City of Montgomery
City Council
Regular Meeting Agenda

April 08, 2025 at 6:00 PM
Montgomery City Hall – Council Chambers
101 Old Plantersville Rd. Montgomery, TX 77316

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held on **Tuesday, April 08, 2025** at **6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

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

OPENING AGENDA

1. Call Meeting to Order.
2. Invocation.
3. Pledges of Allegiance.

PUBLIC FORUM

The City Council will receive comments from the public on any matters within the jurisdiction of the City of Montgomery, Texas. Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Forum portion of the meeting must sign-in to participate prior to the meeting being called to order. Please note that the City Council's discussion, if any, or subjects for which public notice has not been given, are limited to statements of specific factual responses and recitation of existing policy.

CONSENT AGENDA

All Consent Agenda items are considered to be routine by the City Council and will be enacted by a single motion. There will be no separate discussion on these items unless a Councilmember requests an item to be removed and considered separately.

4. Consideration and possible action on the City Council Regular & Board of Adjustment Meeting Minutes of February 25, 2025.
5. Consideration and possible action on the City Council Regular Meeting Minutes of March 11, 2025.

PUBLIC HEARING

The City Council will receive comments from the public on the below listed item(s). Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Hearing portion of the meeting must sign-in to participate prior to the meeting being called to order.

REGULAR AGENDA

All items on the Regular Agenda are for discussion and/or action.

6. Consideration and Possible Action on the Lone Star Ridge Section 1 WSD&P plans. (Dev. No. 2404)

7. Consideration and Possible Action for the TPDES Permit Amendment for the Stewart Creek Wastewater Treatment Plant to 0.8MGD flow.

8. Consideration and possible action by City Council on an Amendment to the Development Agreement with Tri-Pointe Homes (the "Developer"), for the Legacy Grove (Dev No. 2409) for the proposed sanitary sewer bypass pumping.

9. Consideration and Possible Action on the Draft MOU for the BCS Capital Development. (Dev. No. 2418)

10. Consideration and possible action to award the Request for Qualifications (RFQ) for Design-Build Contracting for Police Station/Municipal Court Facility.

DEPARTMENTAL REPORTS

COUNCIL INQUIRY

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

EXECUTIVE SESSION

11. Closed Session

City Council will meet in Closed Session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

A. Section 551.072 Deliberations about Real Property for potential land purchase.

12. Open Session

City Council will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.

A. Section 551.072 Deliberations about Real Property for potential land purchase.

CLOSING AGENDA

13. Items to consider for placement on future agendas.

14. Adjourn.

The City Council for the City of Montgomery reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices), and 551.087 (Deliberation regarding Economic Development Negotiations).

I, Ruby Beaven, certify that this notice of meeting was posted on the website and bulletin board at City Hall of the City of Montgomery, Texas, a place convenient and readily accessible to the general public at all times. This notice was posted at said locations on the following date and time: **April 04, 2025** by **11:59 AM** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Ruby Beaven

City Secretary

This public notice was removed from the official posting board at the Montgomery City Hall on the following:

Date: _____ Time: _____

By: _____
City Secretary's Office
City of Montgomery, Texas

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 accommodation.

CITY COUNCIL AGENDA
Regular Meeting: April 08, 2025

AGENDA ITEM:

Consideration and possible action on the City Council Regular & Board of Adjustment Meeting Minutes of February 25, 2025.

SUBMITTED BY: Ruby Beaven, City Secretary/Director of Administrative Services

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator/Police Chief

BACKGROUND:

Please see the accompanying minutes:

City Council Regular & Board of Adjustment Meeting Minutes of February 25, 2025

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends approval of meeting minutes, as presented.

City Council & Board of Adjustment
Regular Meeting Minutes
February 25, 2025

OPENING AGENDA

1. **Call Meeting to Order.**

   The City Council & Board of Adjustment Regular Meeting of the City of Montgomery was called to order by Mayor Countryman at 6:00 p.m. on February 25, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

   With Council Members present a full quorum was established.

Present:	Mayor	Sara Countryman
	Mayor Pro-Tem	Casey Olson
	Council Member Place 1	Carol Langley
	Council Member Place 4	Cheryl Fox
	Council Member Place 5	Stan Donaldson

2. **Invocation.**

   Council Member Donaldson gave the invocation.

3. **Pledges of Allegiance.**

   Mayor Countryman led the pledges of allegiance.

PUBLIC FORUM

Mr. Phillip LeFevre, 780 Clepper Street, Montgomery, Texas, said he wanted to cover last week and again, he is only hearing indirectly so he wants to be sure he is accurate. He heard the City was uncomfortable with finding out that even though our plan development (PD) had expired, we still retained architectural control and he wanted to clarify that because there is a lot of confusion associated with the PD. The PD did not give us any power at all. We do not have control over engineering and we do not look at plans. Everything with the PD is directly between the City and whoever is participating. The one clause we did leave in and actually we put it in the deed of trust, as much as anything else, is some residual form of interest in what is done on the properties. Again, the City has the prominent role. The City is a sovereign entity and no one has any further say than the City, but what it allowed us to do was to have some comment on the way houses were structured. We cannot say where roads go or where people dig. That is all up to the City, but we can in our own subdivisions. An example is we have an 85/70 rule, 85 percent masonry on a single story and 70 percent on a two-story. There are some builders, as an example, Grace Pointe. they

do not use any at all, but they are great builders. People can avoid the masonry out of strength, but there are a lot of people who cut the masonry just to save money so that type of thing is a big deal for us, but also when things go wrong, we expect to try to help to solve it. To give you an example, two to three years ago someone we sold land to on Buffalo Springs Drive came in, they did not talk to us or the City and used bulldozers to push all the trees down, flushed silk down, and filled the ditch. We went to the then interim administrator Mr. McCorquodale and said please can you shut that down as it is not permitted. He declined and said no, that is in the PD and that is your responsibility. It really was not our responsibility, although it is everyone's if you see something going wrong because two-story metal warehouses in front of homes is not something that is compatible and it would have affected the value of people's homes. We were able to brow beat them down. Again, we have no real legal standing, but we were able to threaten and they stopped construction. The ditch remained full and the ditch was an important ditch because it took City drainage between Buffalo Crossing and their property. That stayed full. We went to the city engineer and said something needs to be done. We did not get any satisfactory response on that. It took us two years of haranguing the people and finally they dug that ditch out. Luckily, two weeks afterwards, we had a six inch rain in an hour and if that ditch had not been there he feels sure a lot of those houses would have flooded. The PD is gone, but if we can influence things, subject to the City, we like to do that. That is why that language was in the original agreement and that is why when we sell land we try to put it in the deed of trust as well.

Ms. Hillary Dumas, 8560 Majestic Lake Court, Montgomery, Texas said over the last couple of months she has been here several times regarding the potential purchase of 32 acres that they have with BCS Capital. While we have not received a formal termination from them, that is probably what we expect. There are a few reasons for it. There are a lot of reasons why the deal may or may not work, but one of the big sticking points for them has been requirements that they believe the City is holding them to. It totals about $3.4 million and it is improvements. It is redoing C.B. Stewart, Buffalo Springs Drive, looping utilities along SH-105 into the Lone Star Parkway, and then water and waste impact fees. Again, we are all on board with everyone should pay their fair share. We built the roads and we feel we paid our fair share over the years, but she would just ask that the City would make sure, as we go through this, whether it is Jack and BCS or someone else, that the standards are being applied equally to everyone. As an example, Home Depot had to do the road improvements, but they did not have to loop utilities to Lone Star Parkway. They did not have to extend or loop utilities to C.B. Stewart. The church is coming. While the church is a great community asset, it does not pay property tax and it does not generate sales tax. Are they going to be held to the same standard? Are they going to have to improve C.B. Stewart and Clepper? Taylor Morrison is bringing in however many houses on a land plan. Those cars impact all of the roads too, so are they being held to the same standard and having to provide impact fees for road improvements? As a City, we need sales tax. It is a business. That is how we make our money with sales tax and ad valorem tax so we cannot have just municipal users. We need them and so it would be a shame if Academy and she does not even personally want Texas Roadhouse because we all know it is kind of like a Ransoms, but from a City standpoint, it is a great sales tax revenue generator. You cannot beat that and Academy too. It would be a shame to see all of these things go just outside city limits whether it is Walden Road or by Tractor Supply because standards are applied differently, or people are held to different accountability. She just hopes as we move forward that there are different ways to skin a cat. If you look at Heritage Plaza, the City did an interlocal agreement with the County so that the developer of Heritage Place Two did not have to

do the road improvements. The City worked with the County to get a lower price for it. The City got a grant to extend utilities all the way to Pizza Shack and all of those users had huge benefits and got immediate land increase in value in their land because those utilities were there. Maybe the City is a little bit spoiled because over the years they have not necessarily had to invest a lot in capital improvements, but it is a chicken and an egg. We have to get the sales tax revenue and the ad valorem. We have to at some point invest in capital improvements and pay our own way as well. She asks that the City apply those same standards to everyone, regardless of who it is.

