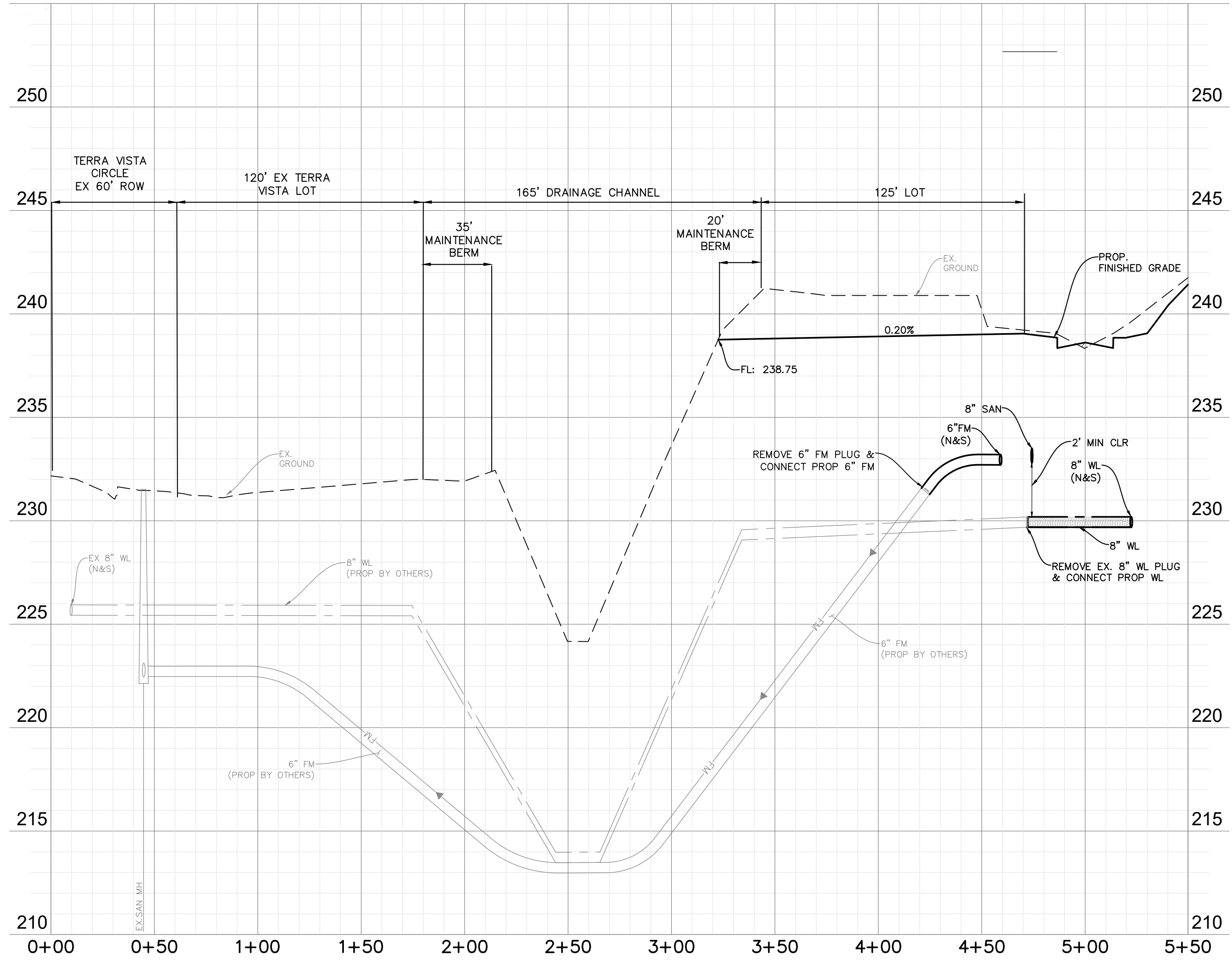


CROSS SECTION "B-B" (TYPICAL) (NTS)

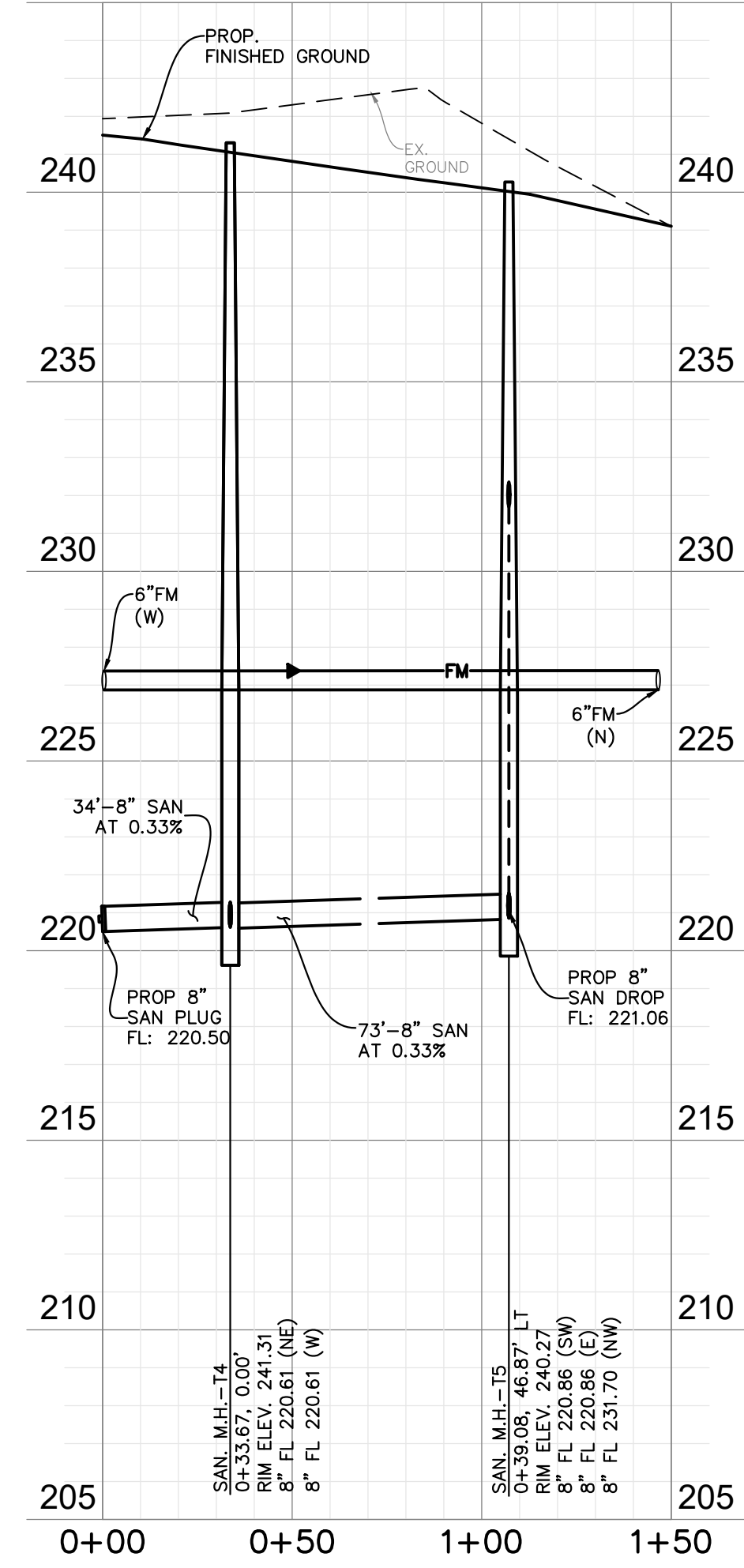
SWALE CAPACITY CALCULATION
 $Q = 1.49 * A * R^{2/3} * S^{1/2}$

MANNING'S COEFFICIENT	SLOPE	DEPTH	BOTTOM WIDTH	TOP WIDTH	CAPACITY (GPD)	100-YR OVERFLOW (FPS)	VELOCITY (FPM)
0.04	0.2%	1.75'	25'	39'	34.93	31.78	1.40

BASELINE A



OFFSITE SANITARY



ELEVATION
 land solutions
 TBPE REGISTRATION NUMBER F-22671
 9709 LAKESIDE BLVD, SUITE 200
 THE WOODLANDS, TX 77381 832-823-2200

KEY MAP

0 20 40 80
 SCALE: 1"=40'
 VERTICAL SCALE: 1"=4'

BENCHMARK:
 SOURCE BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCS0 81, PID No. AUB405
 HAVING PUBLISHED INFORMATION AS FOLLOWS:
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FLOODPLAIN INFORMATION:
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 (832) 823-2200

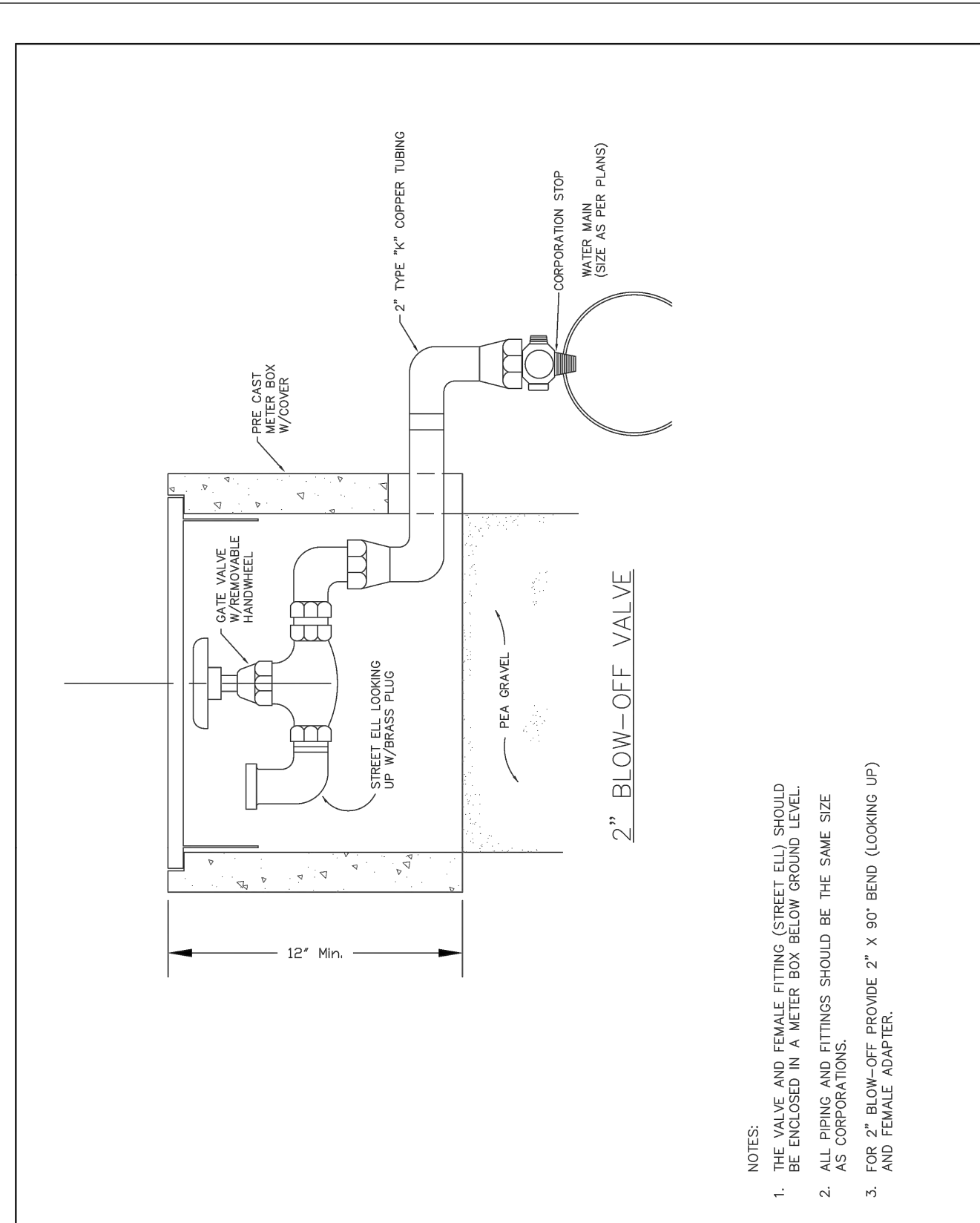
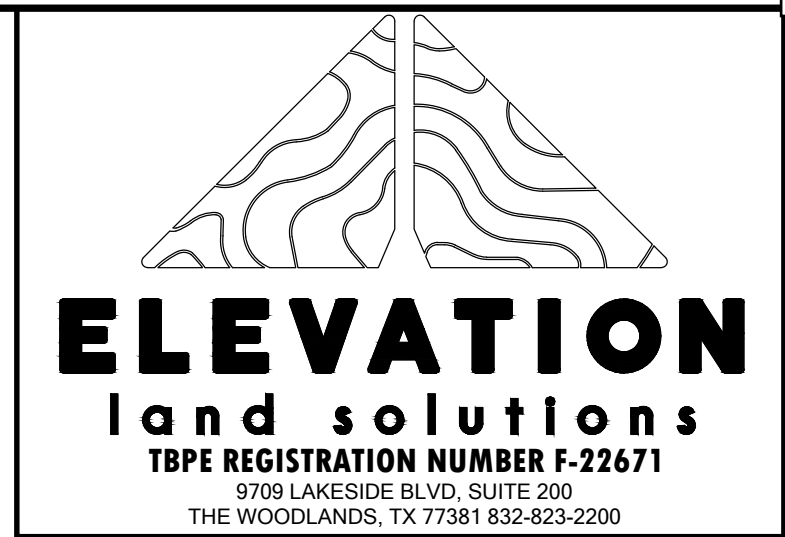
Garret J. Duhon
 TBPE NO. F-22671 05/23/2023

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

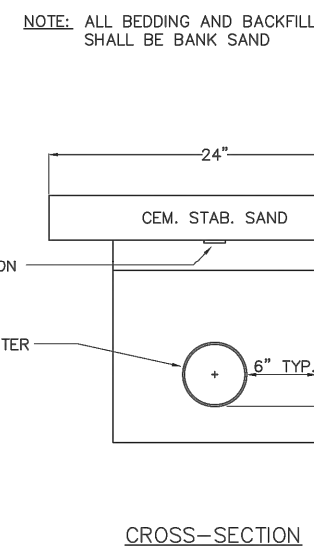
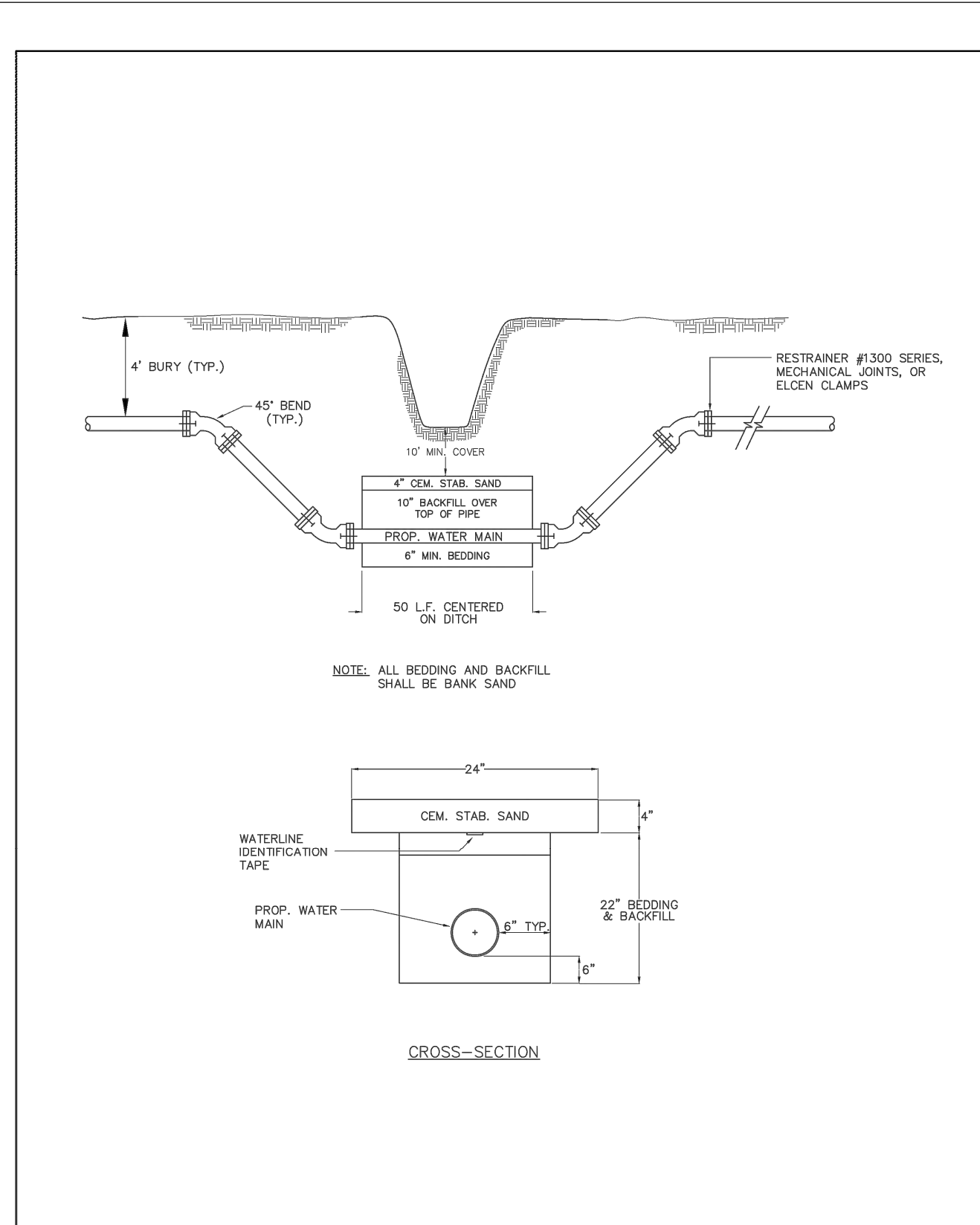
DATE

OFFSITE SANITARY & BASELINE A



- NOTES:
1. THE VALVE AND FEMALE FITTING (STREET ELL) SHOULD BE ENCLOSED IN A METER BOX BELOW GROUND LEVEL.
 2. ALL PIPING AND FITTINGS SHOULD BE THE SAME SIZE AS CORPORATIONS.
 3. FOR 2" BLOW-OFF PROVIDE 2" X 90° BEND (LOOKING UP) AND FEMALE ADAPTER.

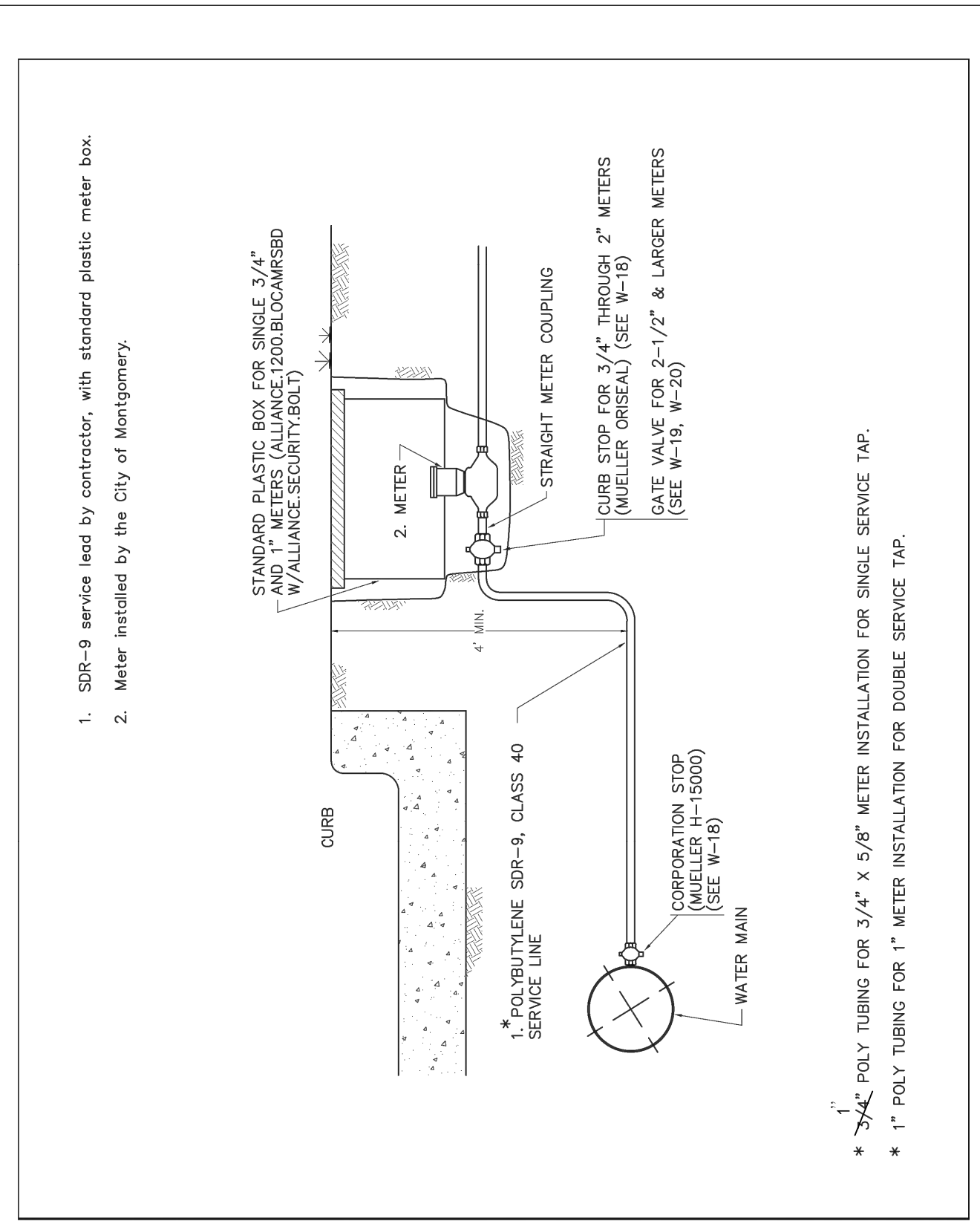
REVISIONS	CITY OF MONTGOMERY 2" BLOW-OFF VALVE FOR WATERLINE	WATER W-13
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CROSS-SECTION

NOTE: ALL BEDDING AND BACKFILL SHALL BE BANK SAND

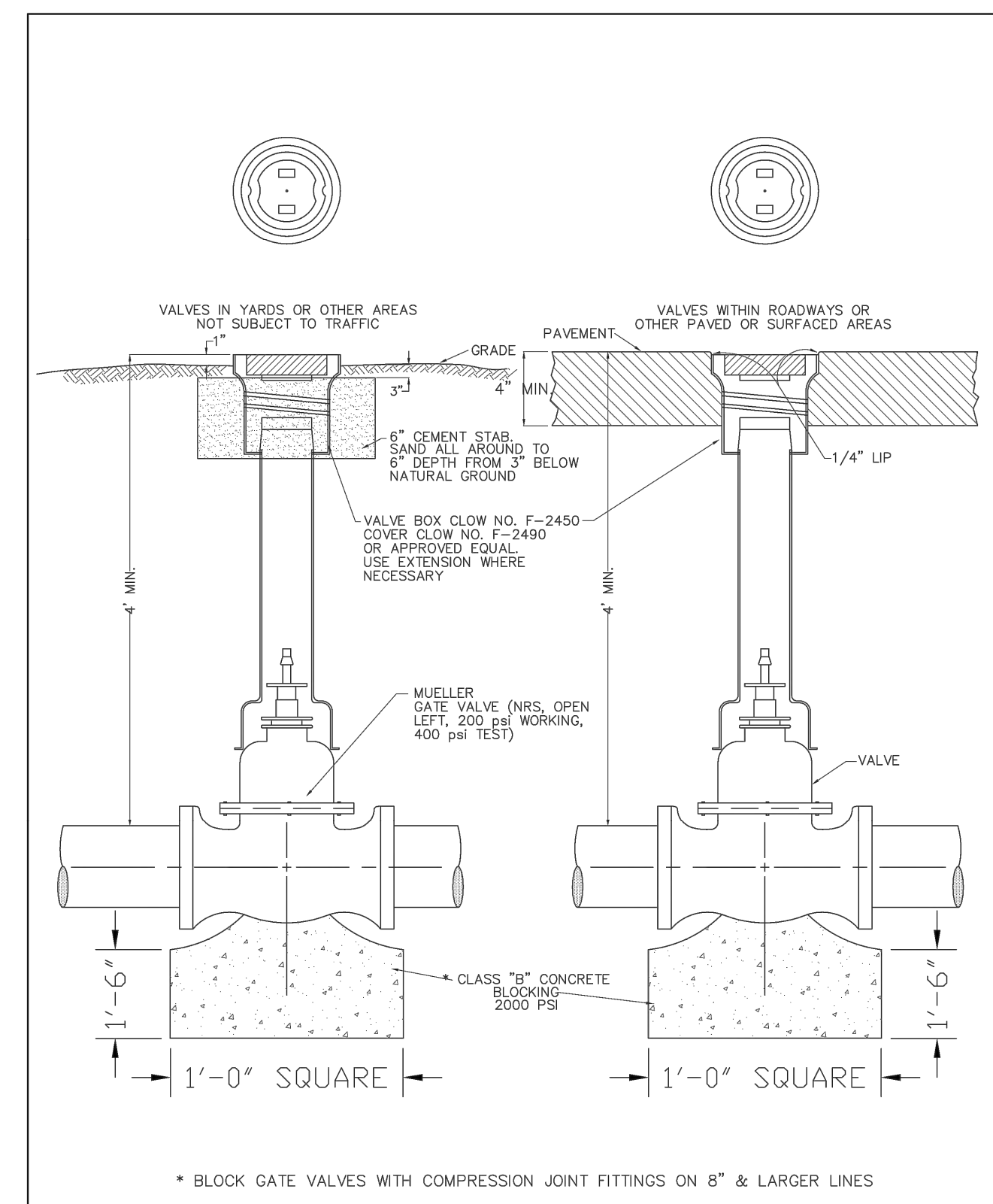
REVISIONS	CITY OF MONTGOMERY DITCH CROSSING DETAILS FOR WATERLINE	WATER W-6
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1. SDR-9 service lead by contractor, with standard plastic meter box.
2. Meter installed by the City of Montgomery.