BOARD OF ADJUSTMENT

4. **City Council will convene into Board of Adjustment meeting.**

   At 6:10 p.m. Mayor Countryman convened into the Boad of Adjustment meeting.

5. **Consideration and possible action on a variance request of the side yard setback for a proposed new accessory structure (garage) on the property located at 914 College Street.**

   Code Enforcement Officer and Planning/Zoning Administrator Tilley said the property owner of 914 College Street is here this evening. She would like to put in a detached two-car garage 22 x 30. It is going to be within the 10 foot setback line on the west side of the property. A portion of it will be six feet away from the property line and the other portion will be eight feet away. We are asking for a four-foot and two-foot side yard setback variance. It did go to the Planning and Zoning Commission on February 4th and was recommended for approval by them. If you would like to read the findings, the findings are listed in the discussion items. Staff does recommend approval of the side yard setback variance subject to the condition that the appropriate building and trade permits are approved and issued prior to commencement of any. If you would like to speak to the property owner she is here.

   Mayor Countryman asked who is going to oversee this? Would that be you? Code Enforcement Officer and Planning/Zoning Administrator Tilley said the building inspector.

   Mayor Pro-Tem Olson asked if the neighbor was ever consulted? Mayor Countryman said she is the neighbor. She owns both properties.

   Ms. Marily Thompson said she has been the property owner for 26 years. She actually subdivided that piece of property to the people who have purchased and live there now. She just recently spoke with her son this evening at her property so they are well aware of what she is trying to do. The improvement that she put on there will not be a negative effect to her. The drainage that comes off of the garage is going to go to the swell that they created to get their house above flood level. They are going to make sure that drainage goes to the rear of the property and takes the path of least resistance. It is not usable land in between them.
   Council Member Langley asked Public Works Director Muckleroy is there not a city easement (she is calling it an easement, but does not know that it is an easement) that goes

through there to the gate that goes into Lone Star Estates that is for the sewer line? Ms. Thompson said there is a sewer line easement there. Public Works Director Muckleroy asked if this is the same property line with the improvement project? Ms. Thompson said it is to the east of that. That easement is on the other property, not on hers. Council Member Langley said it is not on hers, but there is one in there so no one is going to build there. Ms. Thompson said they just recently replaced that line. Council Member Langley said yes. Public Works Director Muckleroy said he does not know anything about it or how close it is to the sewer line. Council Member Langley said it is not. Ms. Thompson said it is not on her property at all. It is on the neighbor's property. Council Member Langley said when you bought this property years ago the City had the rules that it was a five foot setback. Ms. Thompson said when she bought it there was no side setback at all. The front corner of the home actually is not even five feet from the property line. It is not ideal, but she did not put it there. Council Member Langley said she just wanted to verify that it is in that area. Ms. Thompson said you actually should have a plat of that from the subdivision because it is laid out on that plat. It is easy to identify.

Motion: Mayor Pro-Tem Olson made a motion to approve a variance request of the side yard setback for a proposed new accessory structure (garage) on the property located at 914 College Street. Council Member Fox seconded the motion. Motion carried with all present voting in favor.

6. **City Council will close the Board of Adjustment meeting and reconvene into regular session.**

   At 6:16 p.m. Mayor Countryman reconvened into Regular Session.

CONSENT AGENDA

7. **Consideration and possible action on the City Council Special Meeting Minutes of November 18, 2024.**

8. **Consideration and possible action on the City Council Regular Meeting Minutes of January 14, 2025.**

9. **Deliberate and take appropriate action on the acceptance of the Certification of Unopposed Candidates for the City of Montgomery, Texas, in accordance with Section 2.052, Texas Election Code.**

10. **Deliberate and take appropriate action on an Ordinance of the City Council of the City of Montgomery, Texas, declaring unopposed candidates in the May 3, 2025 City of Montgomery General Election elected to office; Canceling the election; Providing a severability clause; and Providing an effective date.**

    Mayor Pro-Tem Olson said he would like to talk briefly about unopposed item number nine. He asked if no one ran for the open seat either? Mayor Countryman said yes, we have someone that ran for the open seat, but that was unopposed

Motion: Council Member Donaldson made a motion to accept item numbers seven, eight, nine, and 10 cumulatively. Council Member Fox seconded the motion. Motion carried with all present voting in favor.

PUBLIC HEARING

11. Convene into the Public Hearing on the Resolution to create Public Improvement District.

At 6:18 p.m. Mayor Countryman convened the Montgomery City Council into a Public Hearing.

City Attorney Petrov said before you tonight is a petition to create a Public Improvement District (PID). It relates to the Montgomery Crossing development that we adopted a development agreement for last fall. Public Improvement Districts are basically a mechanism for financing improvements of all types, mainly roads, drainage, and infrastructure for a development similar to what you see with a Municipal Utility District. They do not have any taxing authority, however, the utility is limited to assessments which are established pursuant to the Council's consideration and go toward paying back the cost of the improvements. There are a couple different types of PIDs you can have. You can have some that are authorized to issue bonds and there are some that are authorized to be cash flow basis only. What we have for you is a cash flow PID. It is not proposing to issue any bonds in the future, so the reimbursement is limited to the assessments that the developer receives each year. Just like the one PID you do have over a commercial property, this one is going to be a little different because it is over residential property. Just like the one you do have in the City now, there will be an annual assessment. The assessment collected is similar to taxes, but those assessments then go to pay back the developer for the cost of the infrastructure. The developer is limited to the assessments that are received so there is no additional obligation on behalf of the City if the developer does not get as much money in terms of assessments as they expect. They are limited to what assessments are actually collected and received in terms of the payment. Generally speaking, these have very limited liability or downside. There are examples of numerous PIDs all across Texas. He will be happy to answer any questions. Ms. Marjorie Cox is here as well and she can elaborate more on the specifics of her proposal.

Council Member Fox said she does have a problem. There are no PIDs in the City that are residential. They just have the one that is commercial. Sometimes she thinks unless there is a lot of transparency given to the homeowners that this is going to be something because she has seen whole subdivisions that have failed simply because there was an overwhelming thing of insurance, taxes, and mortgage. Of course they had to add the PID into it too. She is concerned about how transparent each homeowner will be advised of.

Ms. Marjorie Cox said they had met twice last year through the workshop setting, talked about the project and stepped away and incorporated some of the request in that. The final product was presented in October and that was the approved development agreement. Just in terms of PID, the assessment is based on that district only. Starting from the beginning, there are 86 acres, 235 lots, 235 residences. Between $400,000 to $420,000 would be the value of the homes there. The district they are putting through is just based on that legal description of the metes and bounds and is only subject to that particular neighborhood that is approved by City Council. They have worked with the City of Conroe 15 years ago on another PID. They have about 20 or so PIDs. Magnolia and Tomball have PIDs as well, so it has been used in other cities within Montgomery County. There has been a lot of evolution just in terms of the state legislature and putting more rules into place than when they first worked on a PID with the City of Conroe around 2008. When the home builder sells the house, the finished product to the consumer, they have to sign a PID notice. As they come in and sign all of their contracts and other paperwork, they sign a PID notice which is also like a MUD notice which would be in a similar format. Before they even put the house under contract, they are aware of that assessment and then they can make their business decisions accordingly. It is assessed on an annal basis. They have the right to pay it off. If they want to pay the principal amount versus having it go over the course of the 25 to 30 years, that is the resident's choice as well, but it is disclosed and also would be reflected on MCAD. Typically, you will see a line item for a PID so those are there as well. At closing, they also from the title company have to sign off on a notice that they are aware of the PID so they are making that decision and signing off on notices for a couple steps until they have received their first assessment a year or so after they have been in the house. It is usually a year or so lapse in between when they close and it is the January 1st of the next year.