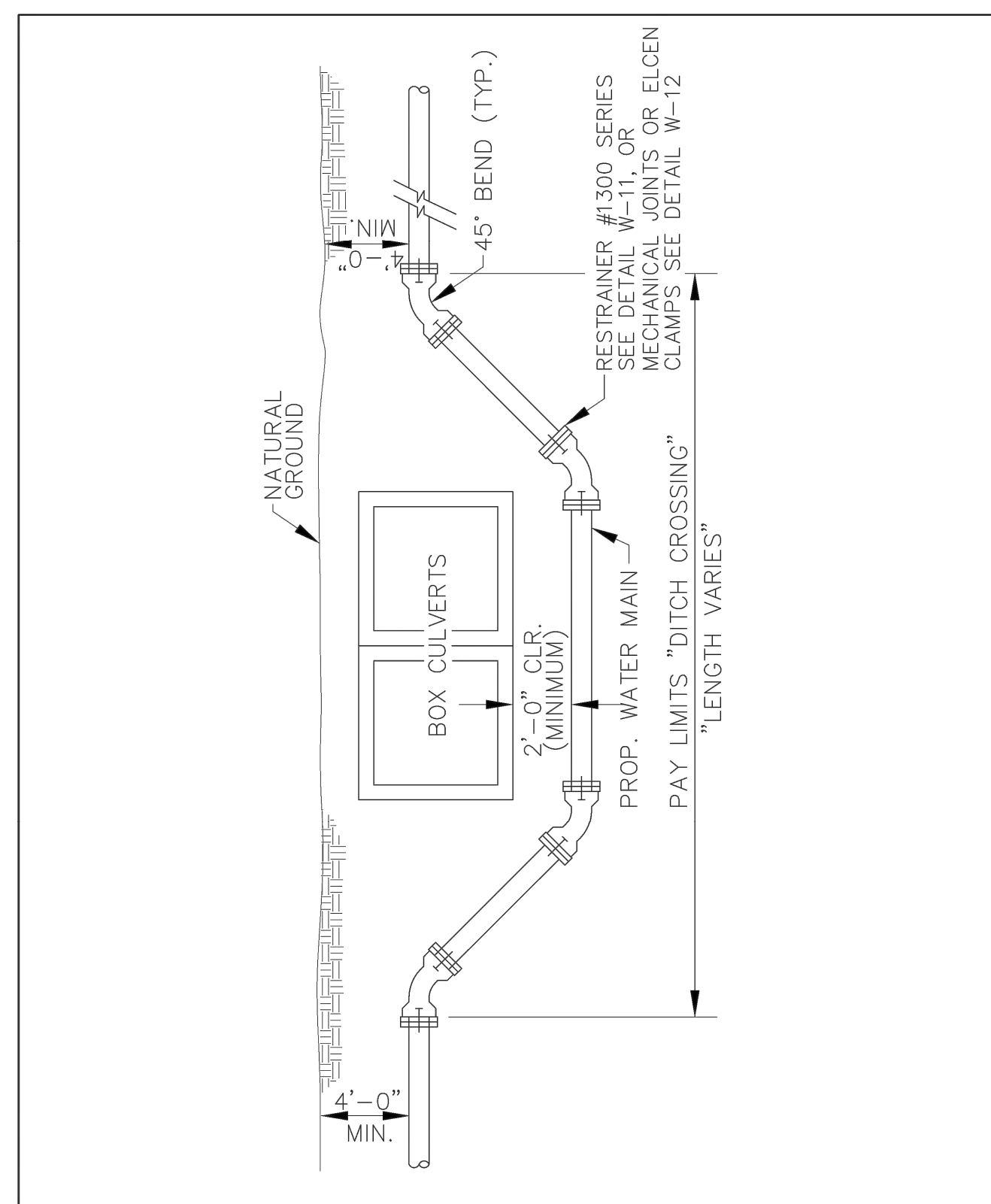
- * POLYBUTYLENE SDR-9, CLASS 40 SERVICE LINE
- * POLY TUBING FOR 3/4" X 5/8" METER INSTALLATION FOR SINGLE SERVICE TAP.
- * POLY TUBING FOR 1" METER INSTALLATION FOR DOUBLE SERVICE TAP.

REVISIONS	CITY OF MONTGOMERY WATER SERVICE CONNECTION	WATER W-8
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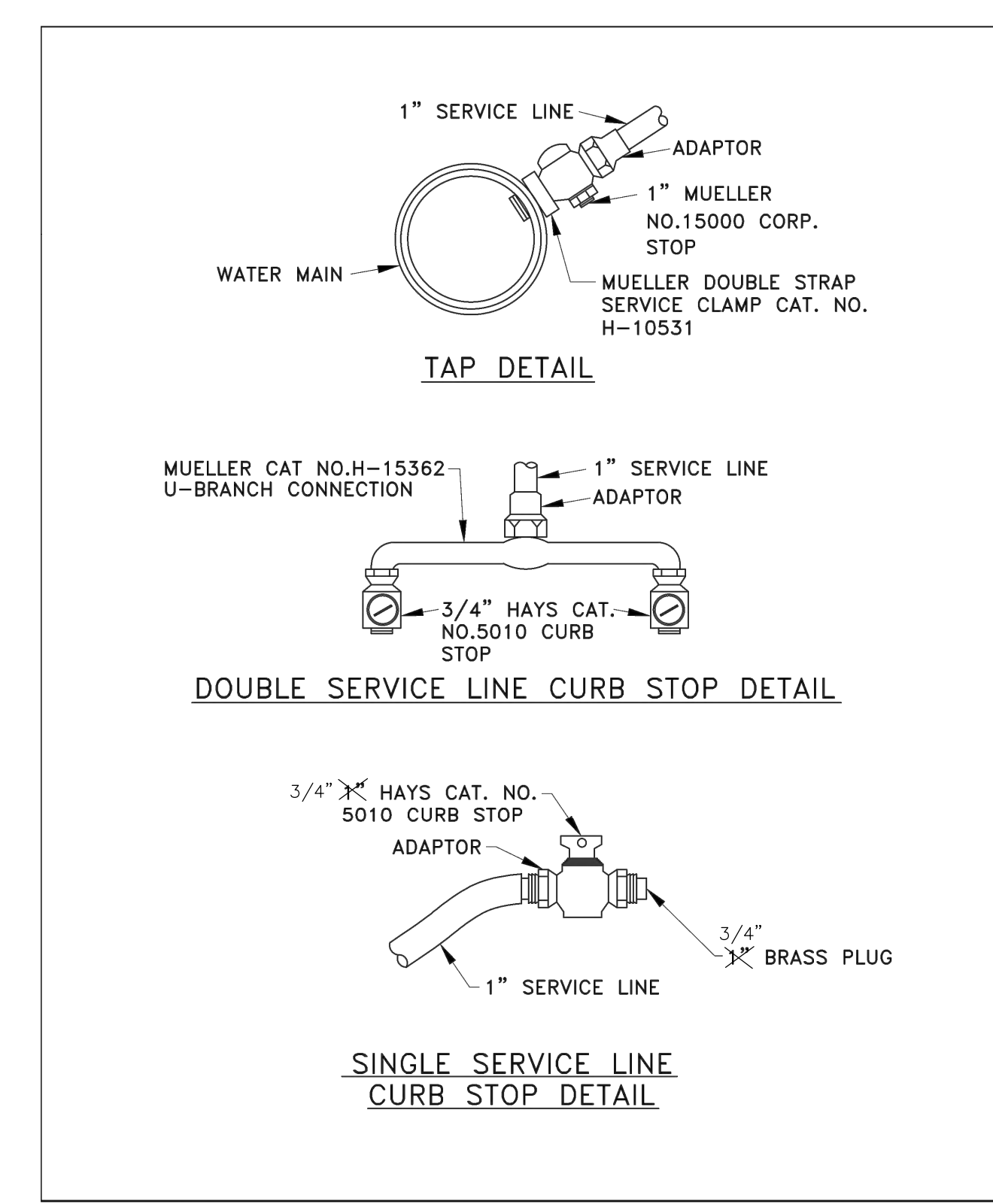


* BLOCK GATE VALVES WITH COMPRESSION JOINT FITTINGS ON 8" & LARGER LINES

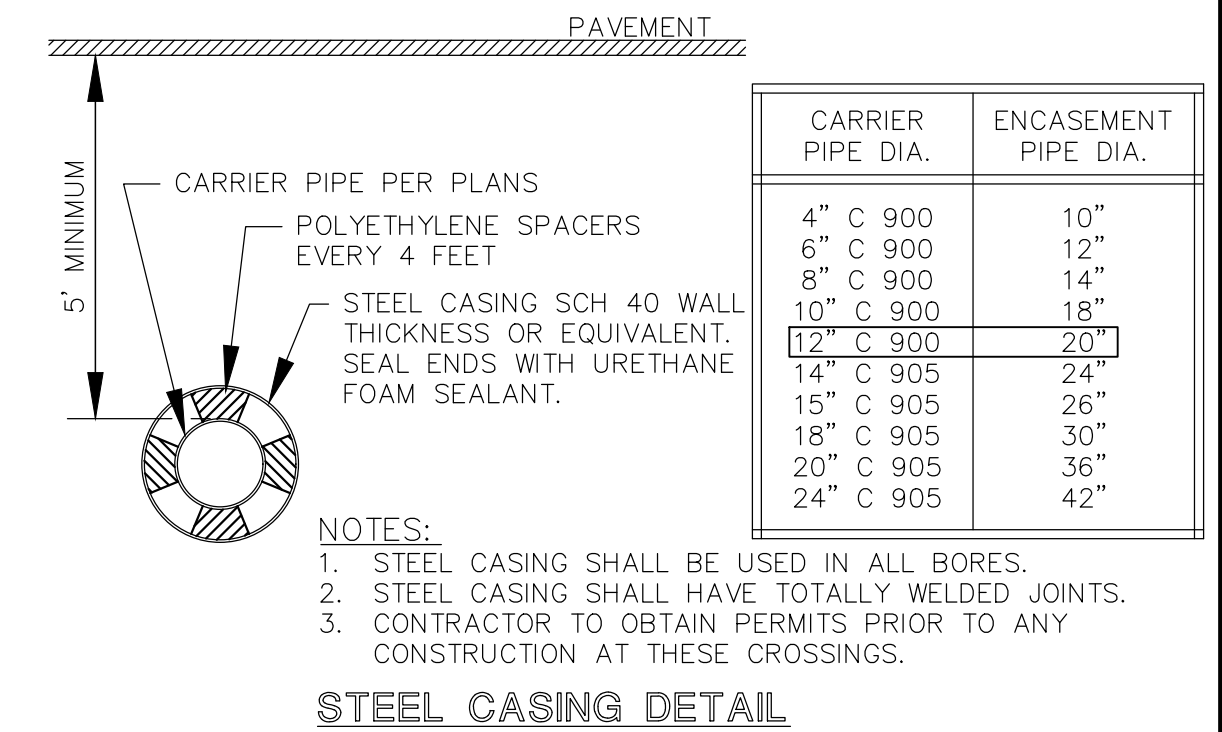
REVISIONS	CITY OF MONTGOMERY GATE VALVE & BOX INSTALLATION 14" AND SMALLER WATERLINE	WATER W-11
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REVISIONS	CITY OF MONTGOMERY CULVERT CROSSING DETAIL FOR WATERLINE	WATER W-7
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REVISIONS	CITY OF MONTGOMERY CURB STOP & TAP FOR WATERLINE	WATER W-10
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STEEL CASING DETAIL

DATE	REVISION	APP.

GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

Garret J. Duhon

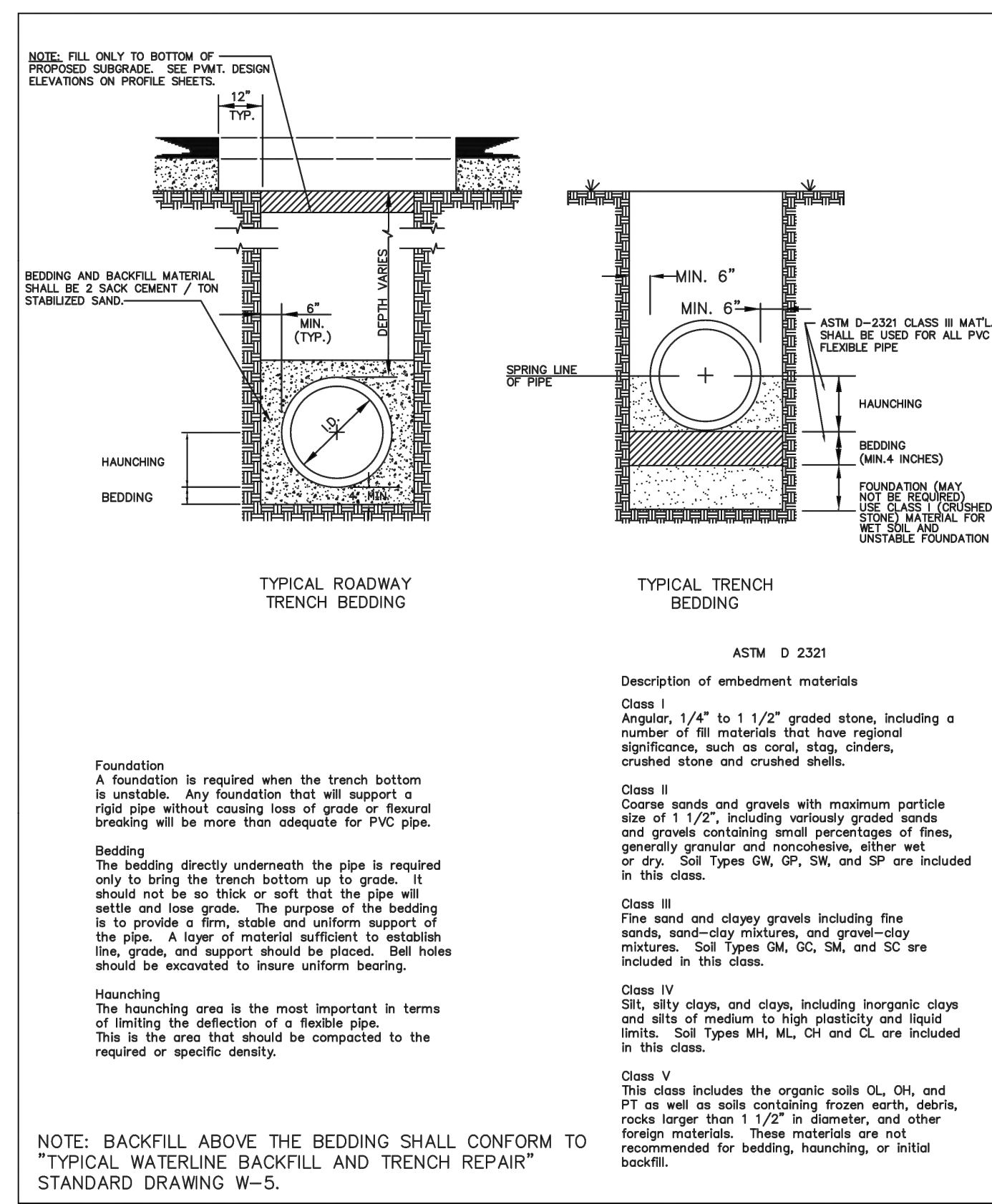
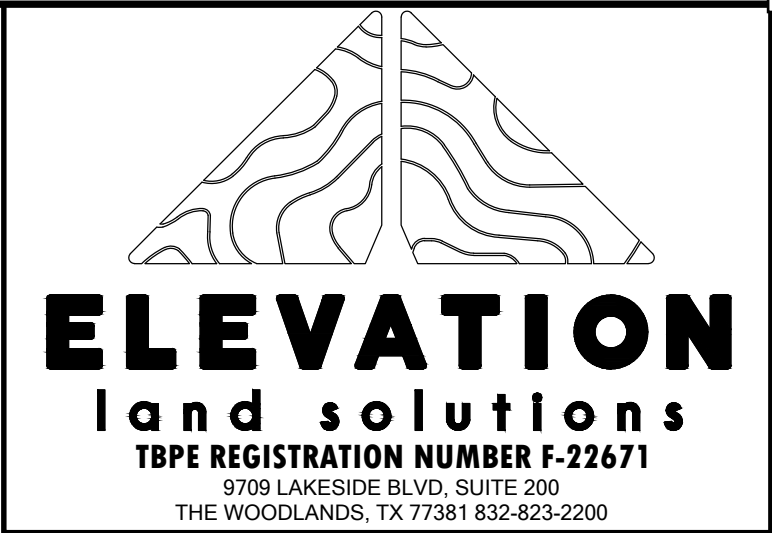
STATE OF TEXAS
PROFESSIONAL ENGINEER
GARRET J. DUHON
130733
05/23/2023

BPPE NO. F-22671

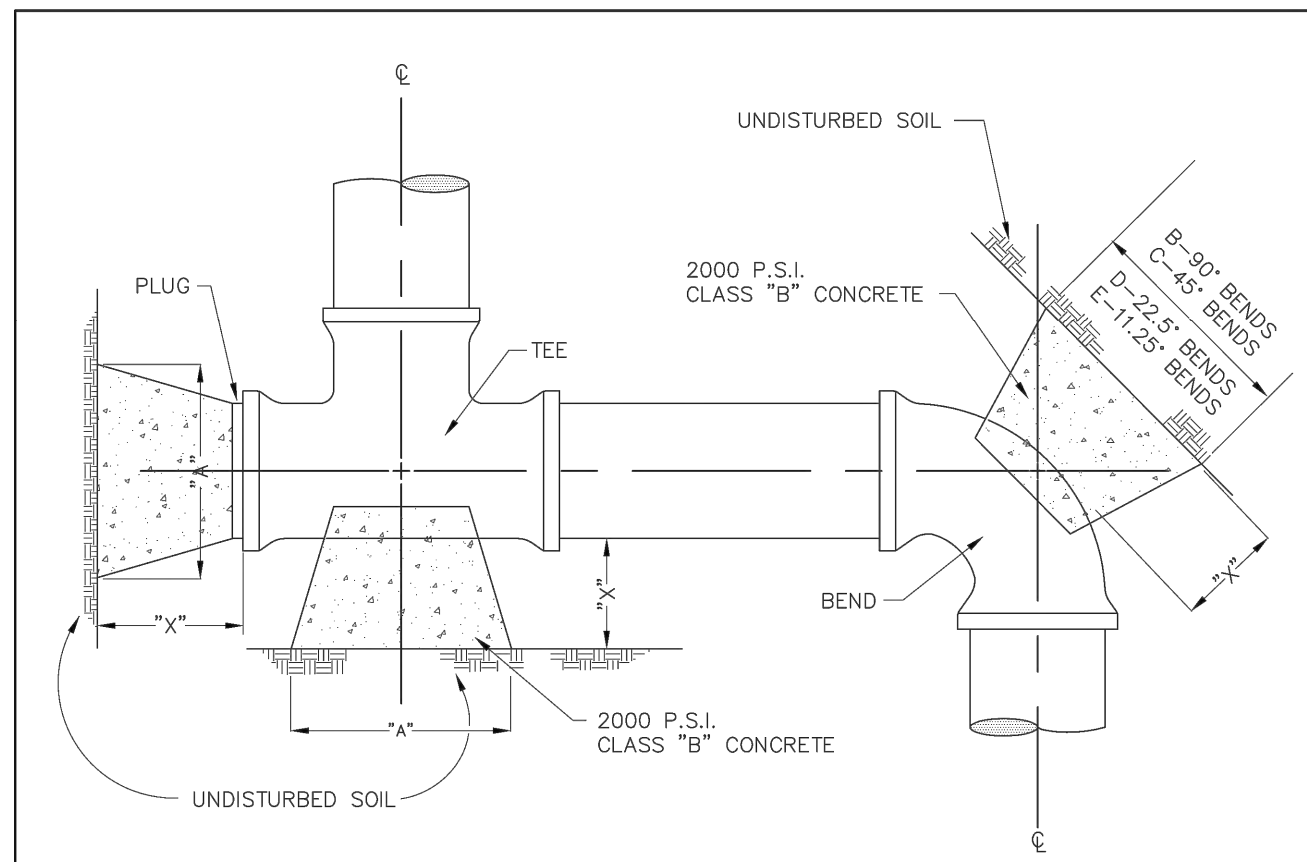
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

WATER DETAILS
(1 OF 2)



REVISIONS	CITY OF MONTGOMERY TYPICAL WATERLINE BEDDING AND TRENCH DETAIL	WATER W-1
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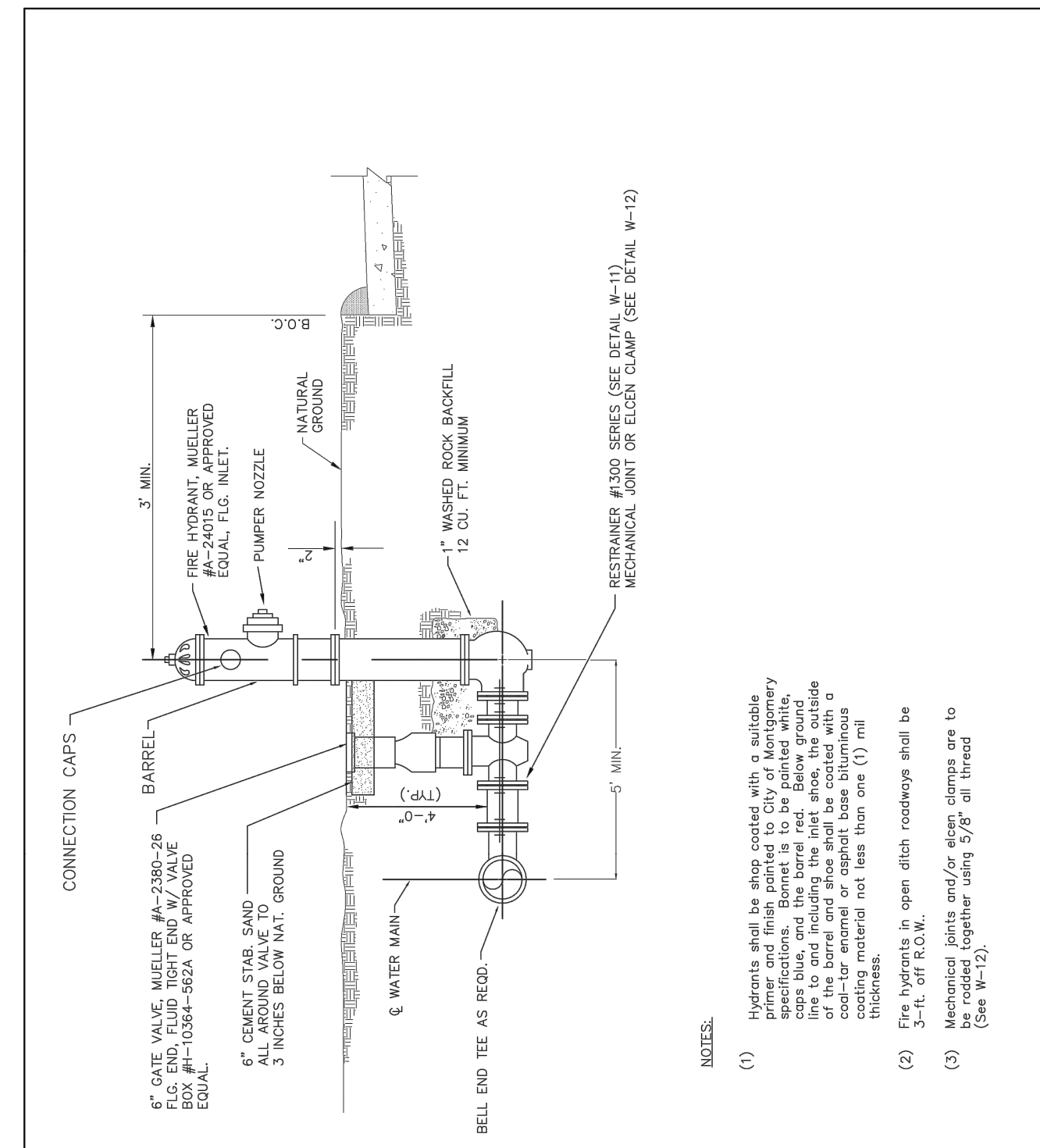
HORIZONTAL BLOCKING TABLE

Dimension "X" to be a minimum of (1) foot, but is to be increased where necessary to provide bearing against undisturbed trench wall.

PIPE SIZE	'X' DIM.	PLUGS & TEES		90° BENDS		45° BENDS		22.50° BENDS		11.25° BENDS		
		MIN. AREA	MIN. VOL.	MIN. AREA	MIN. VOL.	MIN. AREA	MIN. VOL.	MIN. AREA	MIN. VOL.	MIN. AREA	MIN. VOL.	
4"	1'-0"	0.88	0.05	1'-0"	0.83	0.05	1'-0"	0.83	0.05	1'-0"	0.83	0.05
6"	1'-6"	1.06	0.06	1'-2"	1.50	0.09	1'-0"	0.83	0.05	1'-0"	0.83	0.05
8"	1'-6"	1.89	0.11	1'-6"	2.66	0.15	1'-3"	1.44	0.08	1'-0"	0.83	0.05
10"	1'-6"	2.95	0.17	2'-0"	4.17	0.24	1'-6"	2.26	0.13	1'-3"	1.15	0.07
12"	1'-6"	4.25	0.24	2'-3"	6.00	0.34	1'-9"	3.25	0.18	1'-3"	1.65	0.10
16"	2'-0"	7.34	0.56	3'-0"	10.65	0.79	2'-3"	5.76	0.43	1'-8"	2.94	0.22
18"	2'-0"	7.70	0.57	3'-5"	10.89	0.82	2'-6"	5.89	0.44	1'-10"	3.01	0.22
20"	2'-0"	7.86	0.59	3'-9"	11.12	0.84	2'-9"	6.01	0.45	2'-0"	3.07	0.23
24"	2'-6"	11.33	0.84	4'-3"	16.00	1.20	3'-2"	8.65	0.65	2'-6"	4.42	0.33

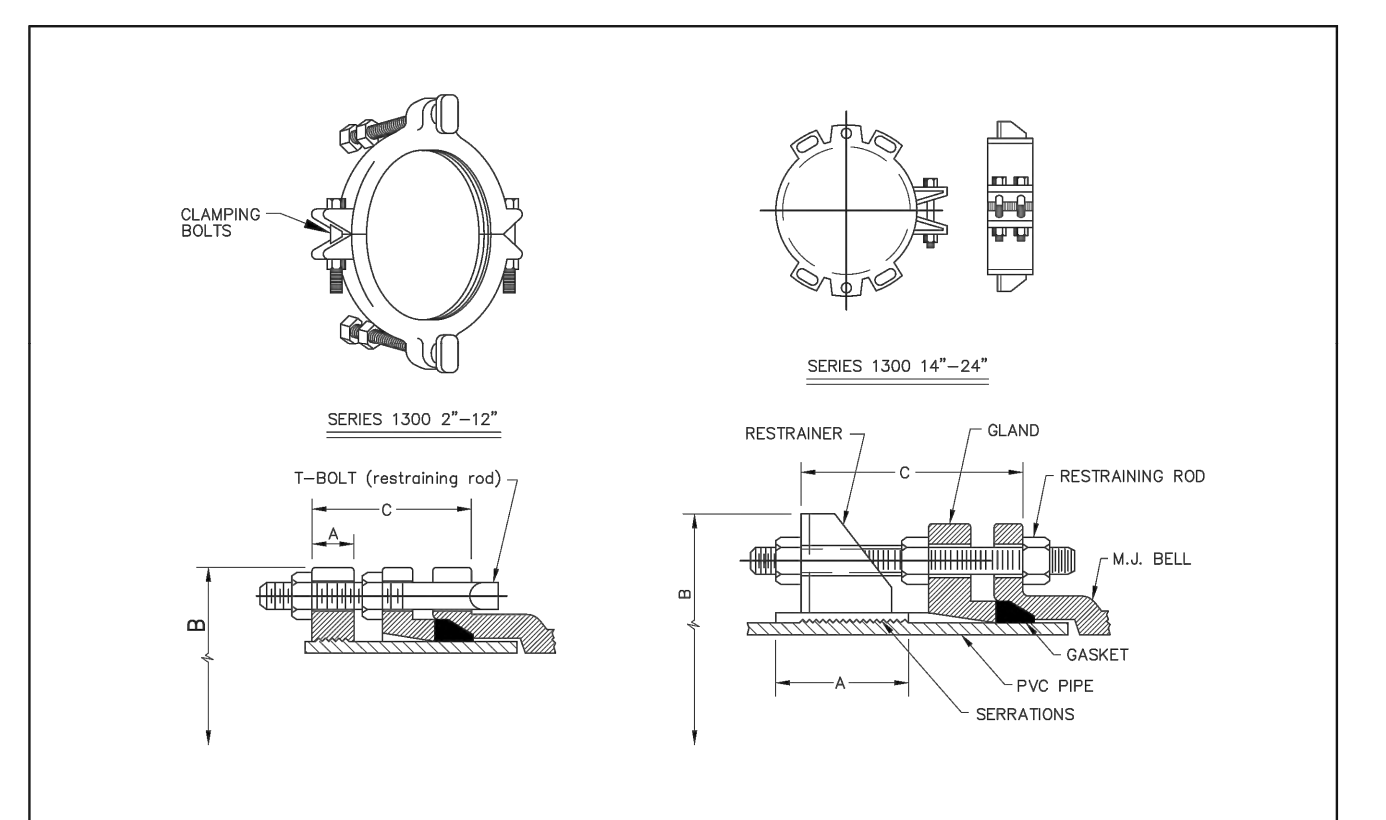
NOTE: Calculations in Minimum Area column are in square feet. Calculations in Minimum Volume column are in cubic yards.

REVISIONS	CITY OF MONTGOMERY HORIZONTAL BLOCKING FOR WATERLINE	WATER W-2
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NOTE: (1) Hydrants shall be shop coated with a suitable primer and finish painted to City of Montgomery specifications. The hydrant shall be installed on a slope less than 1% from the ground. The hydrant shall be installed with a minimum clearance of 10 feet from any overhead utility lines. (2) Fire hydrants in open ditch roadways shall be 3'-1" off R.O.W. (3) Mechanical hydrant caps shall be used. (See W-12).

REVISIONS	CITY OF MONTGOMERY FIRE HYDRANT INSTALLATION	WATER W-15
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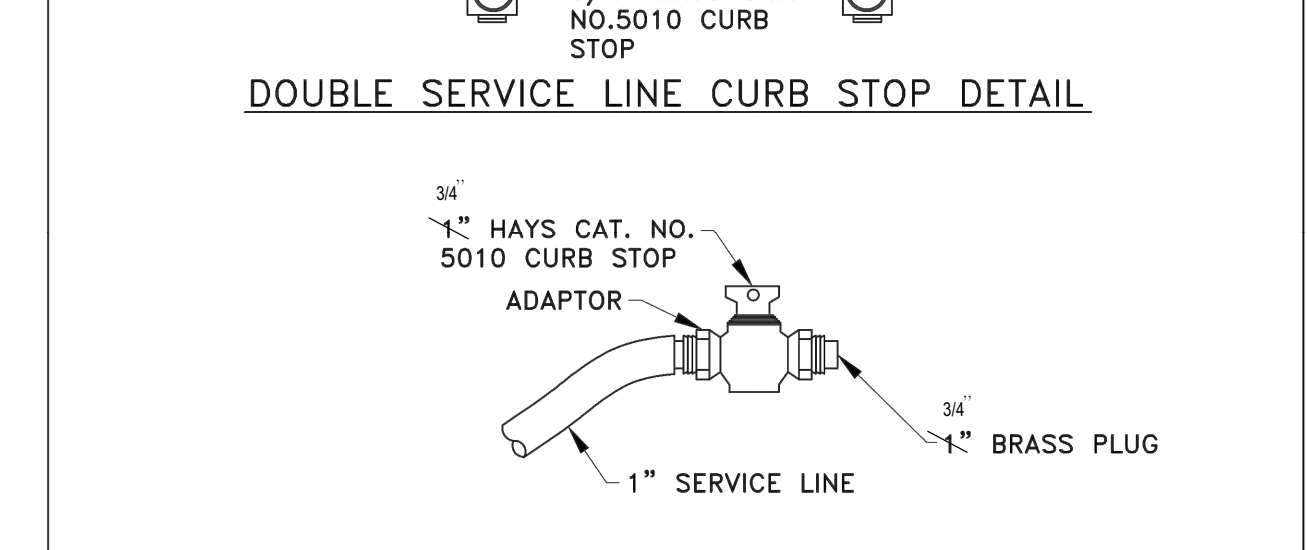
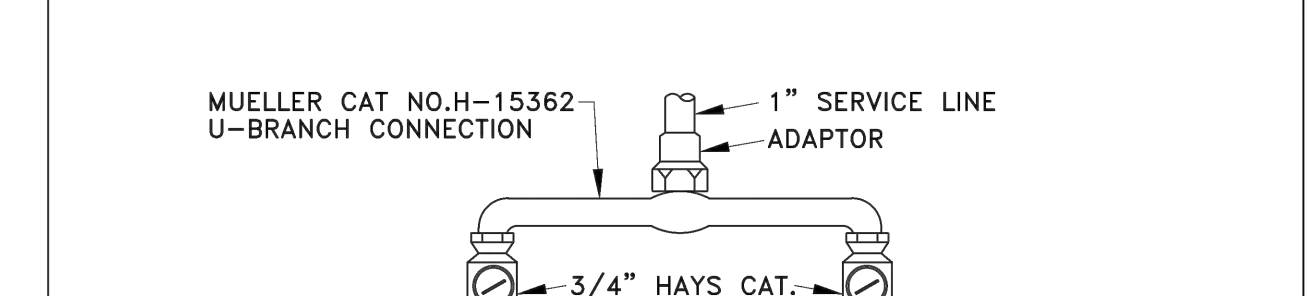
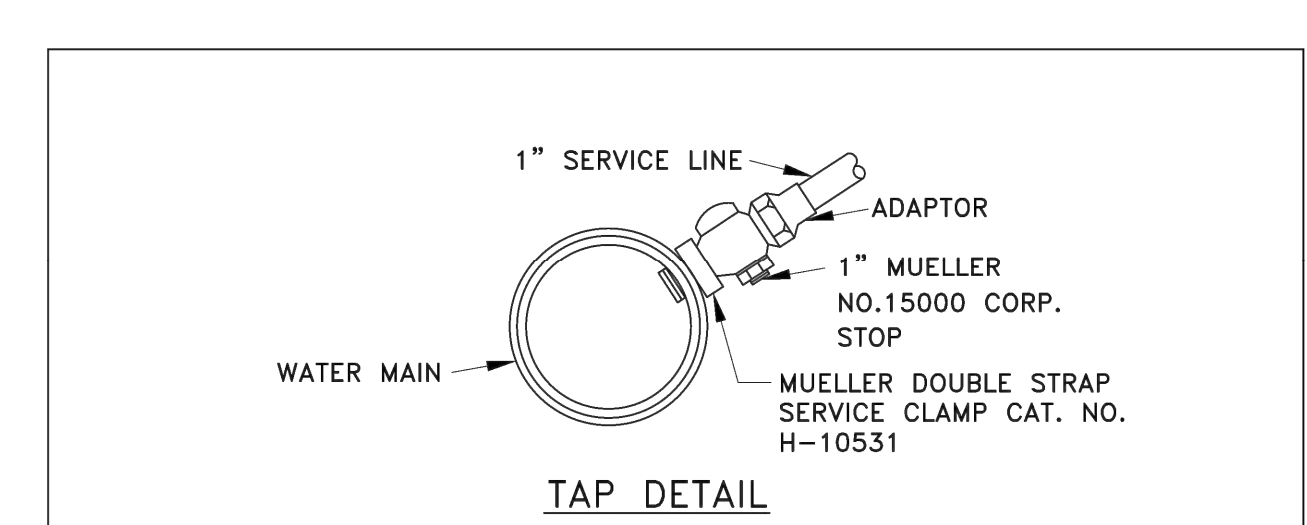


RESTRAINER CHART

NOM. PIPE SIZE	PVC PIPE W/STEEL PIPE O.D. No. 1300-S	PVC PIPE W/D.I. PIPE O.D. No. 1300-C	RESTRAINING RODS			CLAMPING BOLTS		APPROX. WGT. (lbs.)		
			A	B approx.	C max.	NO.	SIZE			
2	2.375	N/A	1-1/8	6-1/4	4.0	2	5/8 x 5	2	5/8 x 4	4
3	3.500	N/A	1-1/8	7-11/16	4.0	2	5/8 x 5	2	5/8 x 4	5
4	4.500	4.80	1-1/8	9-1/8	6.0	2	3/4 x 7	2	5/8 x 4	6.5
6	6.625	6.90	1-1/8	11-1/8	6.0	2	3/4 x 7	2	5/8 x 4	8.5
8	8.625	8.05	1-1/4	13-7/8	6.0	2	3/4 x 7	2	3/4 x 5	13
10	10.750	11.10	1-3/8	16-5/8	6.0	4	3/4 x 7	2	7/8 x 6	23
12	12.750	13.20	1-3/8	19-1/4	6.0	4	3/4 x 7	2	7/8 x 6	25
14	N/A	15.30	4.0	22.0	15.0	6	3/4 x 17	2	7/8 x 7	50
16	N/A	17.40	4.0	24.2	15.0	6	3/4 x 17	2	7/8 x 7	65
18	N/A	19.50	5.0	26.5	15.0	8	3/4 x 17	2	1 x 7	65
20	N/A	21.60	7.0	28.6	22.0	8	3/4 x 24	3	1 1/8 x 9	125
24	N/A	25.80	7.0	32.8	22.0	12	3/4 x 24	3	1 1/8 x 9	143

Weights include Restraining rods, clamping bolt and nuts and special "T" bolts and nuts. N/A PIPE not manufactured in this size. Dimensions in inches.

REVISIONS	CITY OF MONTGOMERY WATERLINE RESTRAINER	WATER W-3
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REVISIONS	CITY OF MONTGOMERY CURB STOP & TAP FOR WATERLINE	WATER W-10
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DocuSign Envelope ID: 8C758D66-A7C7-447F-AEB3-F9D41B48F4D7



March 22, 2023
City of Montgomery Engineering Department
Attn: Chris Roznovsky
101 Old Plantersville Rd, Montgomery, TX 77356
Conroe, Texas 77301

RE: Encroachment within 15' UE for 12" waterline.

To whom it may concern,
This is to inform you that Entergy has no objection to the proposed encroachment mentioned above as shown on attached Exhibit "A". Please note there is a required 5' minimum clearance from waterline to poles and construction plan provided, shows waterline will be 7.5' from existing poles. Provided this does not interfere with the operation of Entergy's equipment or violate any OSHA rules or Entergy's standards and regulations.

Please note that there may be underground electrical conductors of high voltage within said easements and extreme caution should be exercised when working in the vicinity of these conductors. Contact with them could cause serious injury and/or death to a person or persons contacting them. As per OSHA Regulations a 10-foot clearance from the overhead conductors should be maintained when working in the vicinity of these conductors.

If digging is necessary in the vicinity of underground facilities, please call Texas One Call at 1-800-245-4545 www.texasonecall.com at least 48 hours prior to digging.

Should you have any questions feel free to call me at 281-362-4040.

Sincerely,
Erin Dixon
Erin Dixon
Sr. Right of Way Agent
Entergy Texas
9425 Pincroft Drive
The Woodlands, Texas 77380

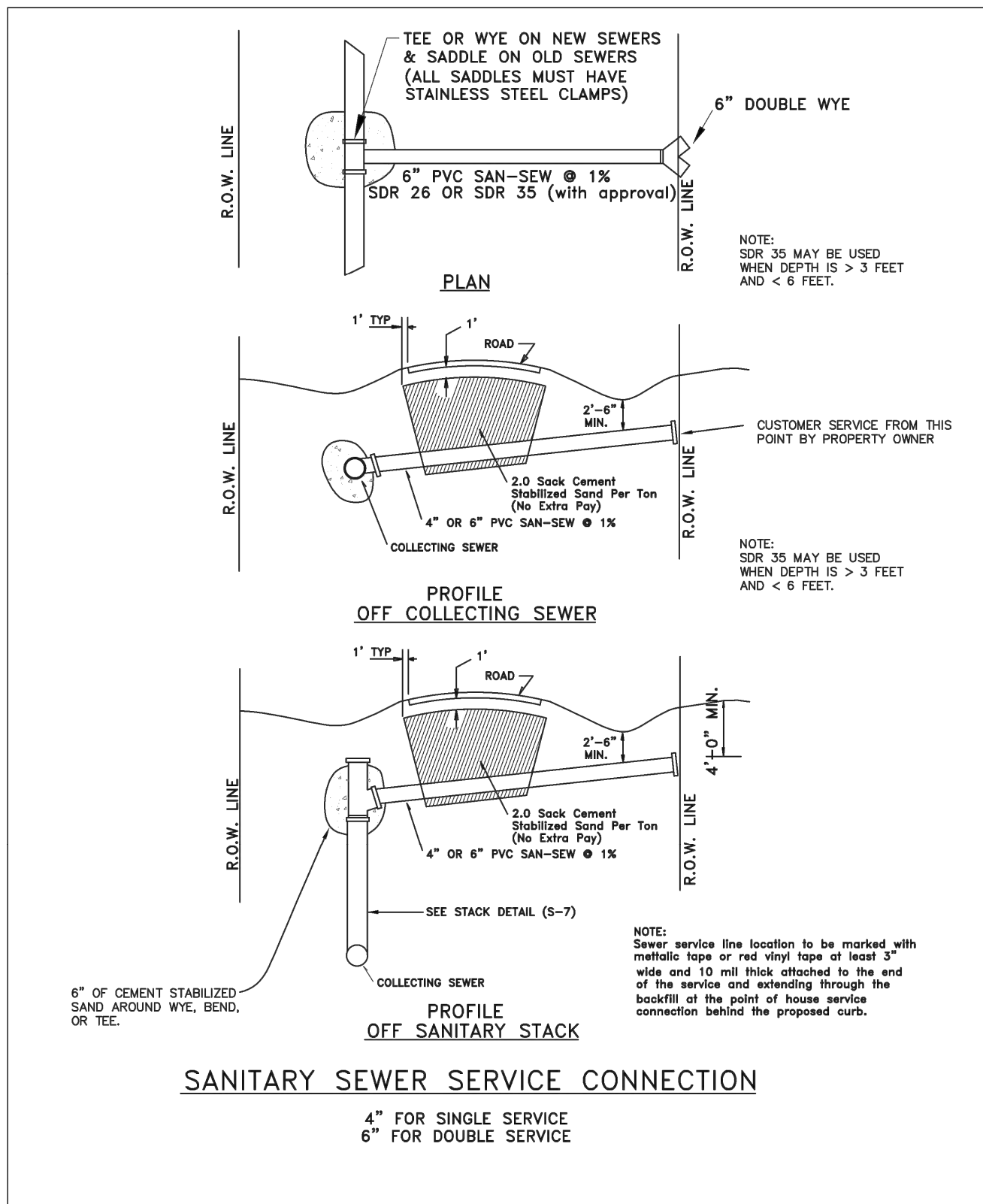
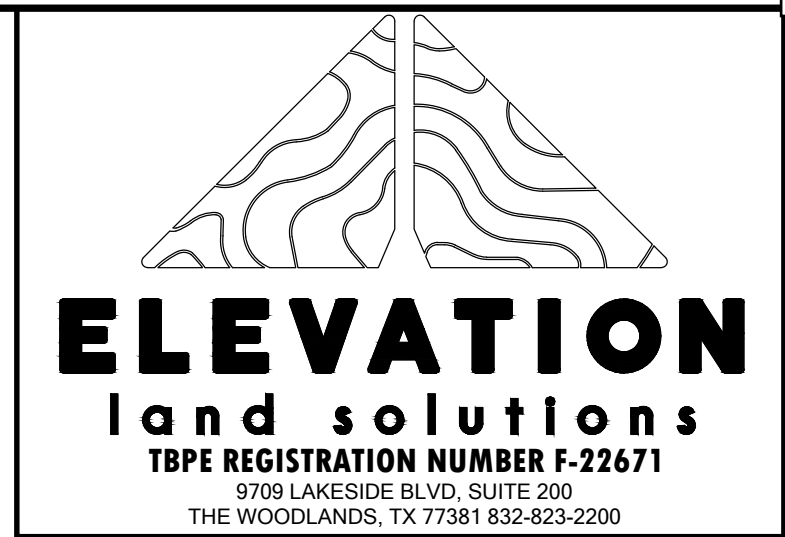
DATE	REVISION	APP.