Council Member Fox asked if she was saying the State mandates the signatures? Ms. Cox said it is in the statute. As the legislature meets every two years they add consumers and stakeholders in the industry and bring issues up. The State has begun to pass that through their legislation so it is State mandated. It is in the statute and local government code so it is a requirement. There would be risk on the home builder and the title company if they did not have that. Council Member Fox said again, that was her main concern. In fact, how apparent it was to each individual home owner because the commercial one is considerably different. Ms. Cox agreed.

Council Member Donaldson asked who makes up the PID? How to you get the people on the PID? Is it a committee? Ms. Cox said the PID is a Public Improvement District and so the district would be the area, the 86 acres they have closed on so that is a district. The public improvements would be all of the water lines, sanitary sewer lines, and storm water streets. All of the public infrastructure is built on that district. it is repaid by future residents.

The other adjacent property owners do not get assessed for that PID. The City itself does not get assessed for that. It is just a means, like a MUD. In this case, it is a PID. They are different line items as opposed to a MUD that could be reimbursed and funded in. It is just an offset of cost. It is only about a third of what their hard construction cost will be. After the improvements are all built, then there is a one-year maintenance period and those will be subject to the engineers and the City. Those improvements will be turned over to the City and will be owned by the City going forward as part of City infrastructure. That is one way to grow the City and grow the taxpayers and bring in the utilities to be able to support further residents.

Council Member Donaldson asks who does the record keeping and collects the money? Ms. Cox said at the end of the construction of the project they will submit all of the invoices and records. There will be an auditor hired by the PID consultant. The accountant and auditor will review all of those expenses and approve of those. The paperwork will then be submitted to the City so you can see from the PID consultant and its auditor that those are all correct expenses. For Conroe, their method was for the developer to hire the PID consultant and hire the auditor. The way the legal department has set this up for Montgomery is the City would hire an auditor at our expense, but there will be a PID consultant and an auditor that would review all of those expenses and approve them. The PID consultant will come in annually to a City Council meeting and present the special assessment for that year. Ours is already worked into the development agreement so that is the $2,000 per year assessment. They will come in every year and present that to City Council as part of that State process which is the local government code process to be able to implement that as an assessment. City Attorney Petrov said to expand on that, we anticipate the City hiring an independent third party to review the invoices and the information regarding assessments and to basically audit that. That cost is not paid for by the City, though it is paid out of the assessments, so it is an administrative cost that gets carved out before the developer gets in. Essentially, the PID is paying for itself. Council Member Fox asked if the City is reimbursed for any actual employee involvement in managing the PID? Are we reimbursed for that? City Attorney Petrov said yes. City Council Member Fox asked how is that calculated? City Attorney Petrov said the City will have to track it, but then the City can send an invoice. Council Member Fox asked how does the City determine how much per hour? Does the developer decide? City Attorney Petrov said Finance Director Carl keeps a record. For example, she spent 20 hours over the last six months on managing these records, then you take her rate of pay including any benefits, and then the City gets reimbursed for that. Council Member Fox said for the amount of time our employees spent. City Attorney Petrov said that is right, but it is dependent on the City keeping record of that too. Just like cost for your consultants, whether it is the engineers or the attorneys, we set up different matters for different things

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to the extent that we are working on. Something that is related to PID you will get a separate bill and be reimbursed separate from your general legal bill.
Council Member Donaldson asked who is responsible for hiring the third party? City Attorney Petrov said the City is.

Mayor Countryman asked what is the time frame of the repayment or is it a monetary goal that we are trying to achieve? Ms. Cox said it is a 30-year time period that is outlined in the development agreement. Council Member Fox asked was it like 16 something? What was the figure about the assessment? Ms. Cox said the assessment is $2,000 per year. Mayor Countryman asked is it $2,000 per year per property? Ms. Cox said yes. Mayor Countryman asked at 30 years when it expires does it reup? Ms. Cox said it ends. The difference with a PID as opposed to a MUD is the PID just ends at that 30-year time period in the agreement. It is not in perpetuity like a MUD will have those assessments forever. Mayor Countryman said she remembers the development agreement and it was very lengthy. They only had a weekend to do it and not be able to ask questions so that is why she wanted clarification. Ms. Cox said yes, to give some updates because so much time goes between the process and tonight, and then another meeting as we get to the annexation to bring that property into the city limits of one of the two tracts.

Mayor Pro-Tem Olson said he does not know if the laws have changed, but the PIDs that he has dealt with up north, the property owner could pay his way out of the PID at purchase. Ms. Cox said absolutely. They can pay the principal off. Mayor Countryman said is that $2,000 times 30 so $60,000 then? Ms. Cox said since there is a principal and an interest it is usually about half of that.

Ms. Marily Thompson said she is also a realtor and PIDs are a big deal for all of us. The disclosure has not been very good in the past. She thinks they are working on it, but even in the City of Conroe she has a property that is under contract at the moment and it has a PID. There is only one person that knows anything about the PIDs in Conroe. There are only about 15 subdivisions within the City of Conroe that have these so if you need information you are at the mercy of whomever you hire to help you address the issues that come about. It is an expensive adventure for the homeowner. She understands it from a developer's side that yes, you need help getting your infrastructure on the ground. However, for a homeowner, $2,000 a year on their tax bill or in addition to their tax bill is gigantic for that first time home buyer or that step down person. When you add that, let us just use the one she is under contract with. With six and a half percent interest, you are talking about a huge investment on a property that you will never see that back. The burden ends up being the homeowner's burden, not the developer's burden. Why not put that cost up front on the improvement when you sell the property and just build it into the cost rather than make these people pay six and a half percent interest for 25 years. When we go to sell

those homes, if we have not already had the conversation before we sign any contractual agreement, that buyer can walk away. They have to know about that PID before. Council Member Fox said a lot of times they are told verbally, but it does not really register at the time, especially for first time buyers. Ms. Thompson said this is not so dissimilar to the cap fees that are happening. Let us just use Wood Forest as an example. You get a half percent on the front side and you get a half percent on the back side, but they do not really want to talk about it, it just kind of happens on the paper.

Mr. Tom Czulewicz said one of the things that this is really bad, is it circumvents the assessed value of the property. When the property is put up for sale that $60,000 is not included in the value of the property. You are basically undervaluing the property to the homeowner by charging them $2,000 a year or $60,000 over the life of 30 years. That is not fair to the homeowner. When they are buying a house they do not think too much about the $2,000. They should be apprised that the assessed value of that house is not increased by what they are paying.

Ms. Cox said you have other developments, the Red Bird and it is the new name that had the MUD fee so it is going to be competitive to home values in that range as well.

Council Member Donaldson said he would like to hear Finance Director Carl's comments about the assessment fee and the third party. Finance Director Carl said with the PID we currently have, she was not there when that was set up so she is not 100% sure how that was done and if we were the ones that were responsible for that third party. You may recall each year there is a representative from Coats Rose that comes in and presents the PID information. They were here this past fall, but certainly if it is that we need to secure that third party we certainly can do that. The way the other PID was established is that each parcel has an administrative fee that is assessed or that is a part of that and that pays for the City portion and the tax assessor collector retains their portion on each parcel. That did go up this past year. It is not a huge amount, but they retain a portion to be able to process on their side. The PID is set up as its own district. We get our tax ad valorem statements and deposits for the City of Montgomery and then we also get ad valorem reports and deposits for PID number one. It would be an add-on and we would have a third set of reports and paperwork that we get. It is separated. It is not a lot of extra work on our side. We do not have to pull anything apart as we get that directly from the tax office. Once it is established, the continuation of it is not a lot of work on our side each year, but we still have to make sure that we issue payment once a year based on the timing of when those payments come in. The tax office is the one that gives us the reports that we utilize. Council Member Donaldson asked the PID you are talking about is that commercial or residential? Finance Director Carl said it is commercial, but there are multiple parcels in there but again, that is all maintained by the tax office so it is all included in that report.

Council Member Fox said she does remember Ms.Cox talking about it because she asked if the PID was imperative to your development and Ms. Cox said yes. Council Member Fox said she was going to ask why that was, because sometimes the developer can prioritize their needs over what the community is needing. Why was it imperative that it be a PID? Ms. Cox said otherwise it is not cost effective to develop those properties. They would remain vacant without having that additional cost. It is a third or less of what the actual hard construction cost will be when you look at the principal amount. Otherwise, the property would remain as they are when used as agriculture. The other has one house. It has a homestead exemption and a senior exemption so she does not even know if they paid any taxes in 20 years depending on the time it went to senior exemption. This is just a way to offset some of the costs to make it feasible to develop. As mentioned, there were 15 or so in the City of Conroe. This was a method they brought in the early 2000's and have a number of them. One of them in Indian Creek and others are in Teaswood and Longmire there are a few there. Tomball and Magnolia have a smaller number. She knows when they first developed in Conroe there was not a requirement for a PID disclosure form like there is now, but these rules legislature has updated that every session. They are required. They have a number one national homebuilder who is going to make sure that they implement all the proper steps in order to fully disclose to the consumer. Council Member Fox said she has to say she has seen many of your properties and they always are very well done.

Mayor Countryman asked if you decide as the developer to sell like we just saw what happened to Red Bird, does that PID transfer to the new developer or does it expire under your development agreement? Ms. Cox said it would stay with the district because whether it is our company partner and I, or whether it is our company and another developer, it is still not going to be financially feasible to develop it without that small reimbursement. When you spread it out over 30 years and you do a time value of money it is not a huge sum. Then there are administrative fees and other fees. Again, it is just less than a third of what the actual hard construction costs are to build water lines, sanitary lines, and streets. There is also some engineering that rolls into that as a percentage of that and all of that goes into creating that assessment. Mayor Countryman said so over 30 years is approximately $14 million? Mayor Pro-Tem Olson said no. Mayor Countryman said if she does 235 lots times $2,000 times 30 years plus interest. Mayor Pro-Tem Olson said he thought it was 287 lots. Ms. Cox said 235. Mayor Countryman said she just wanted to make sure she understood. Ms. Cox said it ends in 30 years, whereas some of the other developments will have the MUD fees that go to support those MUDs. In perpetuity there is no impact of value, so if there is a house that is on the market for $400,000, just to use a rough number, the value of that house is based on other comparable sales in the community. There is not an offset to the value of the home to have that assessment.

At 6:44 p.m. Mayor Countryman reconvened the Montgomery City Council into a Regular Meeting.

12. Convene into the Public Hearing on the Ordinance amending Chapter 78.

At 6:44 p.m. Mayor Countryman convened the Montgomery City Council into a Public Hearing.

City Attorney Petrov said just as a preface for this item, we have later on in your agenda several amendments to Chapter 78 that have been proposed by Kendig Keast your consultant, and the local government code. Since these are dealing with the platting sections, the code requires a public hearing before you consider amendments to those sections. This is the public hearing and is an opportunity for anyone wanting to comment.

At 6:45 p.m. Mayor Countryman reconvened the Montgomery City Council into a Regular Meeting.

REGULAR AGENDA

13. Consideration and possible action on a Resolution regarding the creation of The Crossing at Montgomery Public Improvement District and ordering public improvements to be made for the benefit of such district; Providing for a severability clause; Providing an effective date; and Containing other matters relating to the subject.

City Attorney Petrov said he wants to remind Council that in our development agreement, the agreement does consent to the creation of a PID. Council Member Donaldson said he is fine with it. He just does not know about the dates.

Motion: Council Member Donaldson made a motion to adopt Resolution 2025-06, a Resolution regarding the creation of The Crossing at Montgomery Public Improvement District and ordering public improvements to be made for the benefit of such district; Providing for a severability clause; Providing an effective date; and Containing other matters relating to the subject. Mayor Pro-Tem Olson seconded the motion. Motion carried with three Aye votes and one Nay vote by Council Member Fox.

City Secretary Beaven said to Mayor Countryman before she begins, a citizen had come up and asked if he was able to speak. He was not able to get here before the public forum due to an accident and he would like to speak to Council.

Mr. Mark Holmes represents KHR Properties and A3H Foods as a Jack in the Box franchisee. He is a partner located at 20008 Champion Forest Drive, Suite 50, Spring, Texas. Mr. Holmes said in reference to the Jack in the Box approvals, reasonable minds could disagree on their limited definition of restaurants. Fast food restaurants is included within the definition of food service establishments under the Texas Health and Safety Code for permitting purposes. Merriam Webster defines a restaurant as a business

establishment where meals and refreshments may be purchased without reference to any sit down or drive-thru services. Denial of a drive-thru on this property would cause an economic hardship, virtually making the property unsuitable for the intended use. The majority of the restaurants are 75 percent drive-thru in business making it very difficult on this tract of land to have a large sit down restaurant with parking and landscaping requirements by most cities. The drive-thru reference have become a more significant sense of the pandemic and you can see that obviously within the community. Standards for the approval of a drive-thru need to be clearly outlined so that you can know the city's specific concerns regarding the preference of a drive-thru. He said he got a report today and the use permit language that was mentioned was any of the other fast foods in the community required a use permit for a restaurant, a drive-thru. He would be curious to know the answer to that. Keep in mind he feels like they are being pinned out or brought against all the other standards that have been met. He also feels if there is a use permit within the city codes that it should be approved, adopted, and publicized. We have looked through these documents and do not see any reference to any use permit, so from his point of view, he feels pinpointed away. Basically, the use of the property if it is not a restaurant, it will be very difficult to move anything else in there with the parking and everything required. Please take that into consideration on your review.

14. Presentation by SiEnergy, L.P. regarding a request for a Franchise Agreement to install a gas utility pipeline within Montgomery city limits to serve the surrounding communities.

Mr. Jared Johnson, 13215 Bee Cave Parkway, Bee Cave, Texas representing SiEnergy a natural gas provider for the State of Texas. They have a 20 year plus history. They were founded in 1998, have over 77,000 customers, and continue to grow by the day. They provide natural gas from north of Fort Worth to southwest Houston. As you go to the next slide, you can see they have notable franchise agreements with quite a lot of cities. They just got one with the City of Needville recently, as well as the City of Cresson up near Fort Worth. Being a utility company, it is heavily regulated and required by law to continually operate. For them, they are in the gas industry so they are regulated by the Railroad Commission of Texas. This organization set service standards, rates, and safety requirements which SiEnergy follows very strictly. For them, earning business is all about building relationships and trust with developers and land owners, as well as the customers. They do this by offering competitive rates in a quality service and reliable service, as well the product. It is why they are still here today. While they continue to grow they really work hard to have a great reputation.

They have customer service representatives on call 8:00 a.m. through 5:00 p.m. Monday through Friday. You can also send an email. This is for any of the customers or homeowners who have questions about their bills. For instance, their bill in the summer may be a bit higher just because usage is higher in the summer than it is in the winter. They can always call our customer service representatives. They also have a 24-hour emergency

line where our personnel answer those calls immediately for all emergencies, as well as technicians in the area to assist with any customer issue. Also, the Railroad Commission of Texas monitors all customer issues and they take all of that very seriously.

The next slide shows more safety regulations that they follow at SiEnergy. There are a few federal regulations about pipeline and hazards and state regulations where they follow the Railroad Commission regulations.