GARRET J. DUHON
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THE WOODLANDS, TX 77381
(832) 823-2200
Garret J. Duhon
TBPE NO. F-22671
05/23/2023

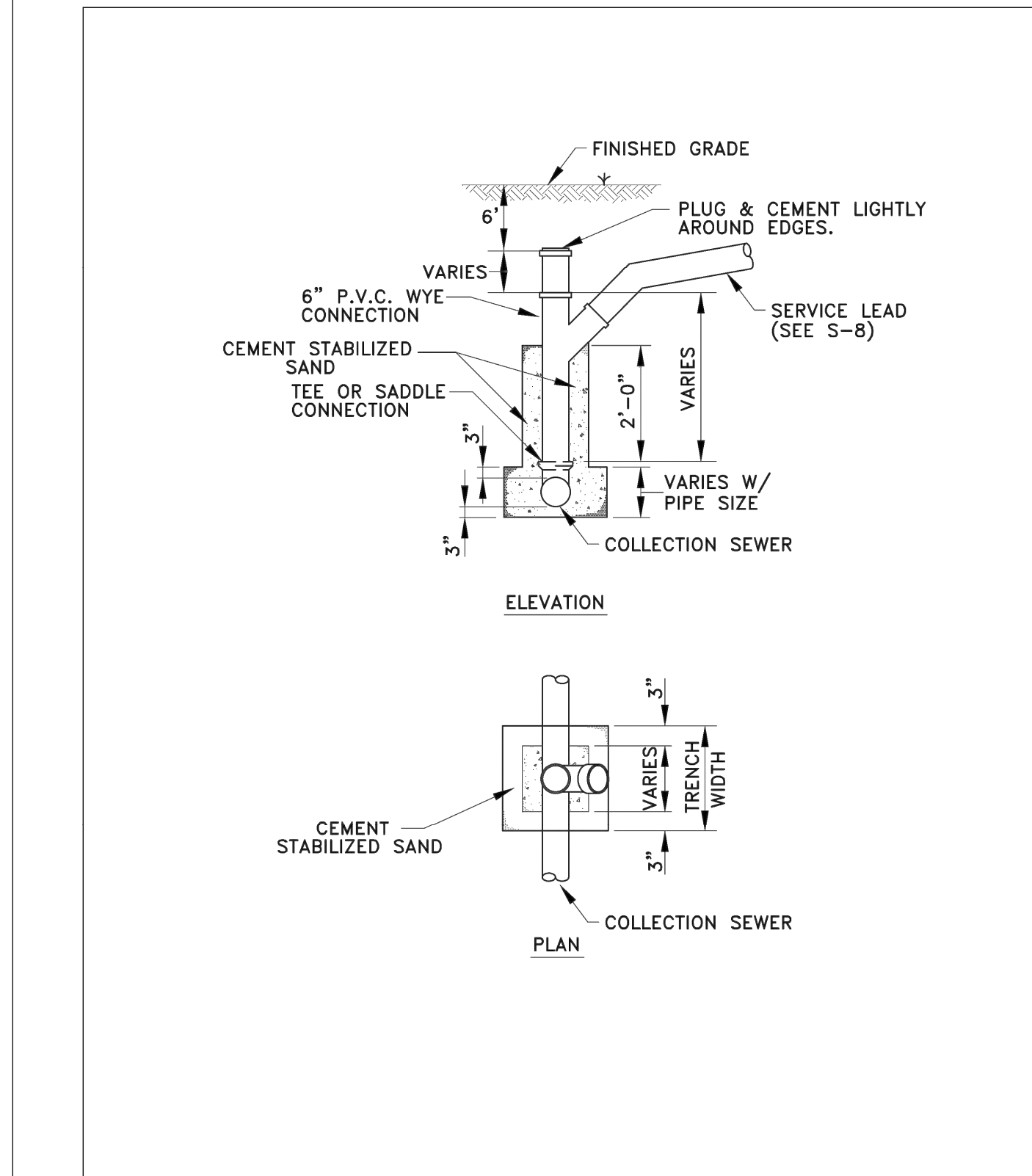
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK
CITY OF MONTGOMERY CITY ENGINEER DATE
SIGNATURE VALID FOR ONE (1) YEAR

WATER DETAILS
(2 OF 2)

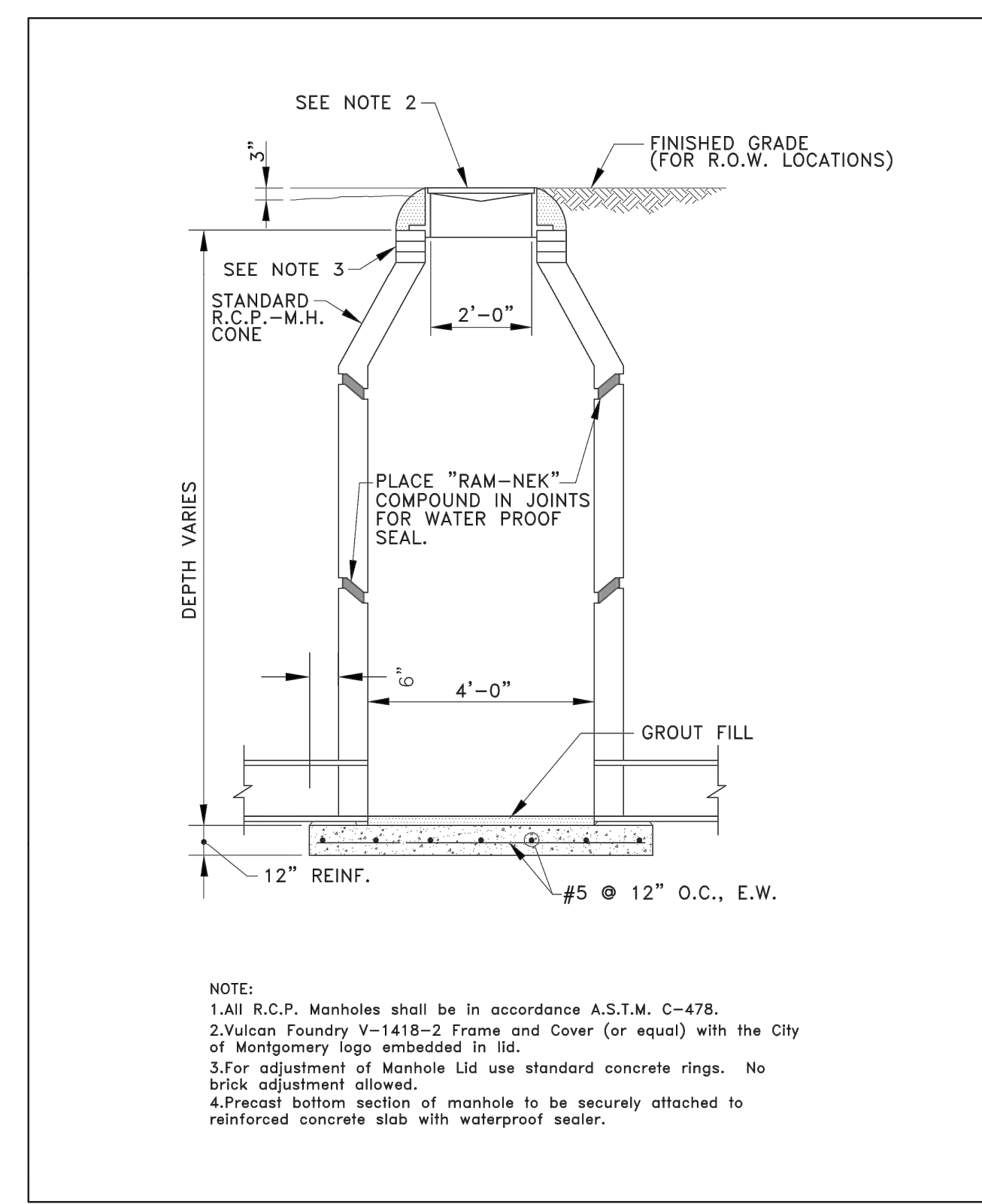
SHEET 21 OF 29



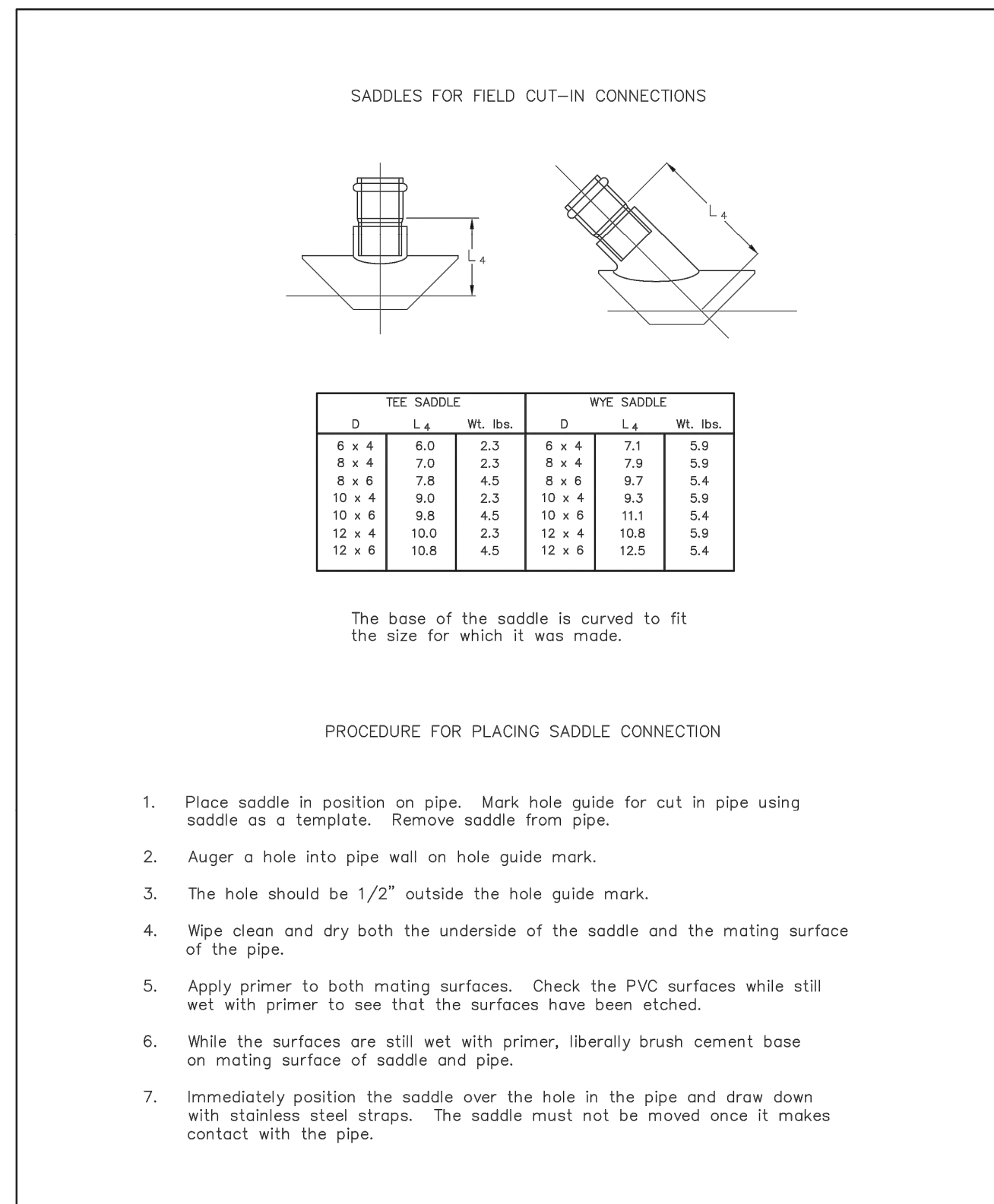
REVISIONS 10-2013 REVISED SERVICE GRADE & NOTES	CITY OF MONTGOMERY RESIDENTIAL SANITARY SEWER SERVICE CONNECTION	SEWER S-8
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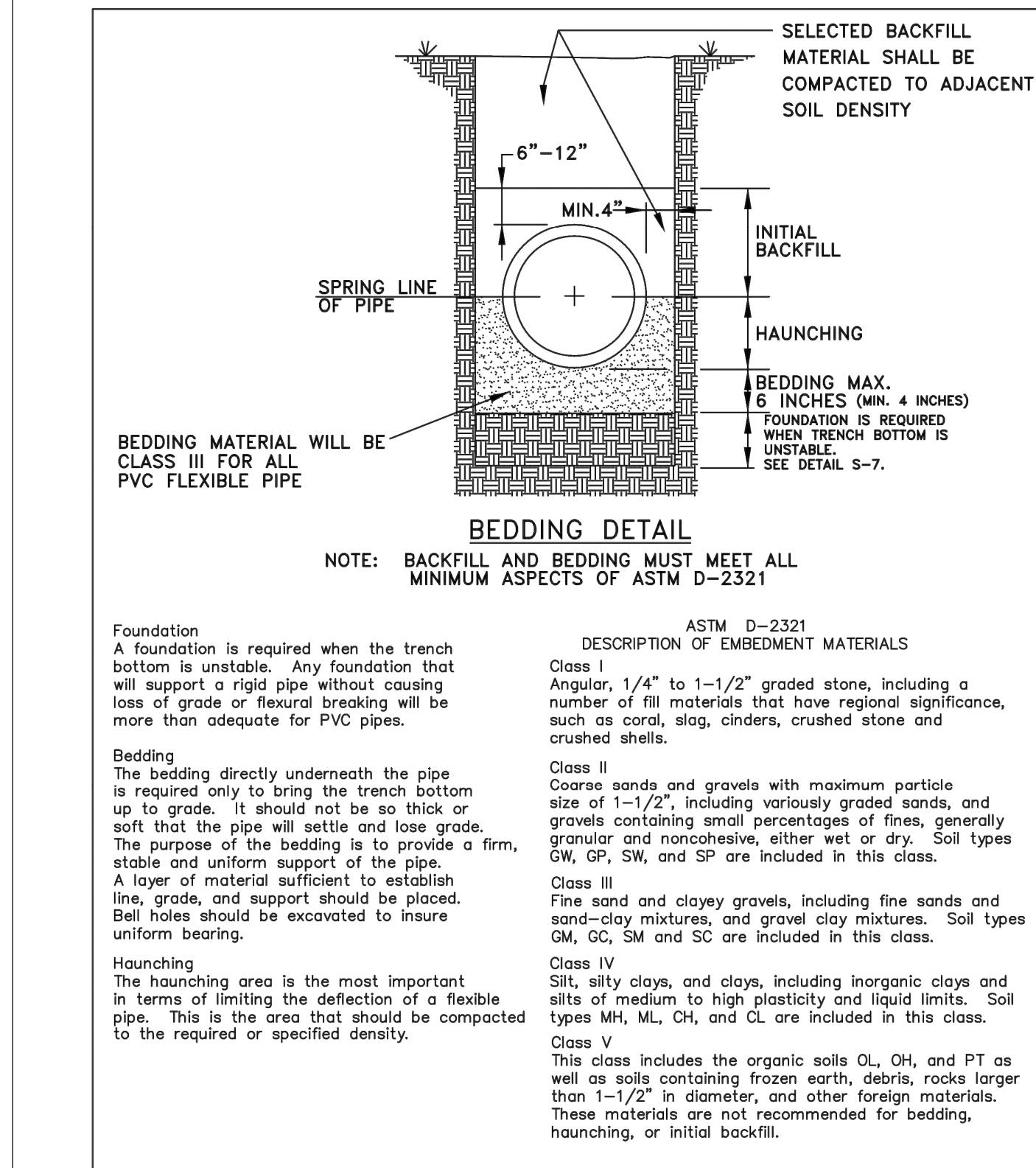
REVISIONS 10-2013 - REVISED NOTES	CITY OF MONTGOMERY SANITARY SEWER STACK DETAIL	SEWER S-7
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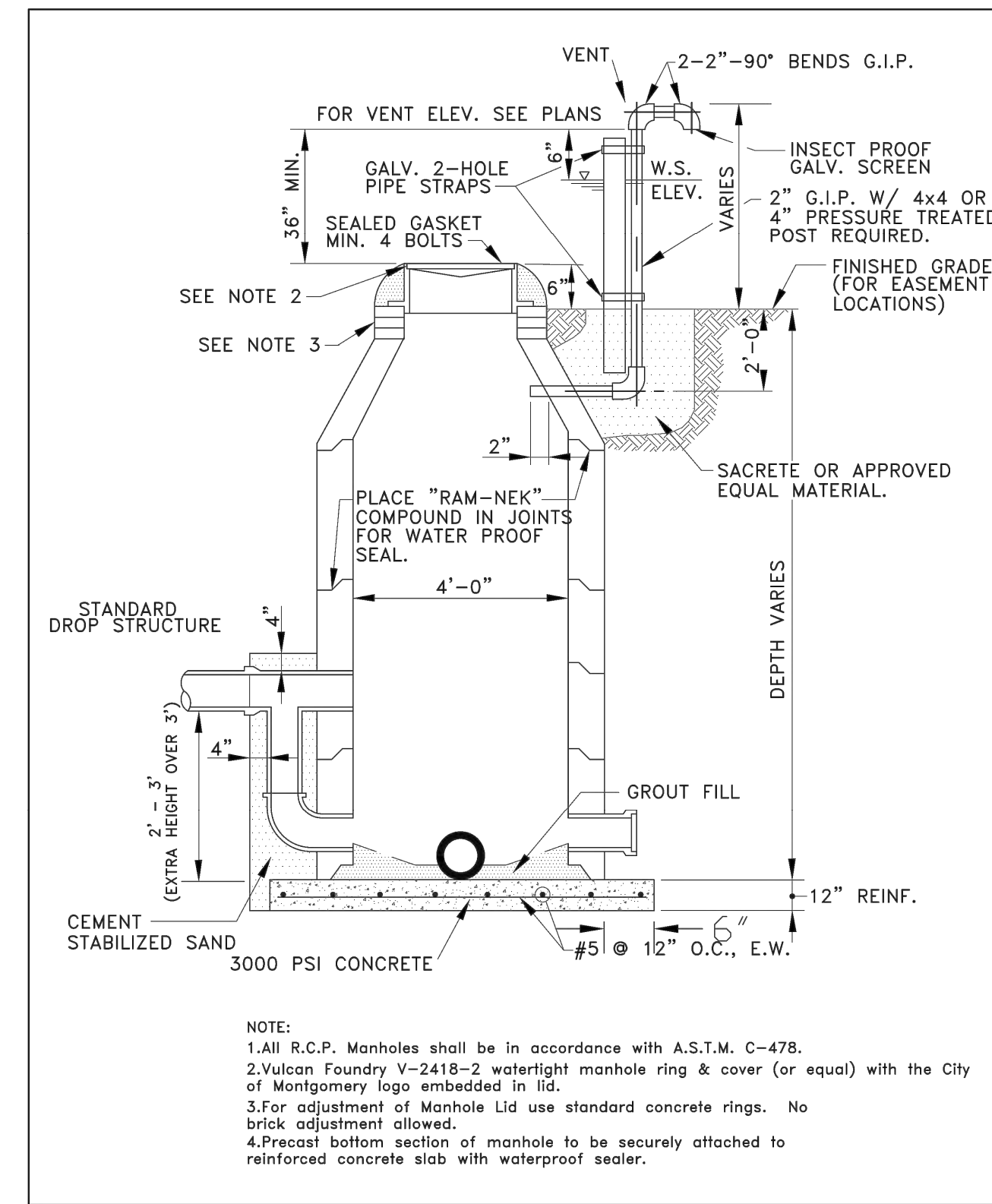
REVISIONS	CITY OF MONTGOMERY STANDARD PRECAST MANHOLE	SEWER S-4
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REVISIONS	CITY OF MONTGOMERY TEE & WYE SADDLES FOR PVC PIPE	SEWER S-11
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REVISIONS	CITY OF MONTGOMERY TYPICAL SANITARY SEWER BEDDING AND TRENCH DETAIL	SEWER S-1
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REVISIONS	CITY OF MONTGOMERY STANDARD PRECAST MANHOLE W/ DROP CONNECTION & VENT	SEWER S-5
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DATE	REVISION	APP.

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Garret J. Duhon

STATE OF TEXAS
GARRET J. DUHON
130733
LICENSED PROFESSIONAL ENGINEER

05/23/2023

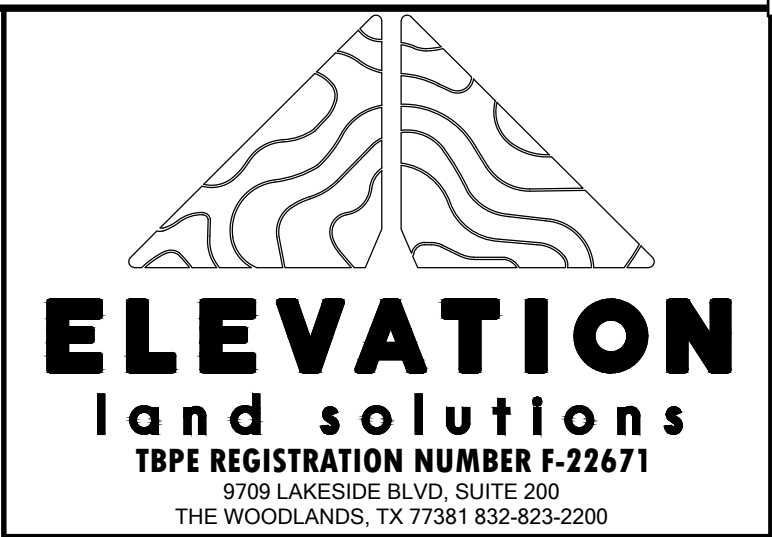
TBPE NO. F-22671

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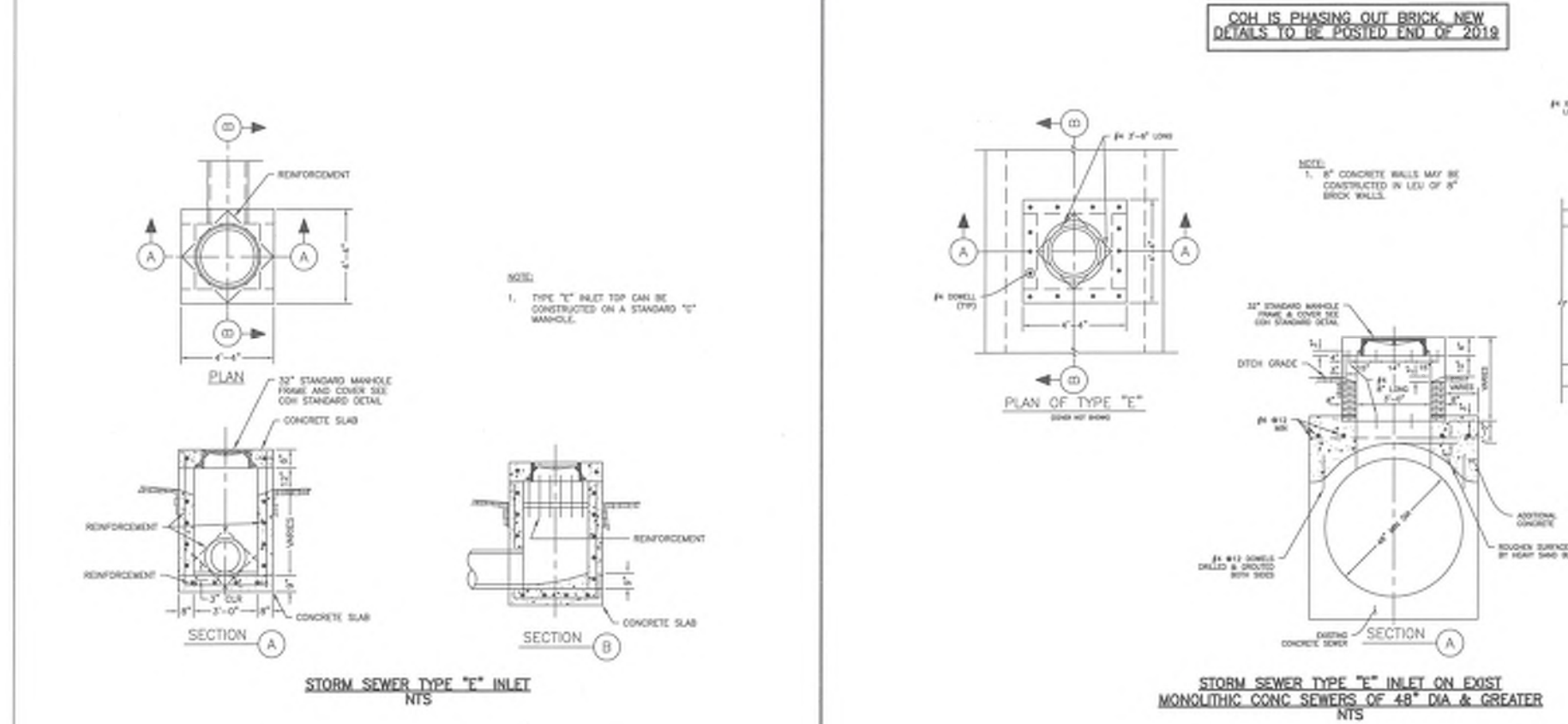
SANITARY SEWER DETAILS