The next few slides he will go over these components on their design and how they ensure safety and if there is any emergency how they handle that situation. Their systems are designed with valves and these are in case of say a damaged pipeline and they need to go in and repair it. They are able to switch these valves to redirect the gas flow. Say for a pipeline, on the bottom of the map they need to go in and repair it. They are able to switch the valves to redirect the gas flow to where they can go in and ensure safety to their workers and customers to go and get that fixed in the event of an emergency. They also have a meter station. They make this with every commercial building they may provide to. It is a remote control valve that will allow for immediate cut-off in the event of an emergency. They also have GIS mapping which are highly accurate GPS instruments that develop system apps for the community where they built around. This allows them to know exactly where the pipeline is so like in the event of an emergency or where they need to repair a pipeline, they know exactly where that is. It also allows the homeowner to know where not to dig because of the pipeline being in their backyard. They also have station monitoring with SCADA that shows real time pressures and also allows them to observe daily highs and lows and current pressures. Also, historical data so they are able to communicate with their customers why the usage might be up or down in any given month. They have customer safeguards using excess flow valves. These are used in case of an emergency or have normal activity with gas pressures. They are able to switch this value that will immediately get rid of the excessive gas flow or completely shut it down in case there is a leak or a damaged pipeline where they need to go and repair it. It also helps prevent gas from entering the property or escaping the ground or the atmosphere. They take their safety programs very seriously. Every year their customers are mailed a packet which includes what to do when there is a gas leak or what not to do, as well as in the event there is a gas leak, how to detect it by sound or smell. It also lets you know where the pipeline is in a given area in the community. For customers they know not to go build or dig anything in their backyard to where they might hit the pipeline and cause damage. Other programs include leak survey or damage prevention programs which are solely for the protection of their customers. They have the 24-hour emergency hotline and also Texas One Call which is 811. SiEnergy provides the GIS mapping system to Texas One Call before gas flow to allow for the specific location of that pipeline in the event of an emergency. Again, emergency response is communicated through annual mailings to customers. It is also

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posted on monthly bills to the customers as well as on their website. It is also posted on the pipeline markers and meetings are set up with emergency responders to familiarize one another with their emergency response plan.

For rates, the comment for this is the cities have original jurisdiction set rates for their citizens. SiEnergy looks forward to working cooperatively with Montgomery and other cities as they have either separately or through a city coalition. The city coalition benefits all parties involved including the customers cities. SiEnergy efficiently processes rate requests. It also increases the likelihood of settlement in customer company win-win manner. It enhances customer fairness through consist rates across the cities and it reduces rate in case expenses paid by customers.

There is growth in the industry, especially Montgomery, Texas. As you can see on the picture, 200 acres for new community, a little southwest of Montgomery. The development name is Briarley. They are providing a four-inch pipeline, as well as a two-inch pipeline to all the homes. This is an onsite gas service so LDC, LLC will be building all the pipeline. They will be giving the gas service to the development.

Mayor Countryman said LDC has their own gas and she knows they pay whatever the price is at the Port of Houston. Is that where you are getting your gas as well? Mr. Daniel Pope, a representative with SiEnergy said yes, they are going to transport through LDC, LLC through a pipeline. They are going to construct up to this development so yes, although our system, the rates that the customers will pay, it is sort of aggregated. That will be one very, very small component of their purchase gas cost, because basically they take all of our points throughout the state of Texas and customers through their purchase gas adjustment pay that. That line item on the bill is a component of all those interconnects. Mayor Countryman asked if the bill is going to come from SiEnergy or is it going to come from LDC? Mr. Pope said no, it will come from SiEnergy. LDC is constructing the trunk line up to the project. The map that you saw, all those pipelines within the development will be owned and operated by SiEnergy, so it will be their employees if someone smells gas that will call them and they will come out. Mayor Countryman asked will it be all your infrastructure within Briarley? Mr. Pope said correct. Mayor Countryman said they are just taking it up to Briarley. Mr. Pope said right. Council Member Fox asked where is your card for your office? Mayor Countryman said it is in Austin near Bee Cave. Mr. Pope said they have operations in Conroe. They are all over the state, but yes, the corporate office is in Bee Cave west of Austin.

Mayor Countryman asked does that mean they have to enter into a franchise agreement with you? Mr. Pope said yes. Mayor Countryman said she did not know if it was layered with LDC or not. City Attorney Petrov said that was really the point of the presentation

and the next step would be for the City to enter into a franchise agreement with SiEnergy. We did not want to go drawing up some agreement without Council knowing what is going on. Mayor Countryman said they appreciate that and thank you.

Council Member Donaldson asked if they are here to serve the Johnson community development? Who do we have other than them in the City? Mayor Countryman said currently today LDC is the only franchise that has been opened up to CenterPoint, but they would have to be the ones to provide all the infrastructure and that is why she asked the question about the infrastructure. To do that is quite costly, so currently today the only gas is LDC in the City. They were the original gas company.

15. Consideration and possible action on a permit approval for construction of model homes by Johnson Development.

City Engineer Roznovsky said what is in front of you is a request to get model home permits pulled for the Briarley Development for Red Bird Meadows. Typical City process is permits are not issued until after all infrastructure is accepted. They are nearing completion, so right now we are scheduling the final walk-thru as we speak. For the waterline we are just waiting on the safety crew from the railroad to come out to do that work. Then their lift station, which is the longest lead item, is expected at the end of March. They had a meeting last week between city staff, city attorneys, and the developer regarding their request and ways they can mitigate some of the concerns from the City side with being early permits. We have home builders out there, the stealing of water, sewer service, our sewer being used without a functioning lift station, and some of those other items. He can go through those, but he thinks it is probably better to let Johnson go through what was discussed and what they are proposing to you.

Mayor Countryman said just to set this table real quick, Red Bird Meadows is no longer. It is called Briarley and Johnson Development purchased it in October/November. She has no idea if staff knew about it and she does not think anyone in this room knew about it. Sorry for Council to look like deer in headlights because the names have changed and they had no idea, so shifting gears, they beg for mercy if they call you Red Bird Meadow just on accident.

Mr. Matt Banks with Johnson Development said a lot has happened since October/November where they purchased the property from the developer who worked with the team on the development agreement. It was a very well put together development agreement. We liked it and there are a lot of good things going for it. We like the area and the community. The builders are very excited and saw an opportunity here. We are a little bit ahead of schedule and the ability to be able to catch some of the spring and early summer sale season would be huge for our homebuilders, in getting the community established early as early sales generates a lot of positive momentum for the community and the development, which then also leads to finished houses and taxpayers paying taxes sooner for the City. We are to the very finish line here on a couple different items and just seeking approval to start on six models so we can keep going and the builders can harvest as much

of the spring and summer sale season as possible and in return, make sure we cover and do everything we need to do on our side and make sure everything gets done properly and appropriately. Ms. Annette Black said she knows that City staff had some concerns that they certainly want to mitigate. In addition, it came to their attention last week there were unpaid impact fees and that stopped the check. She just needs to know who to pay that to. They confirmed the amount with the City Engineer. The voter trailer is gone and was gone as of Saturday. They have also been in communication with your City Attorney. They received a draft yesterday, maybe even this morning of a pump and haul agreement where Johnson Development would pay the cost to pump and haul any minimal sewage that would come from the six model homes to a site that is not the City's facilities so there would not be any City liability. They are willing to make a deposit for the pump and haul agreement to cover any potential damages that could occur. She thinks the amount is $50,000, what was in the agreement which our client is agreeable to do. They are also willing to pay for a third party inspector to mitigate any potential water that there is. As she understands, there is a building meter out there and obviously they are set to pay that.

Council Member Donaldson said he understands we have legal obligations that were tied into the previous developer. Ms. Black said yes sir. Council Member Donaldson said he understands they have been settled. Ms. Black said the development agreement has been signed to Johnson Development, the new developer and they have provided the notice that was required to your City Attorney. Mayor Countryman said they are not changing anything, it is the same. Ms. Black said nothing is changing. Believe it or not, Dobbins-Plantersville they were not a litigator, but she thinks they were shut down at the district court level, federal district court. They appealed to the fifth circuit. The fifth circuit denied their appeal as well. That was as of a couple of weeks ago. They could appeal the Supreme Court and it is unlikely the Supreme Court would hear their rip, but that is their legal option. As she understands it, there was a hearing set at the local state level for two weeks from now to have both the City's lawsuit and the developer's lawsuit dismissed. As you know, the previous developer is paying the legal fees. We are working with the City of Montgomery's legal counsel to take care of that. Dobbins-Plantersville has been unsuccessful. Council Member Donaldson said he wants to make sure they have copies of that on file that that has been settled. Ms. Black said absolutely and she has forwarded all that to the City's attorneys. Mayor Countryman said she happened to be in that meeting last week and she will say that WGA did a fantastic job presenting. The ask at the table was sell season is coming up. They will not have water there until April or May. The request is to have six model homes on the ground to start selling until that infrastructure, which is going to be a delta of weeks, can they get the houses on without any water and sewer, just have the remote and then have it shipped off? She knows that Mr. Mike Muckleroy is not in the business of policing developers and has been doing quite a bit. It has not been a great experience and she knows that that has been a rub as well. She thinks at the meeting they talked about the cost would be on you. She still does not want it to be anything on City resources, Public Works Director Muckleroy, Code Enforcement Officer and Planning/Zoning Administrator Tilley, Chief Solomon, or anybody of the like to monitor that because we have been burned and it has been nasty. As you can imagine, the developers have come in and promised the sun, moon, and stars as well. Chief Solomon said our engineers and Mr. Mike Muckleroy had some real concerns about this. What