SHEET 22 OF 29



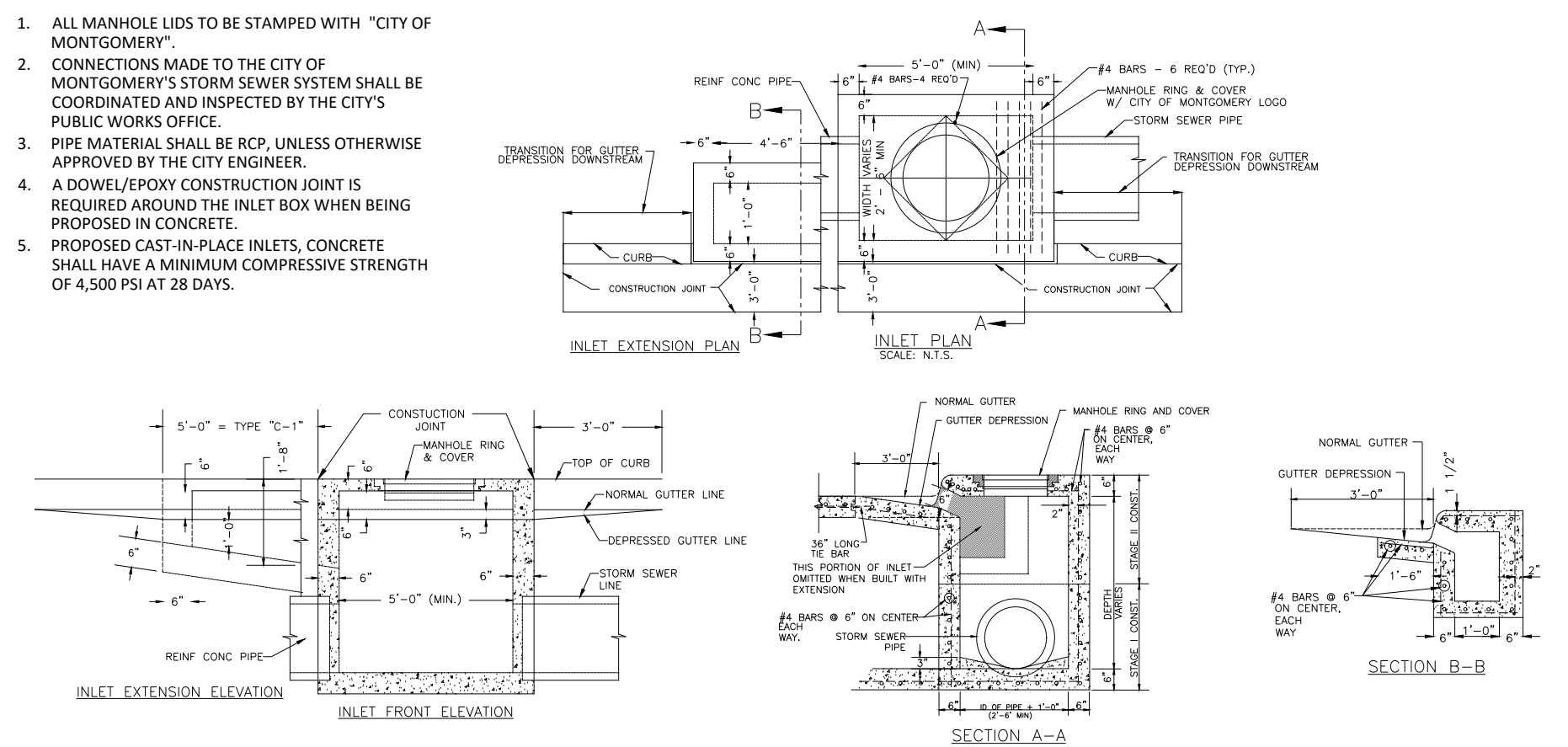
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02632-10



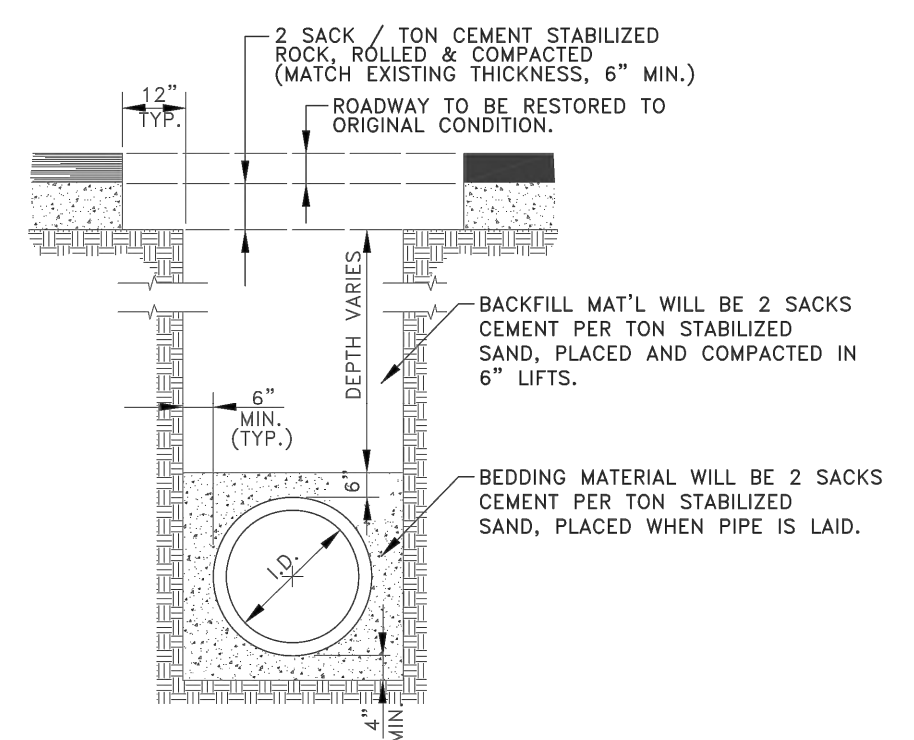
CITY OF HOUSTON
 STORM SEWER
 02632-09
 AND 02632-10

- NOTES:**
1. ALL MANHOLE LIDS TO BE STAMPED WITH "CITY OF MONTGOMERY".
 2. CONNECTIONS MADE TO THE CITY OF MONTGOMERY'S STORM SEWER SYSTEM SHALL BE COORDINATED AND INSPECTED BY THE CITY'S PUBLIC WORKS OFFICE.
 3. PIPE MATERIAL SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 4. A DOWEL/EPOXY CONSTRUCTION JOINT IS REQUIRED AROUND THE INLET BOX WHEN BEING PROPOSED IN CONCRETE.
 5. PROPOSED CAST-IN-PLACE INLETS, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.



CITY OF MONTGOMERY
 TYPE - C-1
 STORM SEWER INLET

DRAINAGE
 D-1

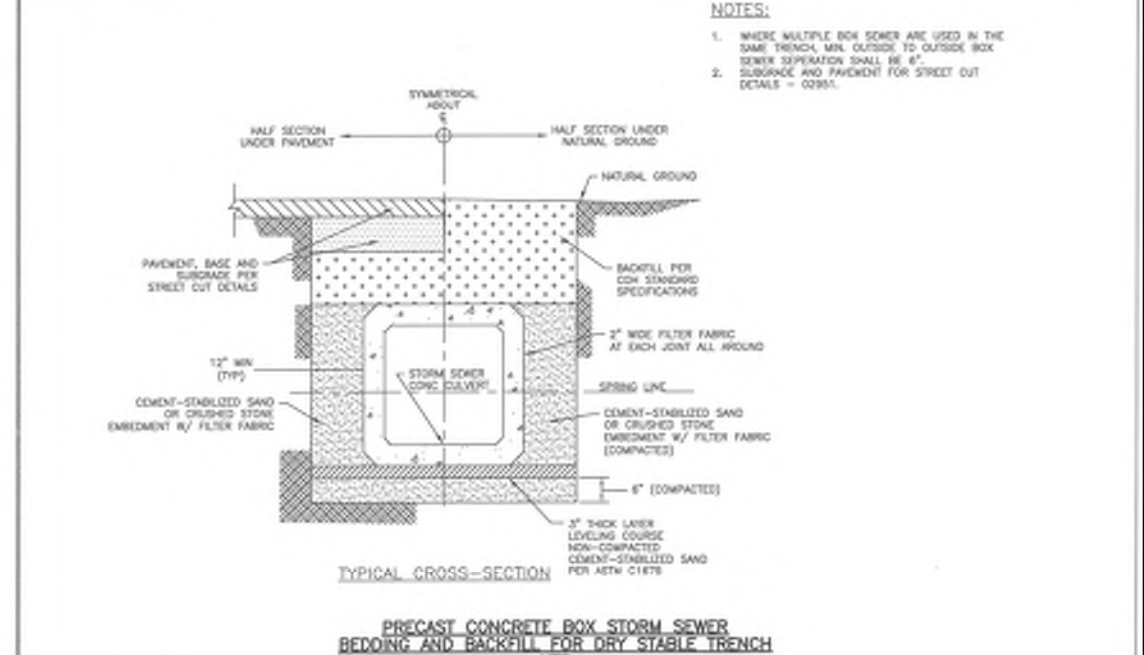
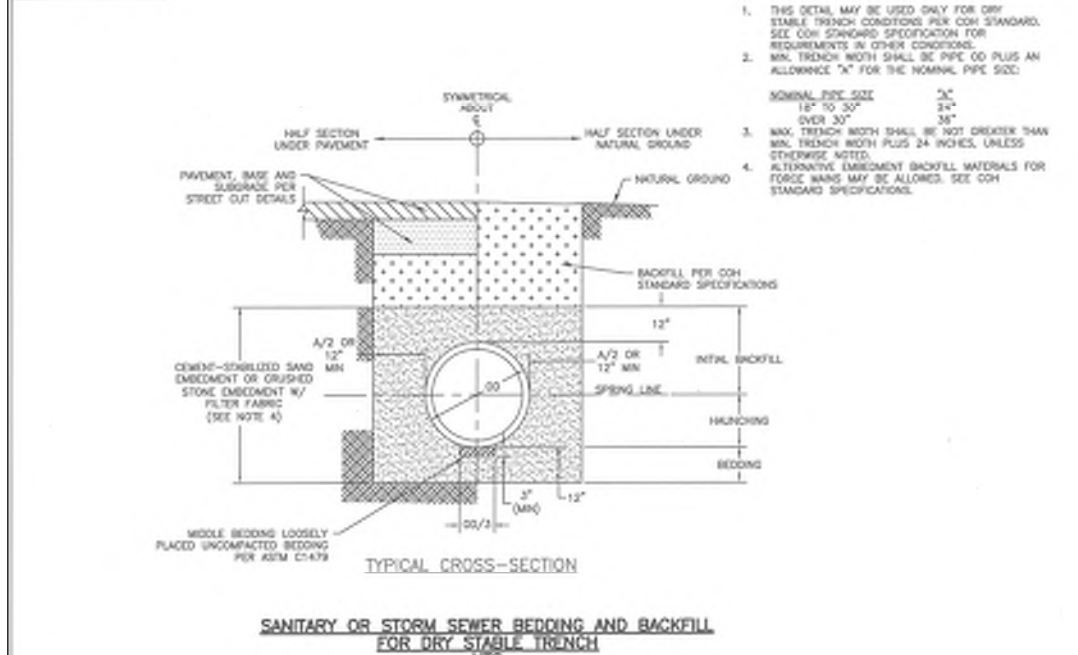


NOTE: BACKFILL AND BEDDING MUST MEET ALL MINIMUM ASPECTS OF ASTM D-2321

CITY OF MONTGOMERY
 TYPICAL ROADWAY TRENCH
 BEDDING AND BACKFILL DETAIL

02317-03

02317-05



CITY OF HOUSTON
 STORM SEWER
 02317-03 THROUGH 07

02317-06

02317-07

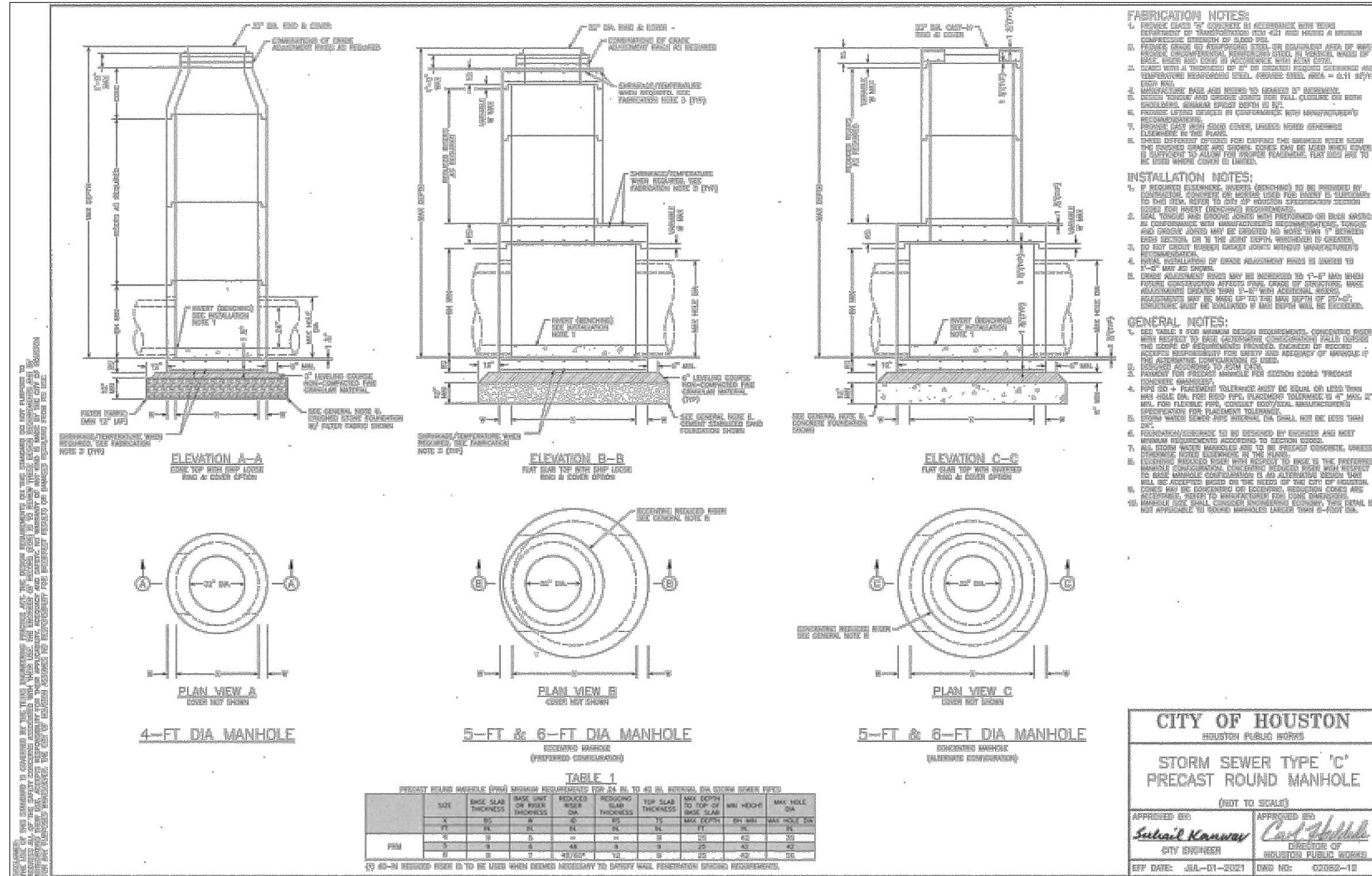
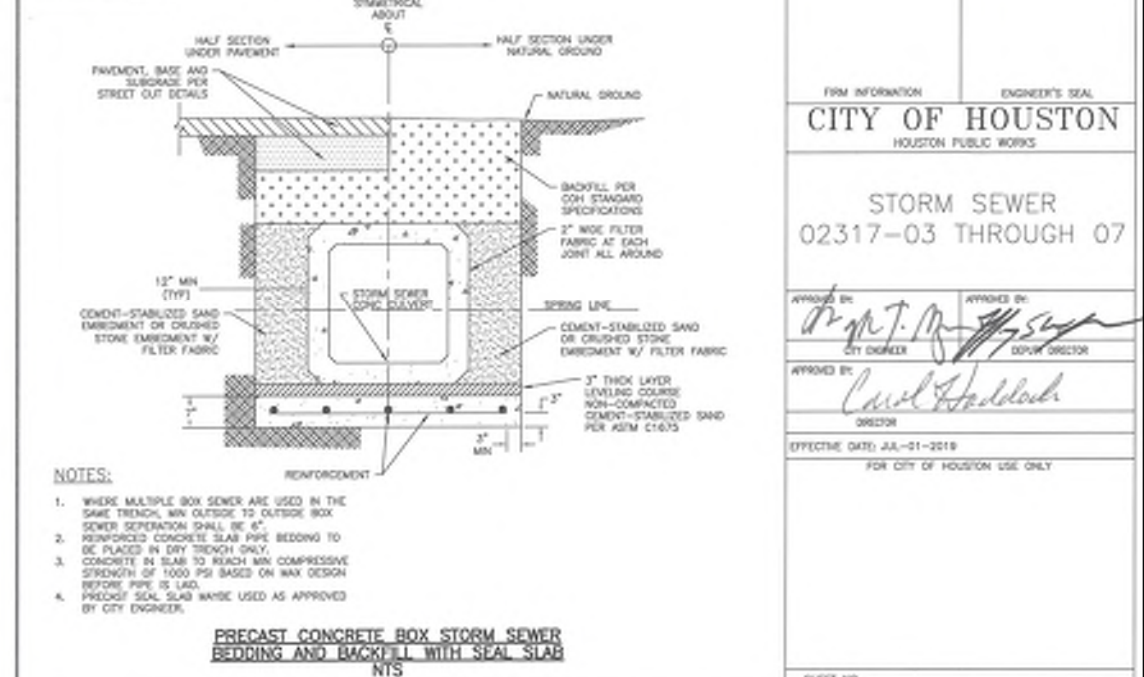
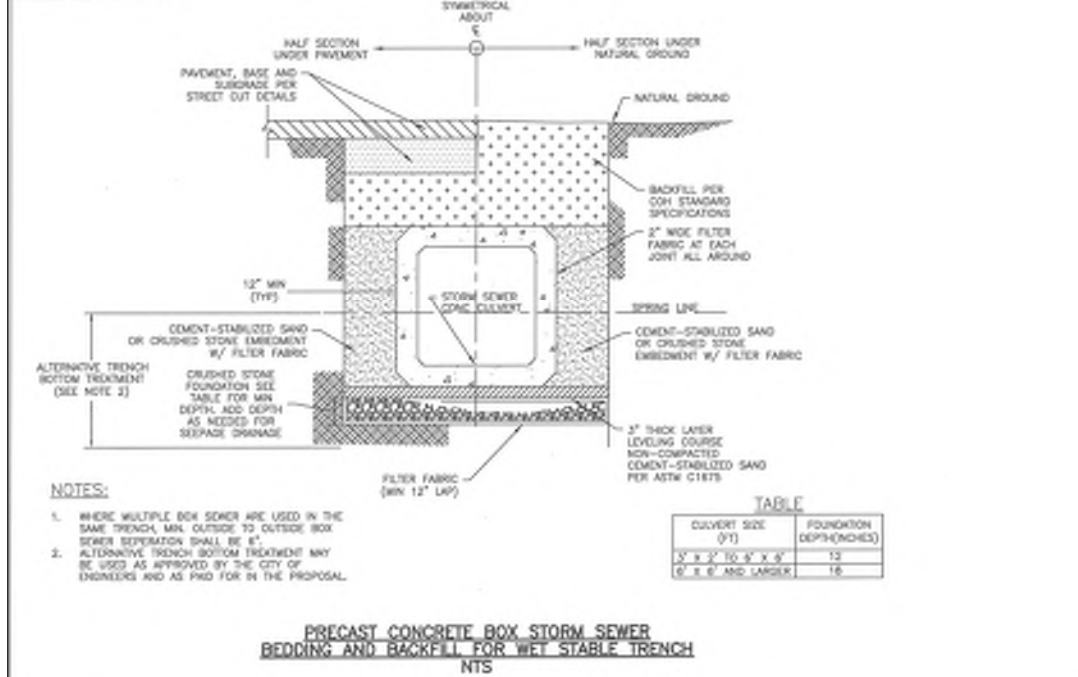


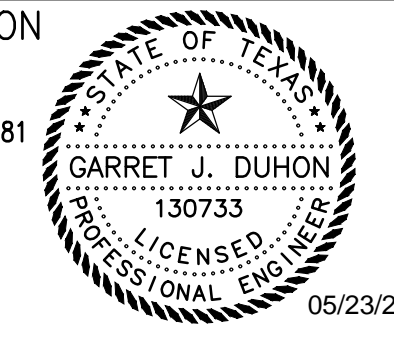
TABLE 1
 PRECAST ROUND MANHOLE (RPM) MANHOLE ELEVATIONS FOR 24 TO 48 IN. MANHOLE DIA. STORM SEWER SIZES

MANHOLE DIA.	MANHOLE DIA. (IN.)	MANHOLE DIA. (FT.)	MANHOLE DIA. (M.)	MANHOLE DIA. (MM.)	MANHOLE DIA. (CM.)	MANHOLE DIA. (IN.)	MANHOLE DIA. (FT.)	MANHOLE DIA. (M.)	MANHOLE DIA. (MM.)	MANHOLE DIA. (CM.)
24	24	2	610	610	24	24	2	610	610	24
30	30	2.5	762	762	30	30	2.5	762	762	30
36	36	3	914	914	36	36	3	914	914	36
42	42	3.5	1066	1066	42	42	3.5	1066	1066	42
48	48	4	1218	1218	48	48	4	1218	1218	48

CITY OF HOUSTON
 STORM SEWER TYPE 'C'
 PRECAST ROUND MANHOLE

DATE	REVISION	APP.

GARRET J. DUHON
 9709 LAKESIDE BLVD.
 SUITE 200
 THE WOODLANDS, TX 77381
 (832) 823-2200



CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

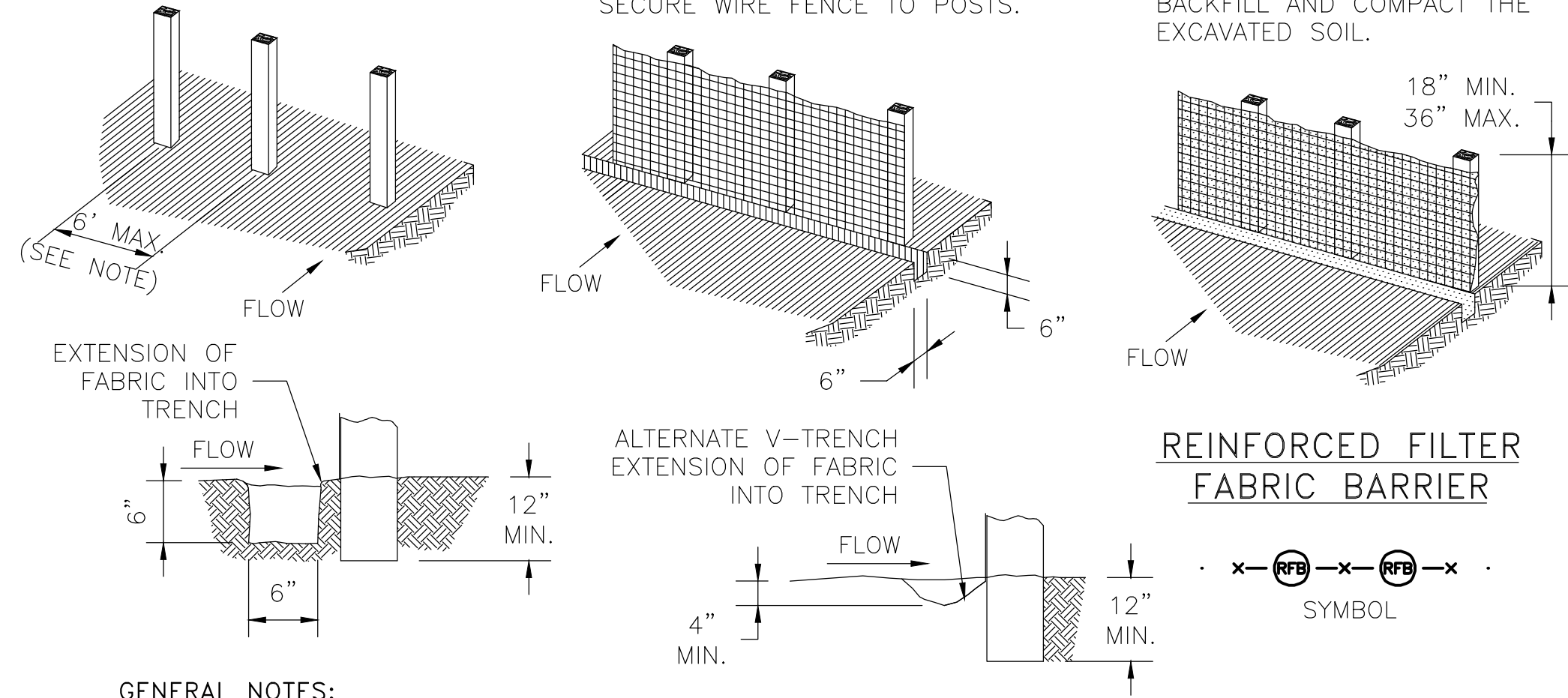
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

STORM SEWER
 DETAILS

SHEET 23 OF 29

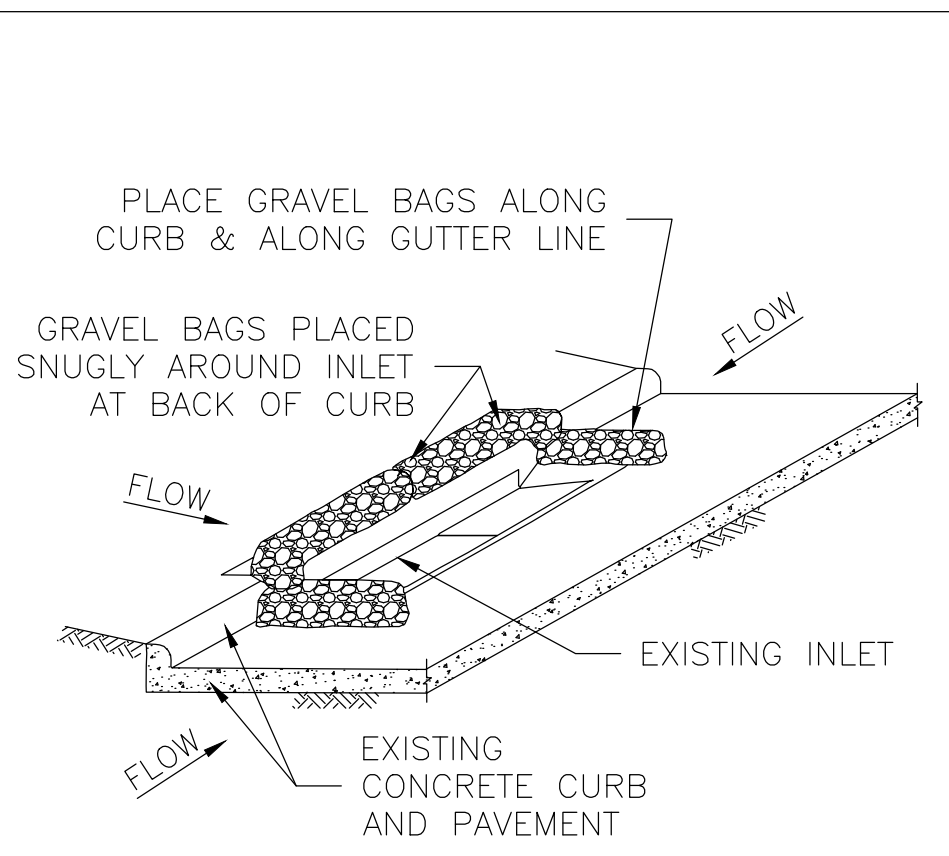
ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005-00

1. SET POSTS AT REQUIRED SPACING
2. EXCAVATE A 6"x6" TRENCH UPSLOPE ALONG THE LINE OF POSTS AND SECURE WIRE FENCE TO POSTS.
3. ATTACH FILTER FABRIC TO POSTS AND EXTEND IT INTO THE TRENCH. BACKFILL AND COMPACT THE EXCAVATED SOIL.