happens with this, and you have to understand, when you make this decision and it is fine if you do, he thinks Johnson is a great developer, but we have got other developers coming behind them who are going to want to do the same thing. They are going to want to tap to that water and for years we have had a lot of bad things happen when that has happened. You have to think about those things as well. Is every developer going to come in here and throw money at the issues that we think is going on as far as hauling off the sewer and protecting the water for security? We have to think about that as well. If he had not said that he would not have been able to sit here so there you go. Mayor Countryman said she also understands that days are weeks and months in this business too for them. That is why she does not know when City knew that there was a new change over and she does not know if you have been asking for this for weeks. We just now heard about it. She thinks they would be remiss to bring all of that out to allow Council to make the decision because that was all discussed. Ms. Black said obviously to be clear, they are not asking for certificate of occupancy. Mayor Countryman said no one can be permitted for any houses to be built until all the infrastructure is done just for these six houses. Mayor Pro-Tem asked if they can hear the concerns. City Engineer Roznovsky said the main concern is what he mentioned before. Right now the schedule is the lift station will be done in March and all the utilities will be in shortly thereafter, but what if it continues on? We start with six homes, we start with six month models and then it continues on from there for additional request. The other concern is on water theft. Home builders are coming in and you have a bunch of builders that are just trying to find water from the nearest available point which is wherever they can find it. That is where these concepts came up with single locations. They hire a third party that provides reports to the City at their cost to sit out there and babysit the home builders to make sure they are not stealing water. There is a utility contractor on site. We know them, they are being inspected, they are pulling water. With home builders, you have a lot of different trades coming in. You have a lot of different builders and you have a lot of different people on site and that was the two main concerns. Council Member Langley asked how many model homes are we talking about? City Engineer Roznovsky said they are requesting for six. Council Member Langley asked if it is the same builder doing all the homes? Mr. Banks said there are five builders and one builder building two homes. Council Member Fox asked what are the names of the builders? Mr. Banks said the names of the builders are Highland Homes, Perry Homes, Chester Myer Homes, David Weekley Homes, and J. Patrick Homes. Council Member Langley asked so all they are asking is to pull a permit for a model home? City Attorney Roznovsky said that is correct. Council Member Langley asked so this model home that this one builder is going to build is not going to have water and sewer until the end of April? City Engineer Roznovsky said yes, until all the infrastructure is done and accepted by the City. Council Member Langley said right, but the model home might not even get complete by then? Mr. Banks said correct and that is where they were headed. It is somewhere in between depending on the size and the scope of the project. Anywhere from some of the smaller stuff, which this is not, would it be two months? This is probably more than the three and four month range build. The bigger lots would be more like five months to get built. So just a little bit of a head start to get slab in and get framing up to get started. Council Member Langley asked the only way that any other home could be built out there would be to pull a permit also? Mr. Banks said correct. Council Member Langley asked so the permit tech would know that until City Engineer Roznovsky or Public Works Director

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Muckleroy or someone has said the water is not available yet, they would not pull any other permits? City Engineer Roznovsky said that is correct.

Public Works Director Muckleroy said nothing he is going to say is directed at Johnson. It is just directed at developers in the past in general. This has been a nightmare. Every time they come in with a request to go ahead and get started a little bit, it turns into a nightmare. To hit on what Council Member Langley was saying about that, the other houses will not have a permit. What we saw with the previous development was requests coming from multiple different people with this development from the developer, to the builder, to everyone finding someone else, to a new person to make a request, to someone different with the City trying to get a different answer. It was a clear game of what was going on and reached out multiple times. If they are going to build the house and there is going to be water and sewer hooked up to it, what was happening in the other department was the builder swore that he would make sure the water was not tied into, but then the plumber would say well, no one told me. Then, the plumber would blame it on the developer and the developer would say well, we are going to send someone out there to make sure it does not happen again. It just never worked. What we were hoping for is to finally hit a point of saying let us just stick with our rules. If we just stick with our rules then it is so much easier for the City. We do not have the oversight of trying to catch the water theft. With a lot of the water theft, the last one said we do not need water to build a house. Well, you do need water to build a house and they know that, so then they tie into the meter spigot without a meter and it turned into just a constant battle. Again, he is not implying that is what Johnson is going to do. He is just saying that has been their track record of development so far. Council Member Langley asked what would their third party inspector do? Public Works Director Muckleroy said he has no idea. Council Member Langley asked would that not be their job to make sure that they did not have any extra water and did not steal any water? Public Works Director Muckleroy said he would assume. That would be someone they would hire. He might want to let them speak on exactly what it would be. City Attorney Petrov said it would be their job. The difference here is in past experiences, the City did not enter into any kind of agreement with the developer. From what he can tell, it was basically some handshake deal. Here we have been working with Ms. Black's office to actually put together a contract that would have obligations, it has limitations. It is six permits only and they would not be allowed to move any people into it. They would be responsible for the exposing of the waste and putting up a significant deposit and that is even if exposing comes into play because if you hear the timeline for construction, it might not even get there. Water is a bigger issue. It is a problematic in any new development. Again, that is the whole point of having a third party inspector. My staff or the City staff in general do not have to be out there policing the side. The third party inspector will be responsible reporting directly to the City. That is the idea. Council Member Fox asked if there would be multiple builders on site or would one builder complete a house then turn it over to the following builder, or would they all start at one time? Mr. Banks said they would all start within two or three weeks of each other. The good part about the policing is they are all side by side in one cul-de-sac. There is no other activity anywhere else in the development. He can park someone at the end and he is going to be the bad guy for as long as he is out there, just watching everyone that comes in and out of that single cul-de-sac. It is you are only building on these six and we are not going outside anywhere else. This is

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your world and this is where you stay. We can certainly do that. Ms. Black said the agreement calls for a significant deposit in the event there was some inadvertent damage. The deposit would certainly be there. Council Member Fox asked what is substantial? Ms. Black said $50,000. Mayor Countryman said she thinks in the other developments where all this was taking place it was more than just model homes being built. It was actual homes. She thinks that is the difference here. There are a lot of guard rails if you will, and agreements in place. The time frame we are looking at is not six months or eight months. It is about six weeks between getting them done and the infrastructure. Ms. Black said there is an automatic termination provision as soon as the infrastructure is complete. Mayor Countryman said as long as there is a tight understanding. Should rules not be followed, according to the agreement, then consequences ensue right? Mr. Banks said right, understood. Council Member Langley asked if we have good contact numbers? You are in contact with these two people right here? City Attorney Petrov said we do. Ms. Black said we need to be in regular communication with engineering and public works. We can add that to the agreement. We certainly do not want to cause any stress. Mayor Countryman said she appreciates that and appreciates our engineers and our public works having our back and completely bringing that up and was adamant about that. She also understands the predicament you are in and thinks she said at the meeting one man should not pay for another man's sins, but at the same time, we did not have those agreements in place so there is a difference there.

City Attorney Petrov said he thinks what we are really looking for would be a motion from Council to authorize that, to prepare the contract for the Mayor's execution to allow the model homes to be built.

Motion: Mayor Pro-Tem Olson made a motion to approve a permit approval for construction of model homes by Johnson Development and enter into a contract. Council Member Langley seconded the motion. Motion carried with all present voting in favor.

16. **Consideration and possible action on a first and only reading of an Ordinance by the City Council of the City of Montgomery, Texas, amending Chapter 78, "Subdivisions" of the City Code of Ordinances in its entirety; Providing for a penalty for a violation of this ordinance; Repealing all Ordinances and parts of Ordinances in conflict therewith; Providing a savings and severability clauses; Providing a Texas Open Meetings Clause; and Providing an effective date after publication.**

Council Member Langley asked if we approve this tonight what is the next step? What are those people doing? City Attorney Petrov said they are continuing to work on the subdivision and working with the engineers to refine this. Also, there is a whole other zoning piece that we have to take forward as well.