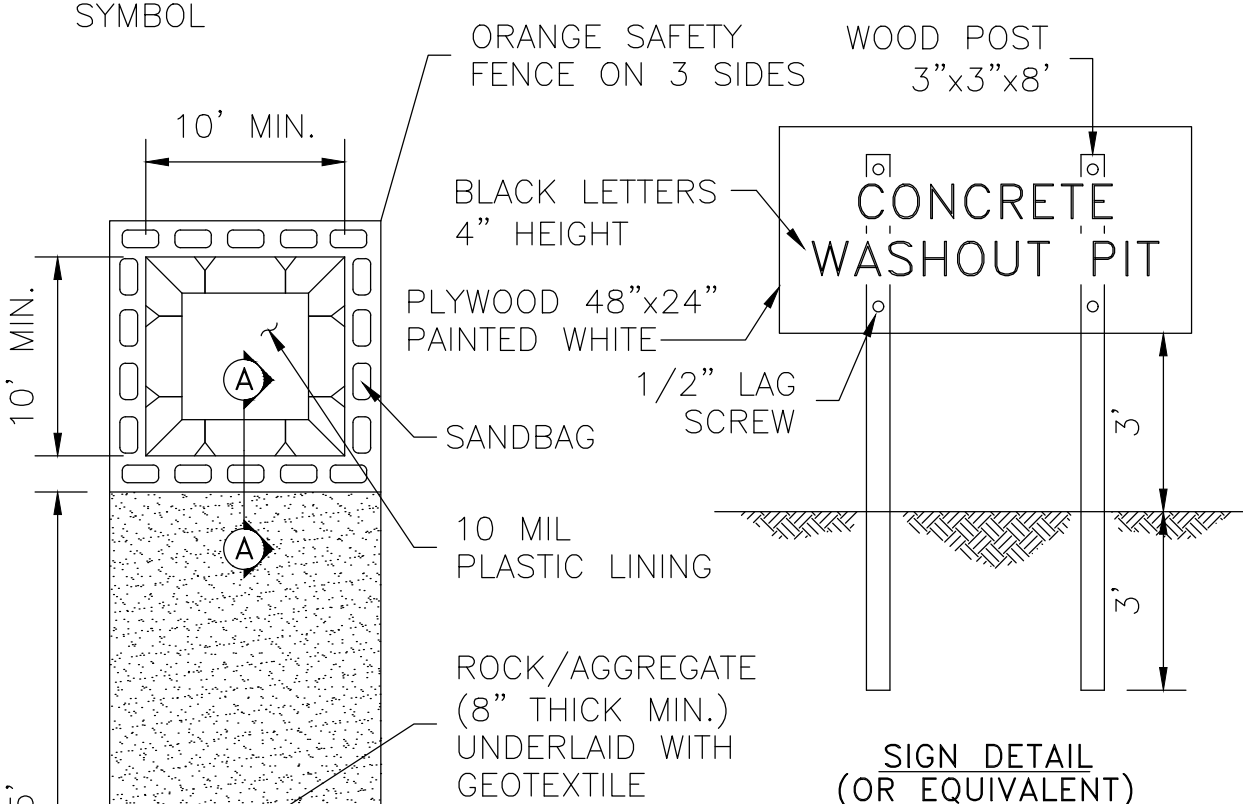
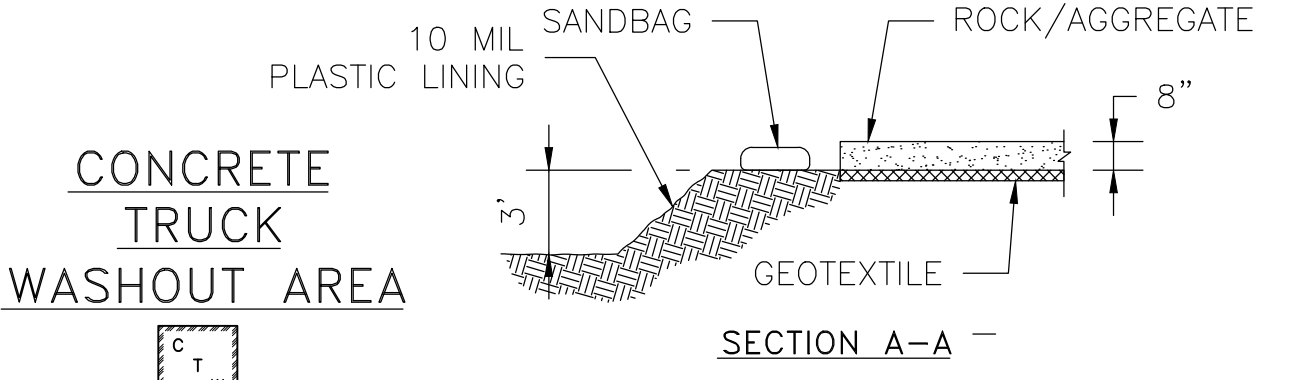
GENERAL NOTES:

1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.



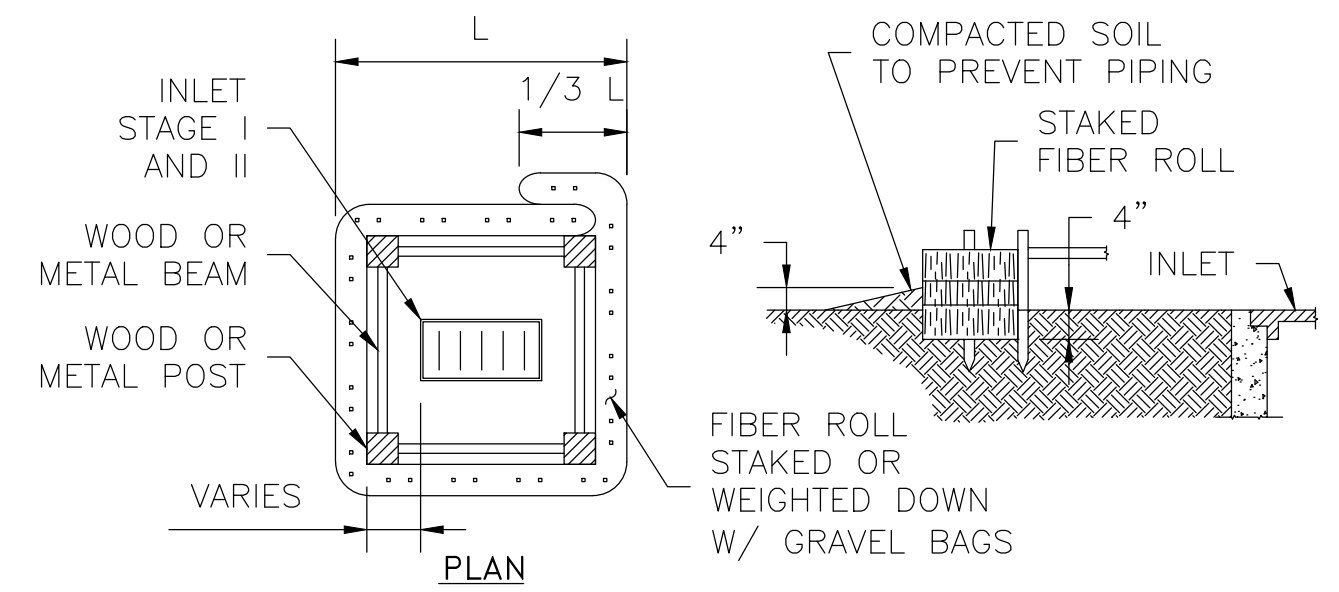
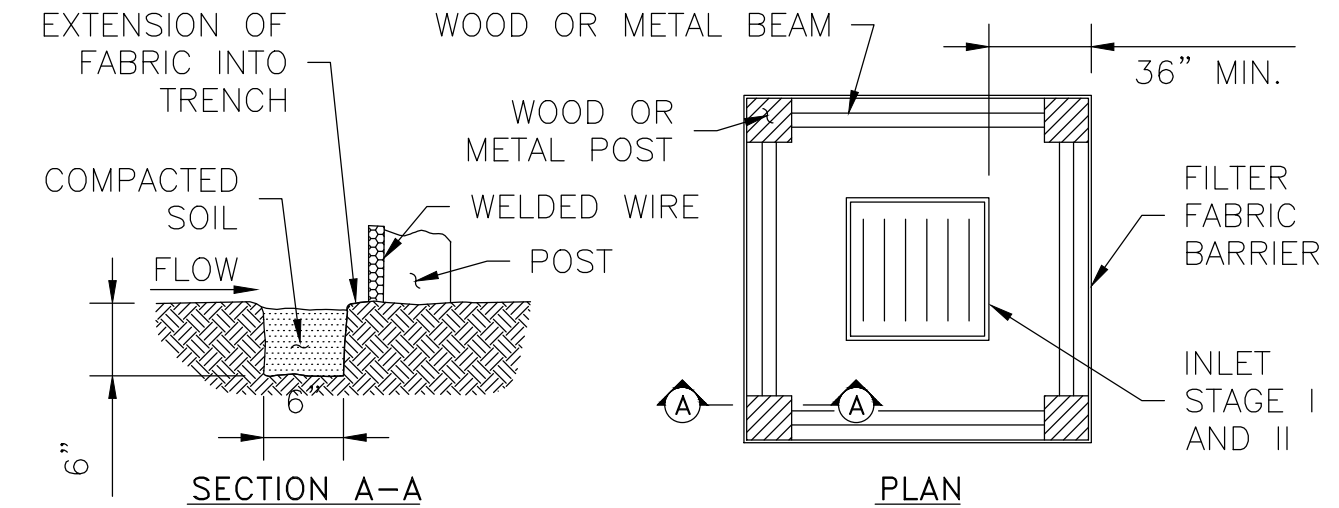
GENERAL NOTES:

1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.
2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.



CONCRETE TRUCK WASHOUT AREA NOTES:

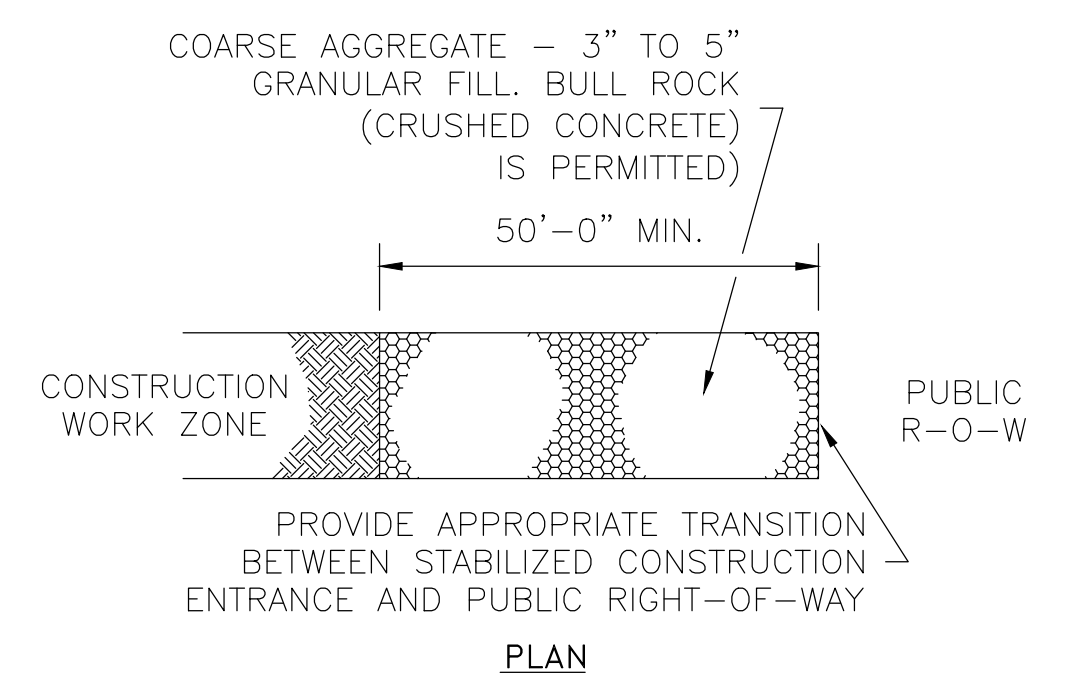
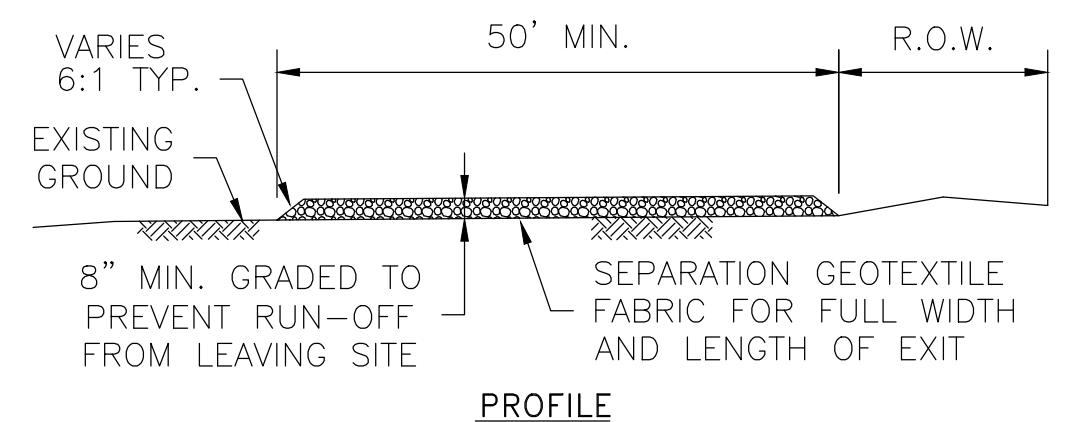
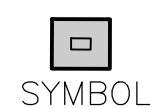
1. POST A SIGN READING "CONCRETE WASHOUT PIT" NEXT TO THE PIT.
2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE ELSE.
3. UPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASHOUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SWALE, DITCH, OR WATERWAY.
5. CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.



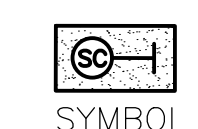
GENERAL NOTES:

1. FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER.

INLET PROTECTION BARRIERS FOR STAGE I INLETS



STABILIZED CONSTRUCTION ACCESS



ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200

GENERAL NOTES:

1. MINIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE.
2. CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS.
3. UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
4. WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR LENGTHEN STABILIZED AREA TO OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING
5. PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL
6. PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN
7. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20'

DATE	REVISION	APP.

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Garret J. Duhon
LICENSED PROFESSIONAL ENGINEER
130733
05/23/2023

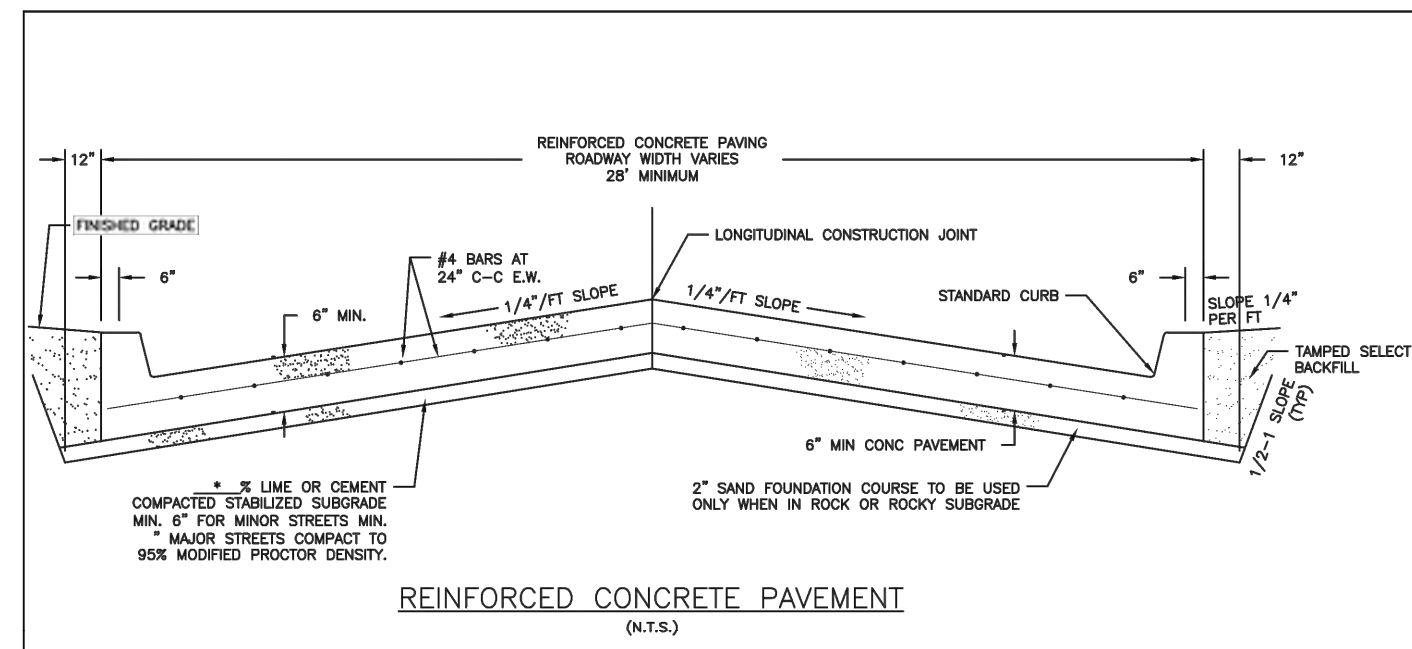
STATE OF TEXAS
TBPE NO. F-22671

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

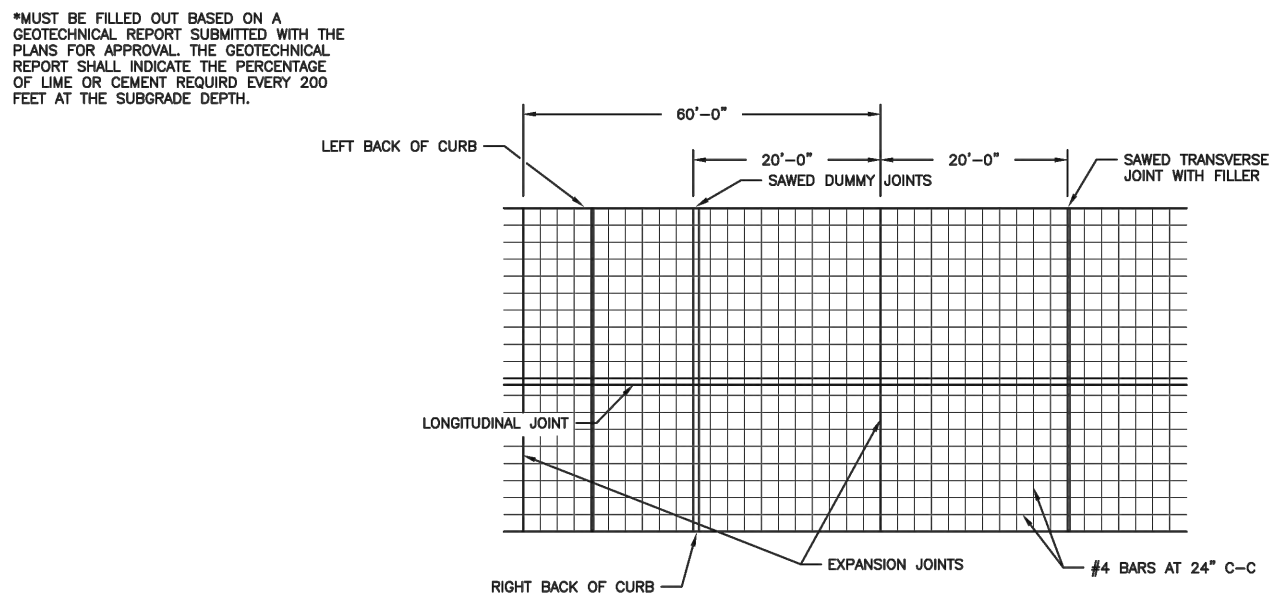
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

DATE

STORM WATER POLLUTION PREVENTION PLAN DETAILS



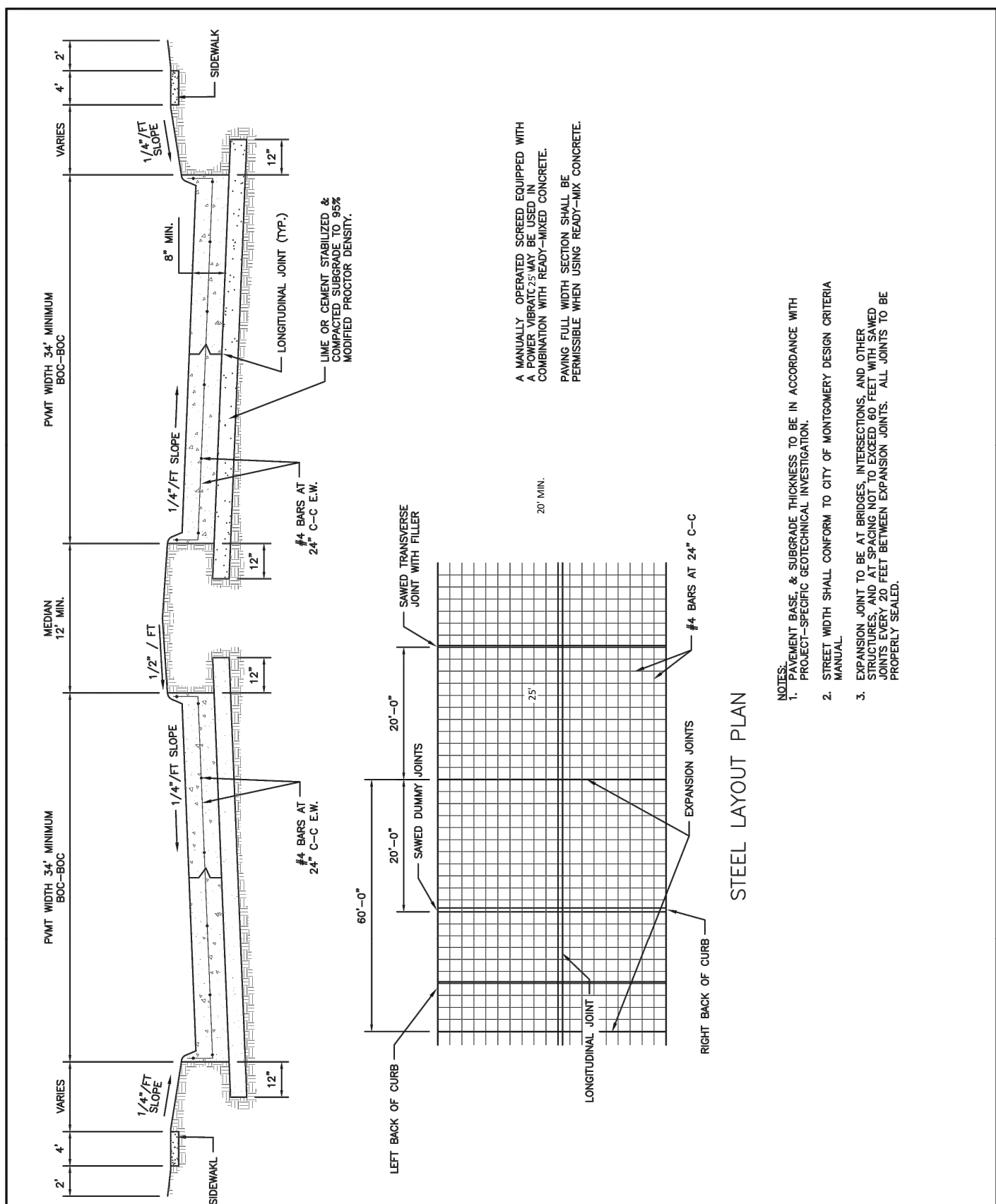
REINFORCED CONCRETE PAVING (N.T.S.)