Mayor Pro-Tem Olson asked if this went through Planning and Zoning? Did they see any of this? Council Member Donaldson said Chairman Simpson said they did. City Engineer Roznovsky said it was on the agenda at the last meeting. Mayor Pro-Tem Olson asked if they reviewed it? City Engineer Roznovsky said correct. Mayor Pro-Tem Olson asked what did they say? City Engineer Roznovsky said there was a lighting addition that was

submitted by the Commission to be incorporated into. Council Member Langley asked lighting addition? City Engineer Roznovsky said you have an existing lighting ordinance and modifications/clarification that were proposed to be included. Council Member Langley said it probably needs to go to Kendig Keast Collaborative (KKC). City Engineer Roznovsky said it has been sent to KKC. As City Attorney Petrov was mentioning, there are different pieces of it. Chapter 78, which is what is in front of you today, there is the zoning code which has the development district and zoning related items and then there will be additional things down the line. The development handbook, design manual changes and updates, wrapping all of it up into the unified development code which is the long-term goal of the project. Council Member Langley asked when will this go into effect? It says an effect date. Mayor Countryman said today is the temporary. We approve it this evening and it goes into effect this evening as a temporary until we get the final. Council Member Langley asked so we do not have to publish it? City Attorney Petrov said yes, the notice will have to be published. The law is two weeks after you publish it. Mayor Countryman asked City Attorney Petrov if he looked over all of these changes? City Attorney Petrov said yes, these are pretty straightforward.

Mayor Pro-Tem Olson asked City Attorney Petrov if he ever got a chance to look at that email he sent to everyone about private subdivisions? City Attorney Petrov said he has. Those are not incorporated into this, but we are taking a look at adding that in as an addition. This is strictly what Kendig Keast provided with some comments from our office and WGA.

Council Member Langley said it has a lot of changes so are we sure that we are ready to be able to do those changes with subdivisions and developers? We are ready to go forward? City Attorney Petrov said his understanding is yes. If Council would like to study them more that is certainly your prerogative. City Engineer Roznovsky said with questions regarding how they are enacted, yes. When they were going through plan and plat reviews as the supplies, they just pull up whatever the latest code is and confirm, here is the rule of the day, it can go through. Most of these are tweaks, clarifications, roadway classifications and things like that which just get cleaned up. Council Member Langley said it looked like there was a big portion taken out and a new portion put in. City Engineer Vu said yes. A lot of those road classifications and then some changes in the compensating open space requirements. What does an open space need to include and how does it need to be maintained in considerations. Mayor Countryman asked what is the width of the roads in here? City Engineer Roznovsky said the width is still 28-foot so that has not changed. The minimum right-of-way is 50-foot. Mayor Countryman asked are we looking at maybe when we get our big kid ordinances together to go bigger? She knows the County is changing their ordinances. City Engineer Roznovsky said the County is going to 28-foot which is matching what you have currently. Mayor Countryman asked if we would want to be even larger than that a little bit? City Engineer Roznovsky said you can definitely. We can look into it and talk it over with KKC. Mayor Countryman said and then change it when we nail it down. City Engineer Roznovsky said there is nothing that stops you from modifying what it is today. The goal of this was get a first round through, clean up some of those big items, and the clarification of the compensating green space. It cannot be just little pockets here and there. Then, any roadway stuff we want to add to. That all is yet to come. Mayor

Countryman asked City Engineer Roznovsky and City Attorney Petrov if you both are comfortable with this? Mayor Countryman asked Code Enforcement Officer and Planning/Zoning Coordinator Tilley if she is comfortable with these? Code Enforcement Officer and Planning/Zoning Coordinator Tilley said yes.

Motion: Council Member Donaldson made a motion to accept a first and only reading of Ordinance 2025-05, an Ordinance by the City Council of the City of Montgomery, Texas, amending Chapter 78, "Subdivisions" of the City Code of Ordinances in its entirety; Providing for a penalty for a violation of this ordinance; Repealing all Ordinances and parts of Ordinances in conflict therewith; Providing a savings and severability clauses; Providing a Texas Open Meetings Clause; and Providing an effective date after publication. Mayor Pro-Tem Olson seconded the motion. Motion carried with all present voting in favor.

Council Member Langley asked do we know when we are going to review this again for the next section of the subdivision ordinance because I am not comfortable with this one at all. City Attorney Petrov said Kendig Keast has sent out a timeline.

17. **Consideration and possible action on a Resolution setting a date, time, and place for a public hearing on the proposed annexation of certain property by the City of Montgomery, Texas, and authorizing and directing the Mayor to publish notice of such public hearing.**

Council Member Langley asked if she could please find out where this property might be because there was no map. It just talks about a railroad. As long as she has been here, she only knows of one railroad. She is going to assume, and guess what happens when you assume? Can you please tell me. City Attorney Petrov said this is half of the Montgomery Crossing development. Ms. Marjorie Cox said it is 48 acres out of the 86 acres. City Attorney Petrov said about half of the proposed development is in the City limits now and the other half is not. Again, as part of the development agreement you are required to annex that portion into the City. It is not so that the City can bring it into the City's tax. This would be the first step of that process to call the public hearing.

Motion: Mayor Pro-Tem Olson made a motion to approve Resolution 2025-07, a Resolution calling for a public hearing on the proposed annexation of certain property and set the public hearing for March 11, 2025 at 6:00 p.m. in the City Council chambers of City Hall in the City of Montgomery, Texas and authorizing and directing the Mayor to publish notice of such public hearing. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

18. **Consideration and possible action on the possible award of a contract for Request for Qualifications (RFQ) for Professional Engineering Services for Water Plant No. 4 project and authorizing the WGA to negotiate professional services for the same.**

City Engineer Roznovsky said we have been talking about this project for a while. This is for the water plant project. We talked about the budgeting of this item within the CO. Remember, this is not authorizing the contract. This is just authorizing the negotiating.

What you find in your packets is a scoring based on the criteria that was sent out. You will also find a copy of the actual submittal that was received back in October. Based on our review and reviewing with staff, our recommendation is to proceed with Baxter & Woodman Consulting Engineers to proceed with the design of the project. That was based on local experience, projects that were done in the area with the same scope and size that stood out amongst other things in their project team they had proposed for this project. What is in front of you is to authorize staff with the assistance of WGA and the City Attorney to negotiate a contract. At that time, it will come back in front of you to actually see the proposed fee. As professional service, you bid it out or based on qualifications, negotiate the contract. If you cannot come to terms, then you go the next qualified applicant. Mayor Countryman asked did we not award Halff Associates? City Engineer Roznovsky said we awarded Halff for the wastewater treatment plant. Baxter & Woodman and Halff both submitted on the wastewater plant with the third engineer. For the project, Halff had better qualifications for the type of work and the need they were going for. On our review for this one, Baxter & Woodman had more local experience with the exact type of project. Mayor Countryman asked so Halff has one side of it and Baxter & Woodman has the other? City Engineer Roznovsky said it is two different projects. Halff is the wastewater treatment plant and Baxter & Woodman is the water plant. As a reminder, this is water plant number four which is located on the Red Bird site. It includes the elevated storage tank which is required once you get above 2,500 connections. The action item is authorizing City staff as well as the engineer and attorney to negotiate a professional contract with Baxter & Woodman for the water plant number four design.