NOTE:
 FOR PLASTICITY > 20 - USE LIME STAB.
 FOR PLASTICITY < 10 - USE CEM. STAB.
 FOR SILTY CLAYS - USE LIME - FLY ASH
 FOR P.I. BETWEEN 10 AND 20, THE LAB CERTIFICATION IS REQUIRED IF NO STABILIZATION IS USED.

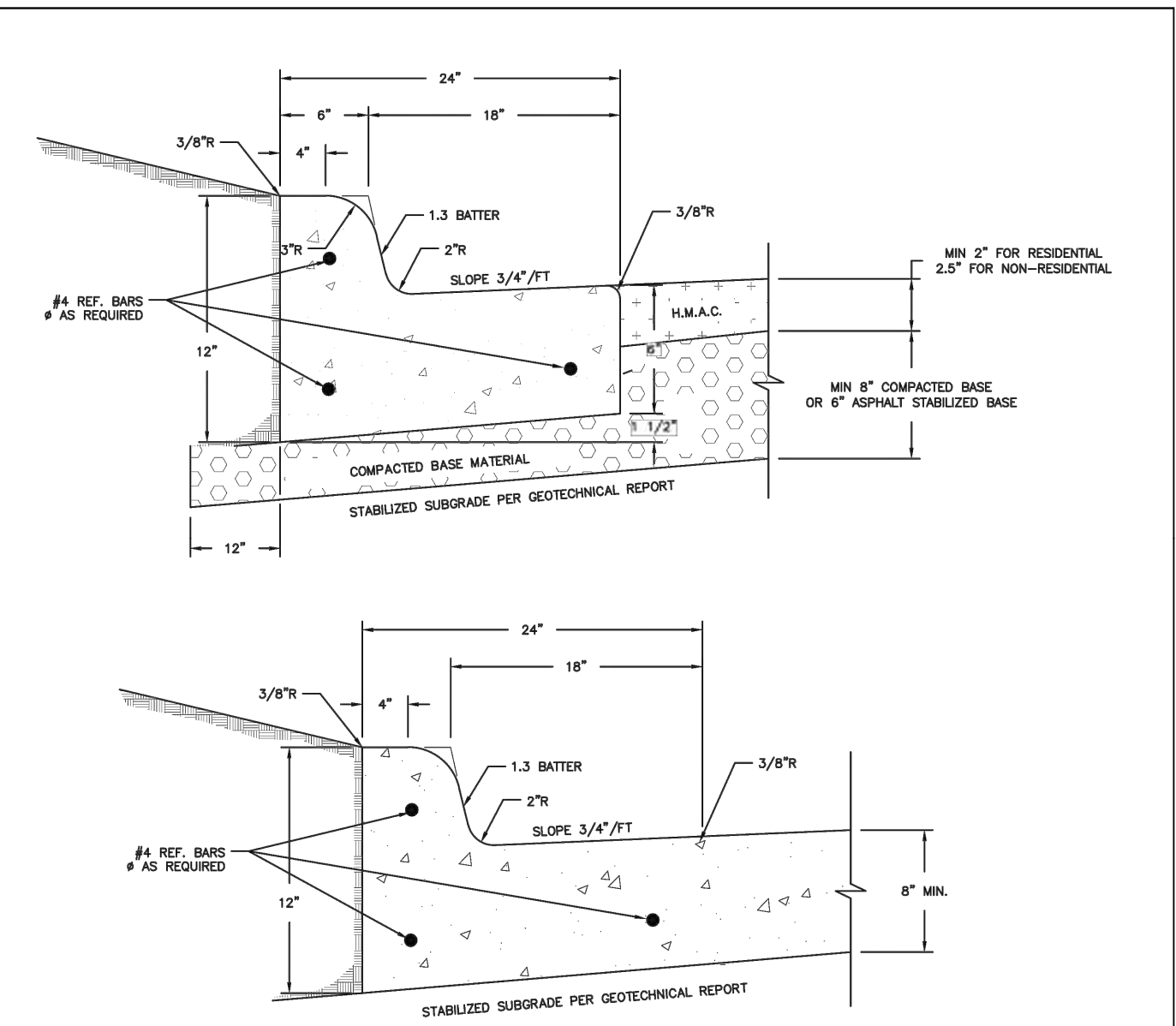
CONSTRUCT SAWED JOINTS AT 20' CENTERS. EXPANSION JOINTS TO BE AT INTERSECTIONS, BRIDGES AND OTHER STRUCTURE AND AT SPACINGS NOT TO EXCEED 60'. ALL JOINTS TO BE PROPERLY SEALED. A MANUALLY OPERATED SCREED EQUIPPED WITH A POWER VIBRATOR MAY BE USED. HAND FINISH SHALL BE USED WHEN NECESSARY.

REVISIONS 10-2013 REVISED NOTES	CITY OF MONTGOMERY TYPICAL NON-RESIDENTIAL CONCRETE PAVING WITH STANDARD CURB	PAVING P-3
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STEEL LAYOUT PLAN

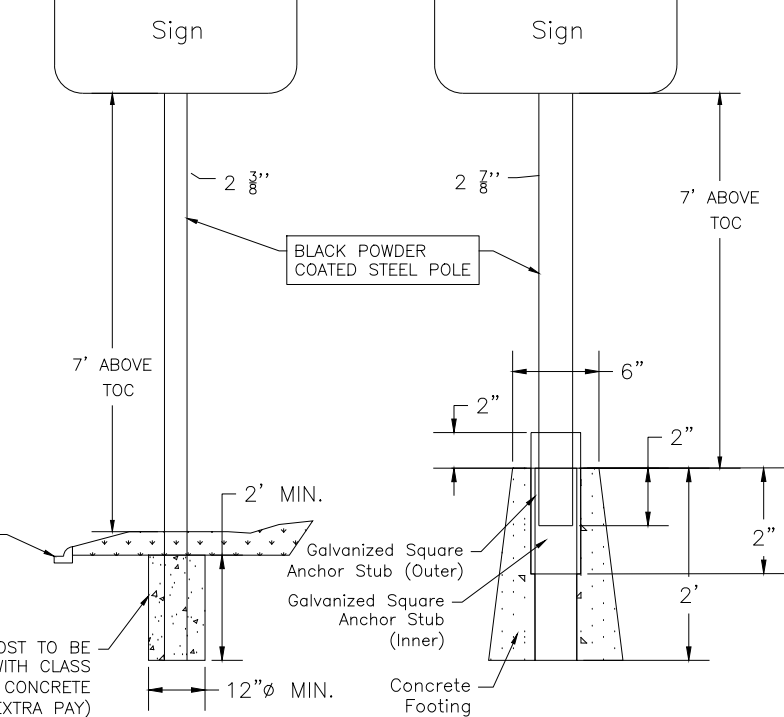
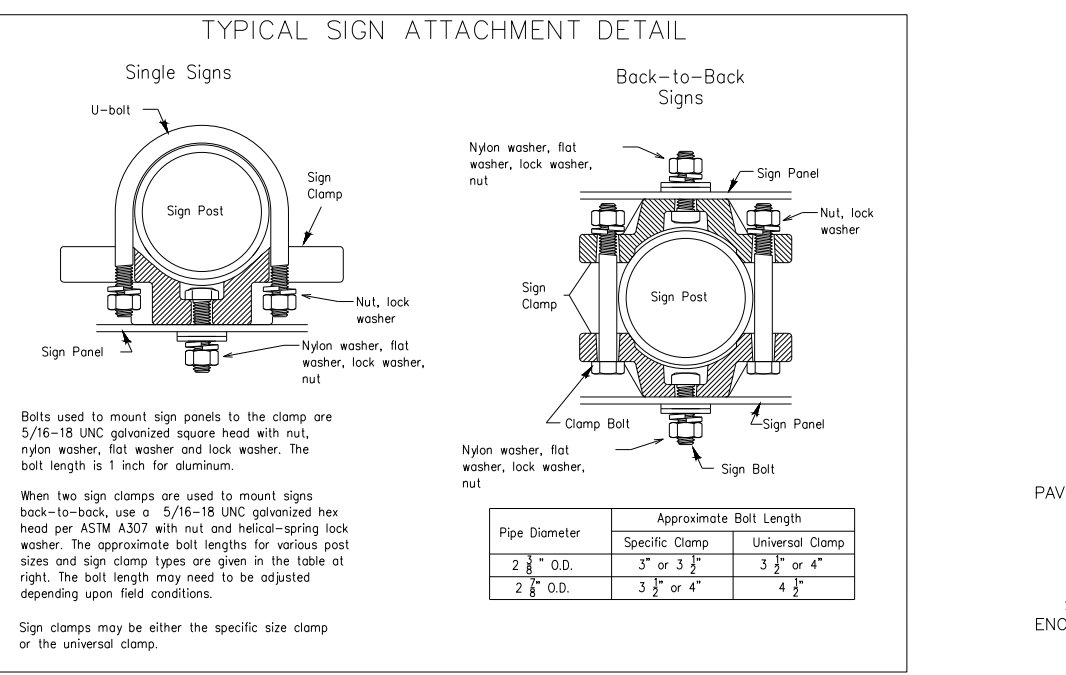
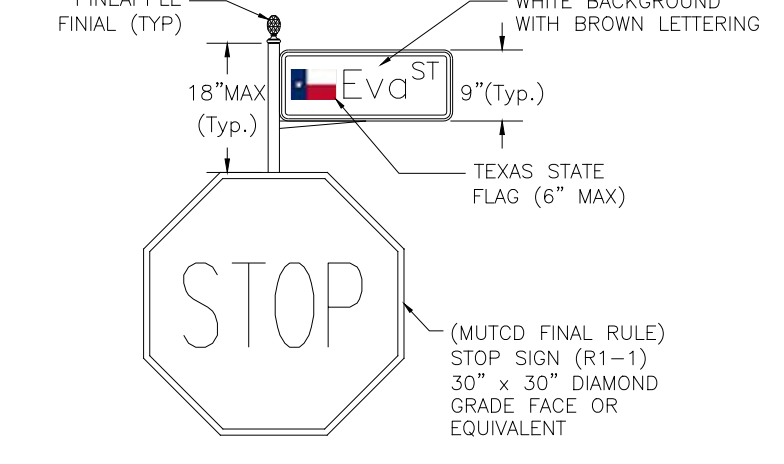
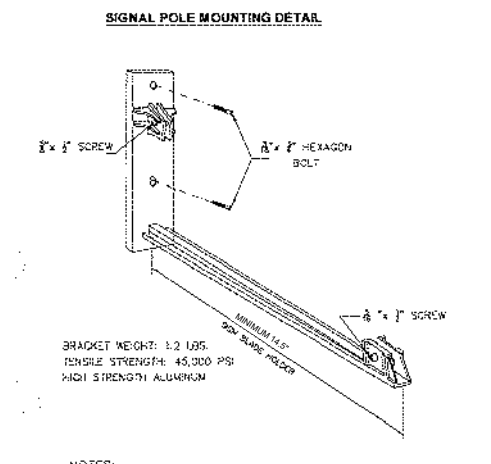
REVISIONS 10-2013 REVISED NOTES	CITY OF MONTGOMERY DIVIDED ROADWAY CROSS SECTION	PAVING P-1
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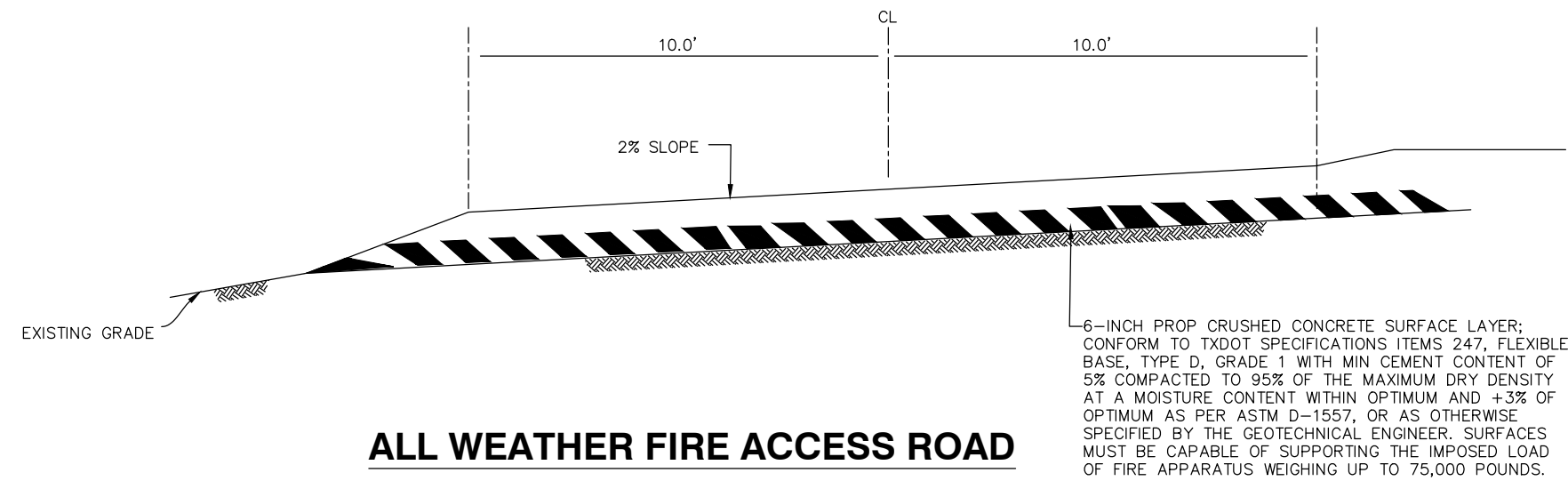
NOTES:
 1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
 2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE INSPECTOR, CURB AND GUTTER SHALL BE REPLACED.
 3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 7 DAYS.
 4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI). CURB POURED WITH PAVEMENT SHALL MATCH PAVEMENT.
 5. REINFORCING STEEL AS SHOWN.
 6. EXPANSION JOINTS AT A MAXIMUM LENGTH OF 60 FEET.
 7. SAWED CONTRACTION JOINTS EVERY 20 FEET BETWEEN EXPANSION JOINTS.
 8. ALL JOINTS ARE TO BE PROPERLY SEALED.

REVISIONS 10-2013 REVISED NOTES	CITY OF MONTGOMERY STANDARD CURB & GUTTER	PAVING P-4
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- NOTES:
- THIS DETAIL WILL APPLY TO ALL PROPOSED STREET SIGNS.
 - ALL STOP SIGNS TO BE SIZED AND PLACED AS SHOWN ON PLANS.
 - STREET SIGN NAMES TO BE INSTALLED AT INTERSECTION OF ALL STREETS.
 - STREET SIGN BRACKET TO BE 14.5" LONG MINIMUM.
 - SIGN BLADE HEIGHT TO BE 9" WITH 6" CAPITAL LETTERS AND 5" LOWERCASE LETTERING.
 - STREET SIGN POSTS AT NON-MAJOR STREETS TO BE 2 3/8" O.D. SET IN CONCRETE.
 - STREET SIGN POSTS AT MAJOR STREET INTERSECTIONS TO BE 2 3/8" O.D. WITH A BREAKAWAY BASE.



CITY OF MONTGOMERY STANDARD STREET SIGN	PAVING P-6
--	---------------



ALL WEATHER FIRE ACCESS ROAD

ELEVATION
 land solutions
 TBPE REGISTRATION NUMBER F-22671
 9709 LAKESIDE BLVD, SUITE 200
 THE WOODLANDS, TX 77381 832-823-2200

DATE	REVISION	APP.

GARRET J. DUHON
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 SUITE 200
 THE WOODLANDS, TX 77381
 (832) 823-2200

Garret J. Duhon

STATE OF TEXAS
 GARRET J. DUHON
 130733
 LICENSED PROFESSIONAL ENGINEER

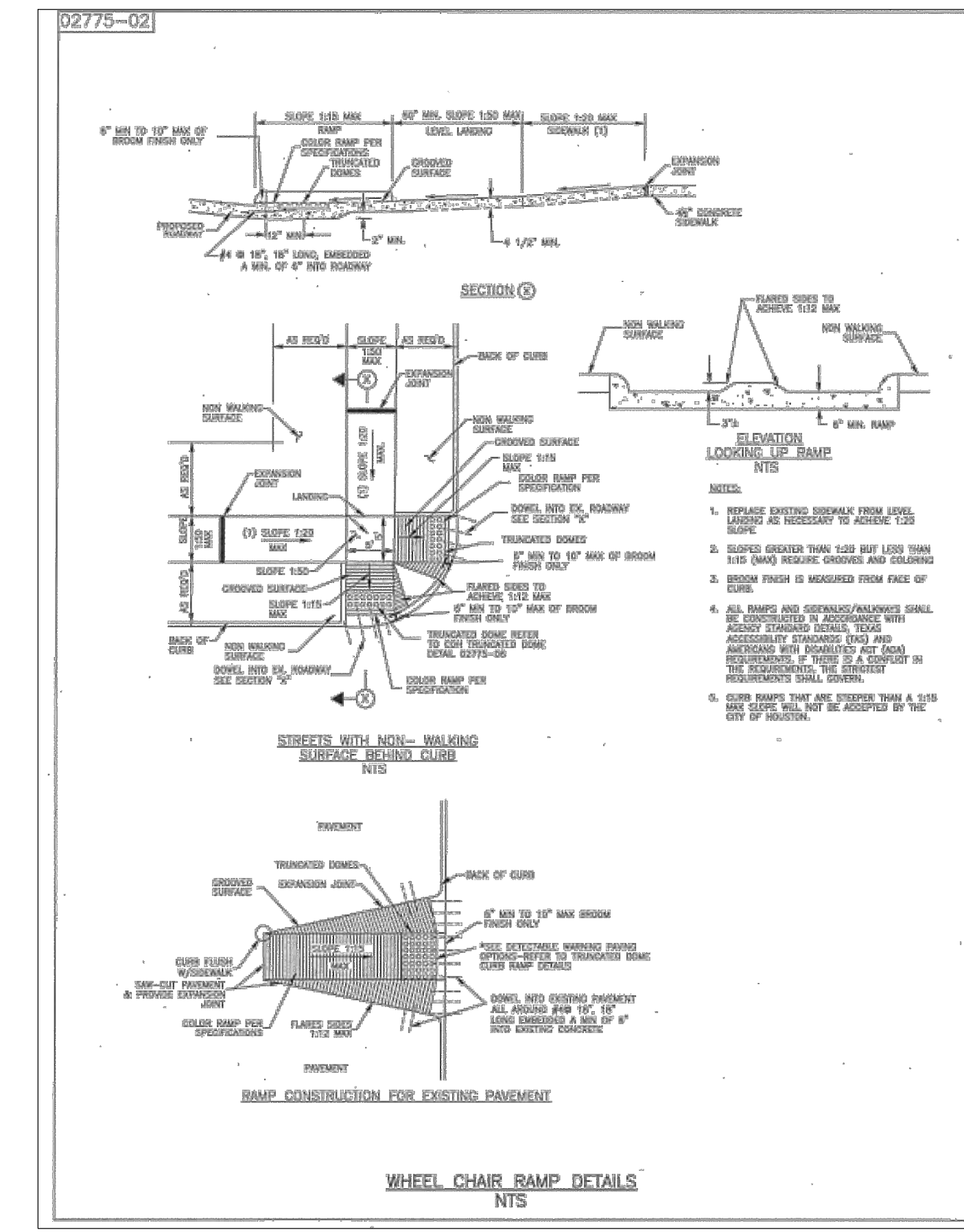
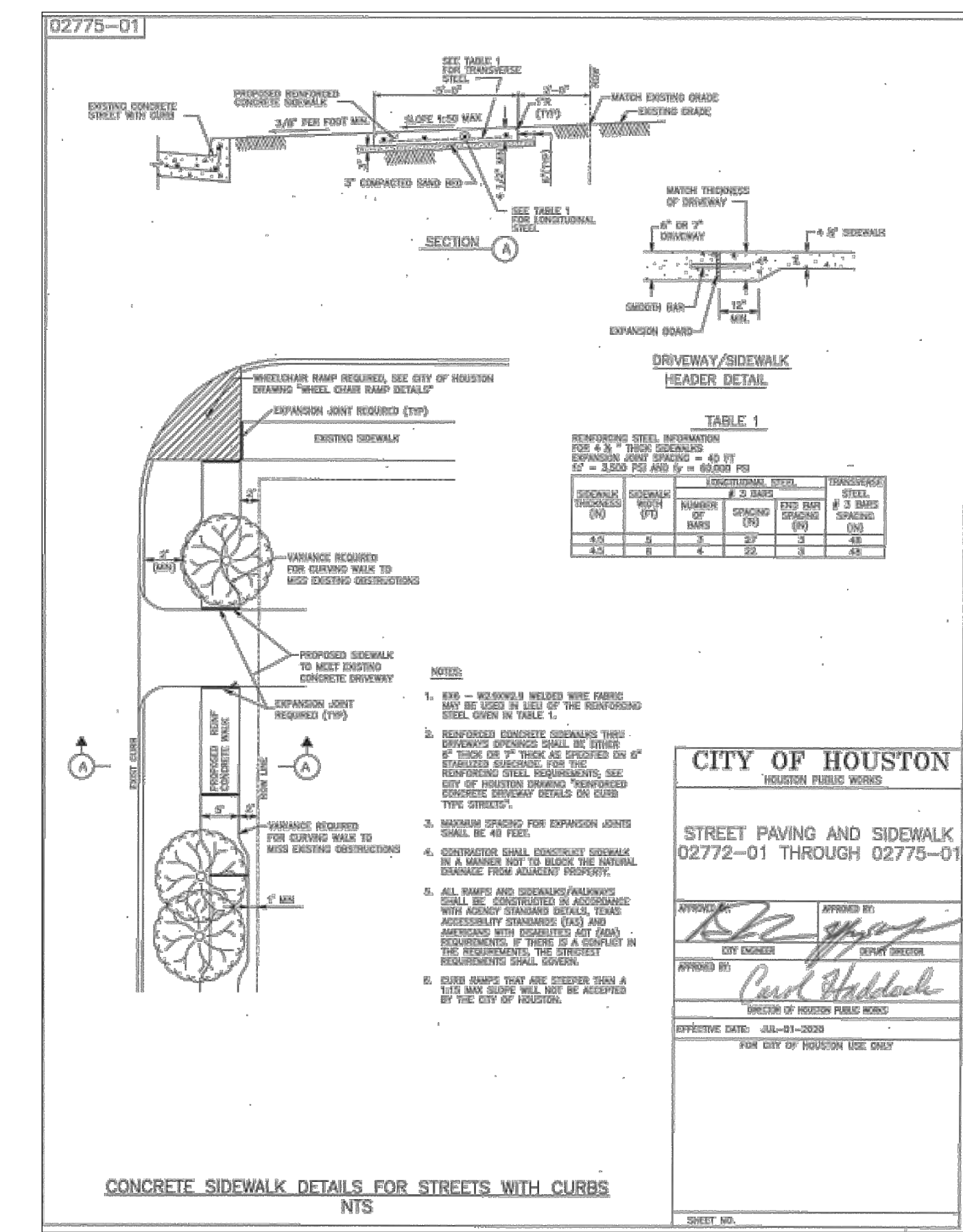
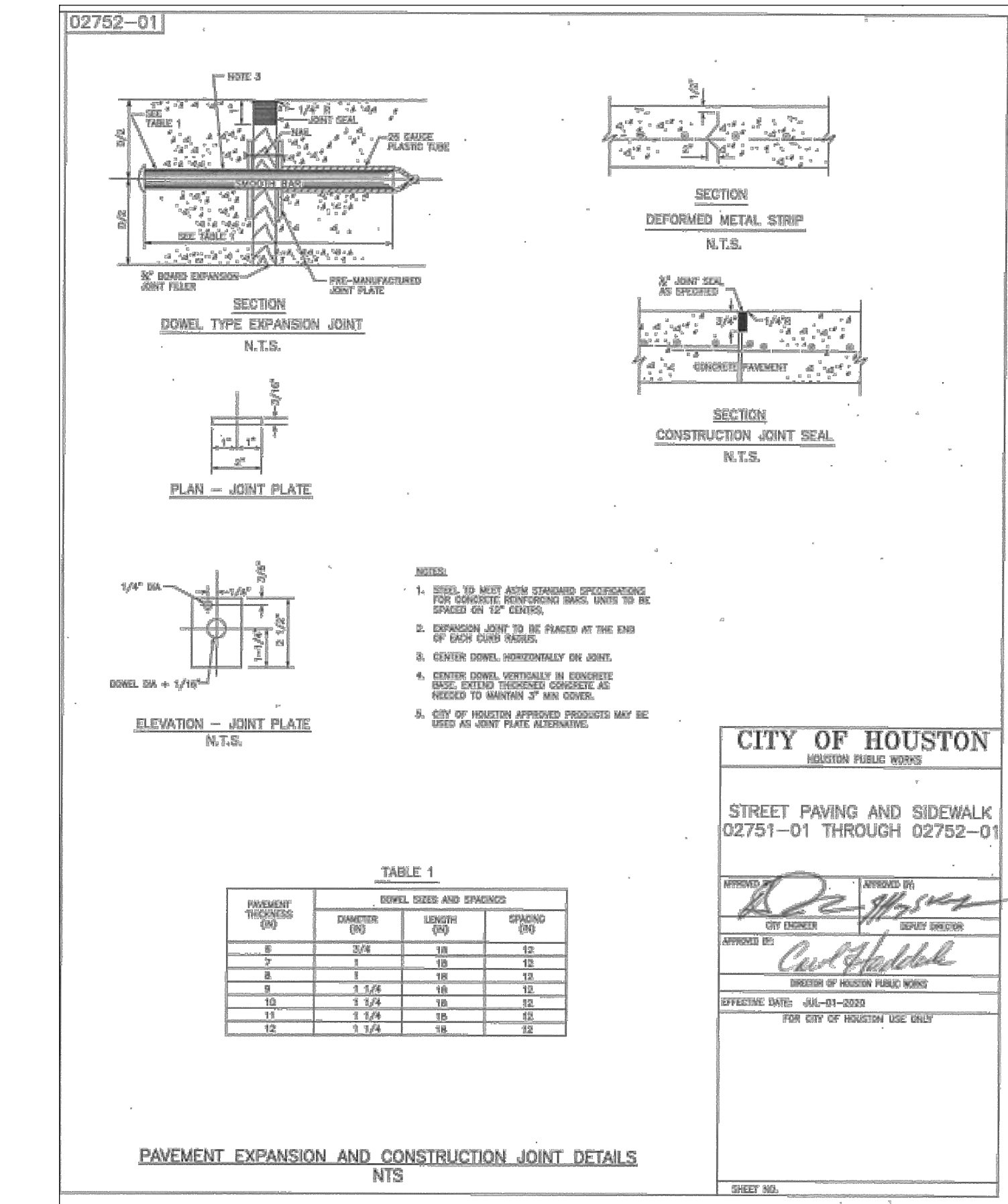
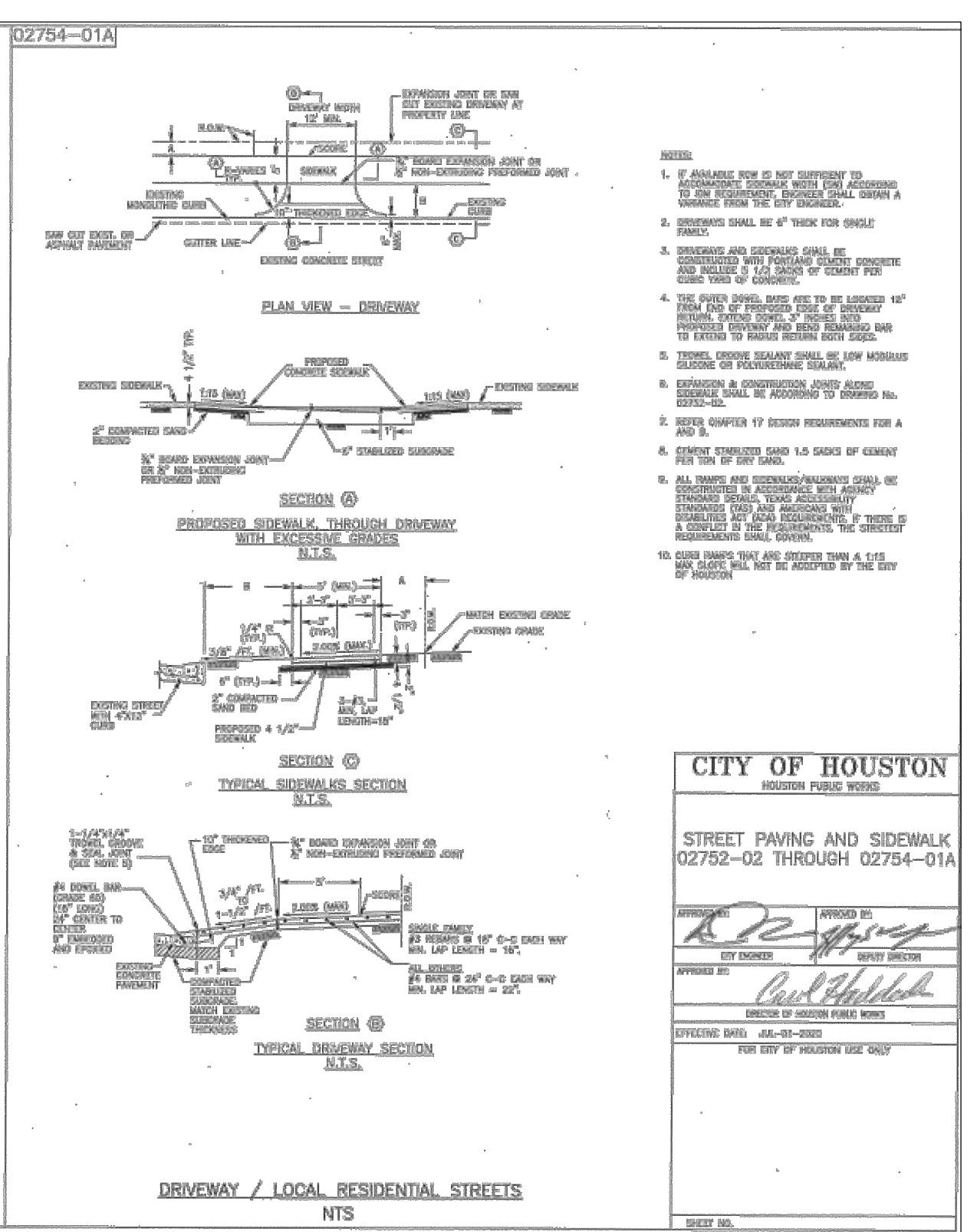
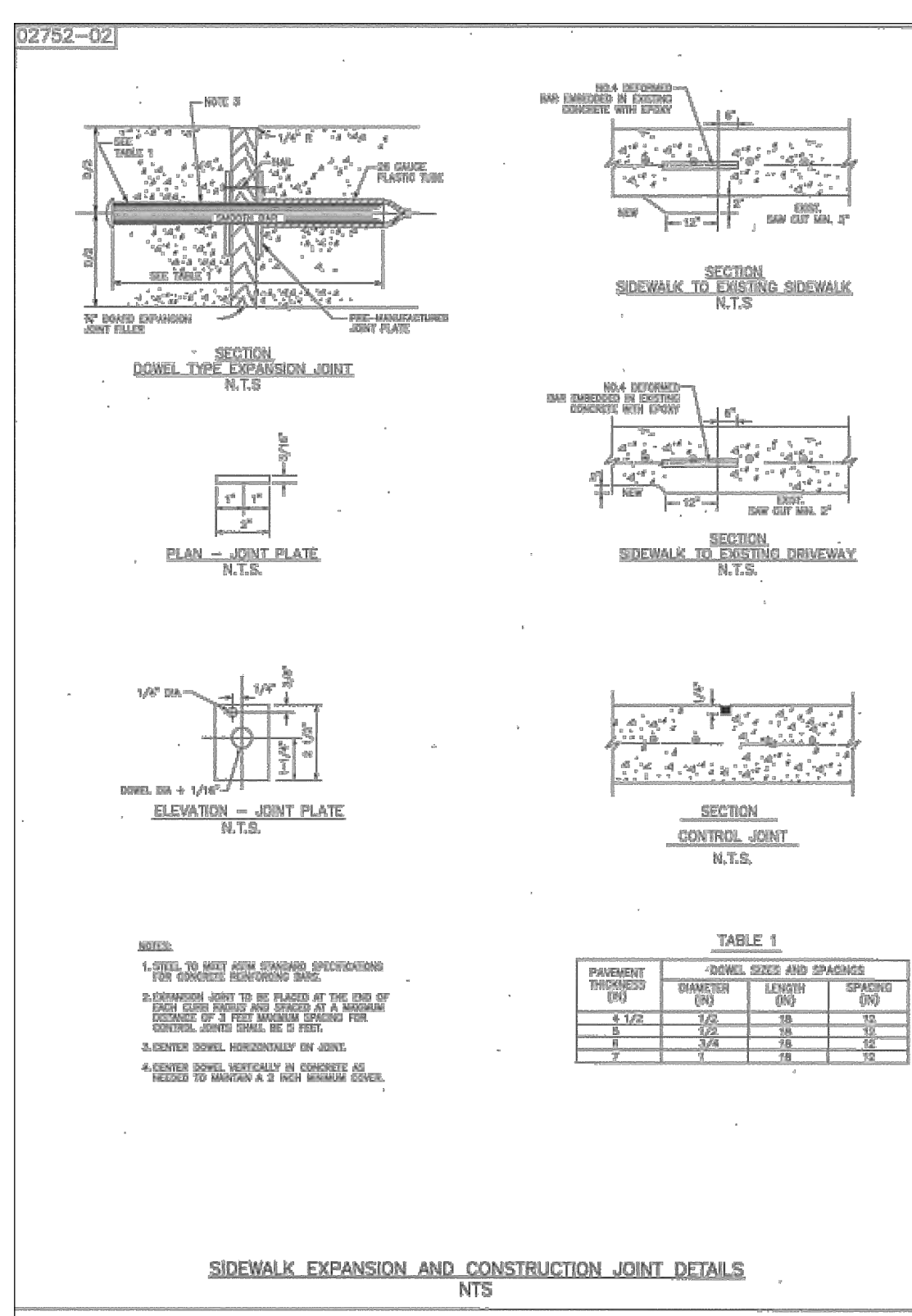
DATE: 05/23/2023
 TBPE NO. F-22671

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

PAVING DETAILS
 (1 OF 2)

SHEET 25 OF 29



DATE	REVISION	APP.

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05/23/2023

STATE OF TEXAS
LICENSED PROFESSIONAL ENGINEER

BPPE NO. F-22671

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

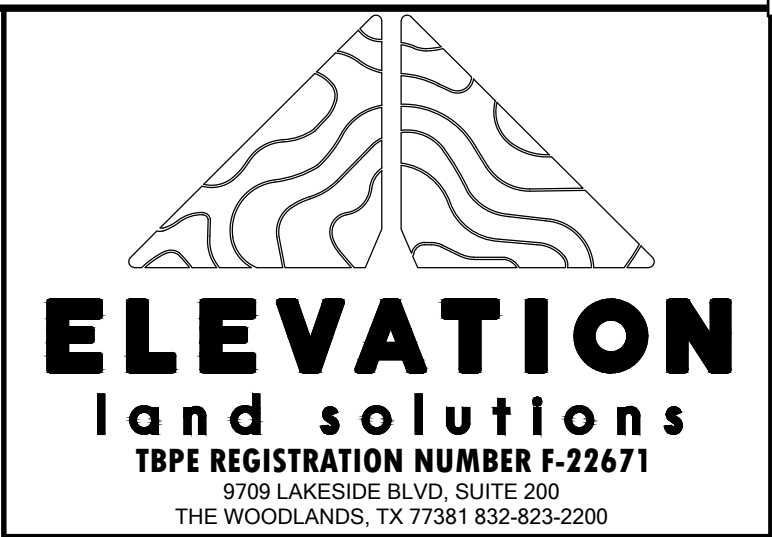
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

PAVING DETAILS
(2 OF 2)

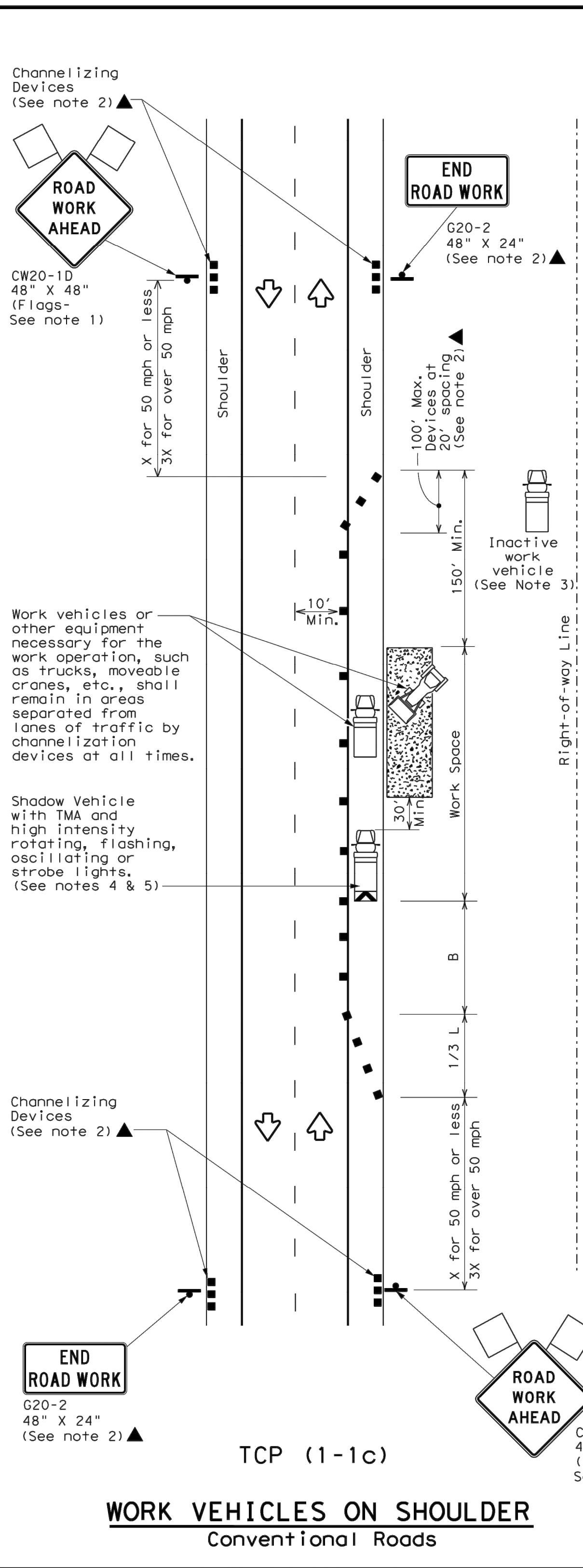
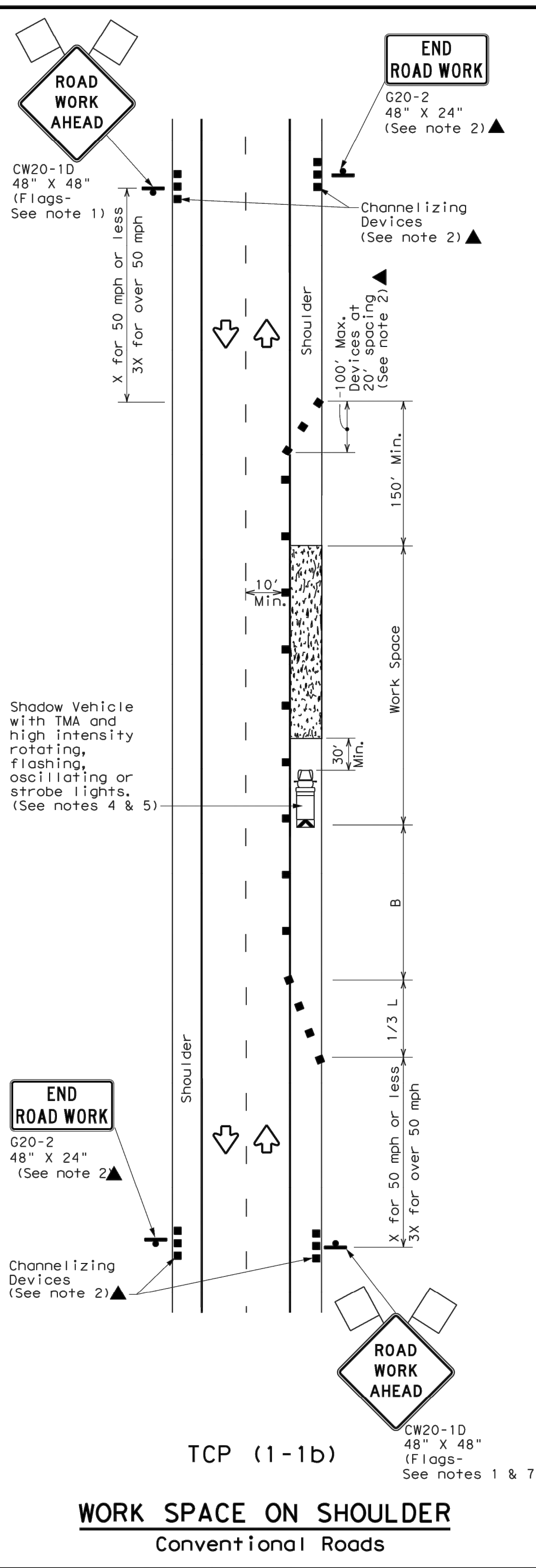
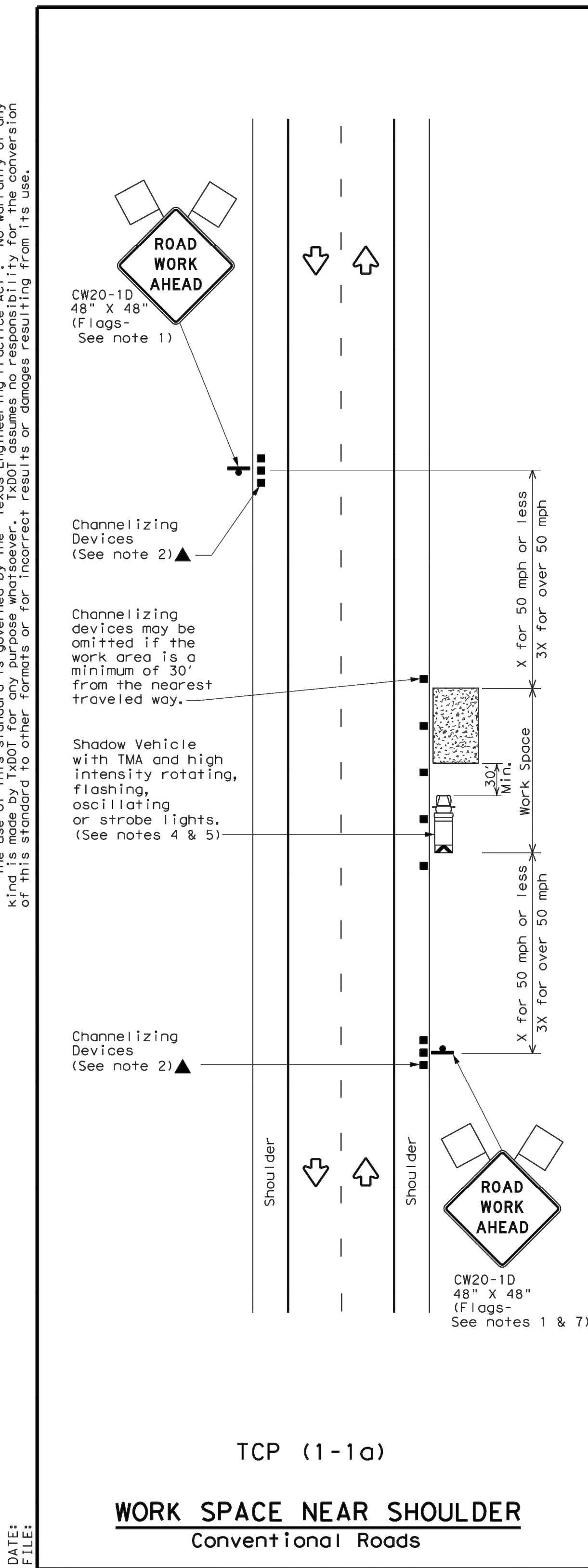
SHEET 26 OF 29

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 1 - PROJECT NO. 610.126.005.00

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LEGEND

	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed * 30 35 40 45 50 55 60 65 70 75	Formula L = WS ² / 60	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent		
30		150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45		450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

- GENERAL NOTES**
- Flags attached to signs where shown are REQUIRED.
 - All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
 - Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
 - A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
 - Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
 - See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
 - CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

Texas Department of Transportation
Traffic Operations Division Standard

TRAFFIC CONTROL PLAN
CONVENTIONAL ROAD
SHOULDER WORK

TCP (1-1) - 18

FILE: tcp1-1-18.dgn
© TxDOT December 1985
REVISIONS: 2-94 4-98, 8-95 2-12, 1-97 2-18

DIST COUNTY SHEET NO.

DATE	REVISION	APP.

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130733
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05/23/2023
TBPE NO. F-22671

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

Montgomery Bend Landscape Concept Plan

March 2023



REQUIREMENTS

309 LOTS WITHIN DEVELOPMENT
2 TREES MINIMUM PER LOT REQUIRED

Per Section 78-167
20% OF GROSS PROPERTY AREA OF RESERVES (RI ZONING)

GROSS PROPERTY AREA OF RESERVES=1.57 Acres
20% OF RESERVE AREA=13,678 square feet

16 PARKING SPACES (1 TREE REQUIRED)

PROPOSED

618 TREES PROVIDED IN LOTS (2 PER LOT)
104 TREES WITHIN DEVELOPMENT

15 QUALIFYING TREES (3" OR ABOVE) EQUAL TO 18,000 square feet canopy equivalent

2 QUALIFYING PARKING LOT TREES (3" OR ABOVE)
722 PROVIDED TREES

NOTE: MIN. TREE SIZE IS 30 GAL.

PLANT SCHEDULE

███ NEW GOLD LANTANA	● SOUTHERN HAZYBETLE-30 GAL
███ DRIFT ROSE	● MONTEREY OAK-45 GAL
███ RED TURKISH CAP	● CHASTE TREE-30 GAL
███ ROSEMARY	● LIVE OAK-45 GAL
███ POND GRASS	● TEXAS OLIVE-10 GAL
███ BLACK-EYED BUBAN	● LIVE OAK-30 GAL
███ ADASS MAIDEN GRASS	● YALPOM HOLLY-30 GAL
███ RED TUAZA	● LOBLOLLY PINE-30 GAL
███ AGAVE	● LOBLOLLY PINE-45 GAL
███ SHARP MAX MYRTLE	
███ INDIAN GRASS	
███ BUTTERFLY BIRD	
███ SHARP YALPON HOLLY	
███ BLUE FENUGRASS	
███ GOLF COURSE THICK GRASS	
███ SWITCH GRASS	



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LICENSED PROFESSIONAL ENGINEER

TBPE NO. F-22671 05/23/2023

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

LANDSCAPE PLAN

SHEET 29 OF 29

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