Council Member Donaldson said he has questions. He feels generous though and is going to let it pass with just one RFQ. He does not like not having a comparable, competitive bid to see, but he is going to trust your judgement on this and let it ride. Mayor Pro-Tem Olson said just to clear this up, we cannot do an RFQ. We have to go by qualifications and then negotiate the price after. Those are the rules. Council Member Donaldson said he understands that, but there is other people involved. Mayor Pro-Tem Olson said no. You pick one and negotiate your contract. If you cannot come up with the price you want, then you move to another one. You do not get to price shop. City Engineer Roznovsky said three submitted on this. On page 151 of your packets you will see those three engineers and the scoring based on the criteria. Mayor Countryman said there was competition. Mayor Pro-Tem Olson said because of the type of project the State forces us to go strictly off qualifications and then negotiate price. Council Member Donaldson said he sees it now. He missed that. He still has questions about it because he is just trying to figure out who is responsible for what. On page 173, section four of the different phases of the project approach they call it, it says construction, administration, and inspection services will be performed by the city engineer. Okay, that is great you are doing that, but how does that relate to what they are responsible for in the course of the $44.6 million cost? Are we going to pay you over and above that cost to go out there and check the job site or how does that all work? City Engineer Roznovsky said that will be laid out in their contract, the exact scope. What was done with the wastewater treatment contract is Halff is still on contract for construction services related to RFI review, customer information, submittal review, and then doing initial and final inspections of the project to make sure what they design matches. For a sake of economy of scale, having this inspector, whoever the city engineer

inspector is, it is already in the City doing the day-to-day inspection work and quantity verification for economy of scale since we are already here. In this contract it will come back to you. They will lay that out the same. If you want something different, that can be negotiated. They offer that service, but when the RFQ went out, that was the decision or how it was laid out that they would provide support during construction, but that inspection is going to be going on where Red Bird is still going. Having an inspector that is there and turns around and goes to the water plant site is just as sufficient from a cost viewpoint. Council Member Donaldson said they have great credentials, he is not questioning that. He still does not have a handle on the process, but he will get there.

Motion: Mayor Pro-Tem Olson made a motion to approve a contract for Request for Qualifications (RFQ) for Professional Engineering Services for Water Plant No. 4 project and authorizing the WGA to negotiate professional services with Baxter & Woodman. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

19. Consideration and possible action to authorize WGA, City Attorney, and City Staff to prepare and negotiate an interconnect with Stanley Lake MUD and a cost sharing agreement with the Developer.

City Engineer Roznovsky said on page 178 of your packets there is a memo from them. We talked about this item in the last budget workshop and the high benefit that you have from an emergency waterline interconnect with the neighboring public entity. This item is just to get that process started. First, we need to negotiate into an agreement with Stanley Lake MUD to complete that work. Also, one of the keys and the timing of this is the developer of the property behind Pizza Shack has preliminary expressed interest in partnering to get this done because he has to extend the water anyway. This would authorize them to work with staff and your attorney to reach out to those entities, bring back draft agreements, and then at that time once an agreement is reached, we will come back with a proposal to actually get started with physical work. This is just to get the agreements in place and make sure it makes sense and fits within the budget and then proceed from there at that time. Going through your packets you will see a preliminary cost estimate for this that shows the total estimated project cost around $340,000 and then an exhibit roughly showing the outline which is a relatively short extension to get across Stewart Creek Road with the majority of the water line in terms of total length going up to the Nantucket property. Mayor Countryman asked so we would split this $339,000? City Engineer Roznovsky said yes. He does not have a total at the bottom, but we have a total kind of City share which will be less than $100,000 for the cost. It would be majority by the developer because he carries the majority of the actual pipe that is in part of the project. We have to negotiate the agreement, but that is what is proposed. Mayor Pro-Tem Olson said he likes it.

Council Member Donaldson said he knows it is going to sound strange, but do we really need to do this now because we have well number two going back online within probably four to five months. We are beginning well number four and we are putting a booster pump into well number three. He knows this is for emergencies only, but do you still recommend

that we do this in lieu of all these other wells we are working on. City Engineer Roznovsky said he would not say in lieu of, he would say in addition to. He thinks based on the need of water you will have in the demand, he thinks it is always good to have that additional redundant source. We are in a good spot today with where we are. With water plant two being down, we are able to absorb, but as we continue to grow this becomes more critical. This action tonight does not commit you to do it. If we go forward and get the agreements in place, there is not a commitment to build. We can have that interconnect agreement with Stanley Lake MUD and enact it years down the road when we need to. He would say at least to get the conversation started, get it papered up. It is worthwhile. When we come back if the tables change and developers no longer want to participate, what does that cost look like? We are doing a lot of water plant improvements, however, this gives us another source. There is zero maintenance on it. Constructing that line and making it interconnect is the cheapest source that we can get. We do not want to contain it. It is not a well. Council Member Donaldson asked is part of this going to have anything to do with us supplying water to HEB? City Engineer Roznovsky said no. Council Member Donaldson asked is this a totally different project? City Engineer Roznovsky said correct. If you look on page 180 of your packet, the water line ends right near the Pizza Shack sign. This would extend the line across Stewart Creek Road to tie into their existing 12-inch line. The developer portion would extend this north up to that property line. Mayor Countryman said it is a $100,000 insurance policy.

Motion: Council Member Donaldson made a motion to authorize WGA, City Attorney, and City Staff to prepare and negotiate an interconnect with Stanley Lake MUD and a cost sharing agreement with the Developer. Mayor Pro-Tem Olson seconded the motion. Motion carried with all present voting in favor.

20. Consideration and possible action on acceptance of a Utility and Economic Feasibility Study for the KHR Properties Commercial Tract (Dev. No. 2415).

City Engineer Roznovsky said this is the presentation for the feasibility study for the Jack in the Box development. He will hit the points of the development of the feasibility study and the questions and concerns that we have as this would move forward. As the franchisee mentioned a while ago regarding the special use permit, Code Enforcement Officer and Planning/Zoning Administrator Tilley can provide more detail on that to answer your questions.

City Engineer Roznovsky said starting on page 184 of your packets, just as a reminder, this is a property on the southeast corner of SH-105 and FM 149, but use to be the auction house that was on the corner that was demolished years ago. Going through the actual development itself, it is already within the city limits so there is no annexation that would be required. As far as impact fees go, it is based on the size of their meter estimated usage so we are looking at roughly $50,000 in impact fees for this type of development. Based on their approximate value at full build out based on the estimate they provided, they are looking at about a $750,000 development. Assuming 100 percent collection, that is about $3,000 a year in taxes, not a big tax increase from ad valorem. This does not include sales tax as sales tax is not part of their study, but just from an ad valorem standpoint.

On page 185 regarding zoning and platting, the property is already zoned commercial, however, they are based on the use and again, he will have Code Enforcement Officer and Planning/Zoning Administrator Tilley come up at the end and talk about special use permit regarding the drive-thru. As far a platting, it is currently not a platted property so they would need to plat the property as part of the development. At this time they are not proposing or requesting any variances to it, but it is still early in the process.

Going forward to water and capacity, they did something a little bit different. Last time we presented this we talked about how the big spreadsheet had a lot of numbers on it so we made it graphical and it is a whole lot easier to see. He will hit the high points and talk from that graph. As far as what they are proposing, it is about 1,200 to 1,300 gallons per day of water and sewer use which in the grand scheme of things does not move the needle a whole lot. As far as utilities and where they would connect, there is both water and sewer to the tract or near the tract so no public utility extensions are estimated. Speaking of capacities, if you go back in your packets to page 196 you will see on there both the historical trend of watering as well as your capacities. When you are looking at that graph, you see the orange line coming through, you see your actual historic flow from 2021 through the end of 2024 which saw a little bit of increase, but not a ton of increase over that period of time. After that, obviously that is a big increase that we are showing in a couple different scenarios that are shown on this graph. The lowest one is coming through in colors on your screen, the red dash line. That is based on what is ready to connect today. A lot of development infrastructure is accepted just ready to make those connections so these include things like open pad sites that are already platted developments. These include houses in Hills of Town Creek section five ready to connect those houses. They do not exist today, but how if everything that is ready to tap builds out, that looks over time. You see obviously it trends up significantly and starts flashing out. The scenarios above that are the different items. So you have what are developments that have a development agreement that are moving forward and how those would build out based on their estimated projections. What are ones that are in feasibility, are a top to the City, but do not have an agreement, and what are ones that are just vacant tracts in the City that are not being developed, are not being looked at right now. You see there is a pretty drastic increase between those. What you have in the straight lines is your capacity with your planned improvements on those projects based on their timing. A couple things to note. We project conservatively, so for example, right now when you look at your base line of where we are today, based on our projections, we are at 525,000 gallons a day. Based on your actual numbers, what you are seeing you are at 474,000 so we have about a 50,000 gallon a day buffer in there. As well as, all the intended usages provided by developers based on industry standards which are typically higher. For example, houses are 360 and water is what industry standard would say you actually see closer to 225, just to give you a perspective of where these come from. Finally, they are all based on end of the year demand. We know some of these projects are coming online. It is not going to be a linear trend that you are going to see these. As we have been talking about as the reason that we are proceeding with water plant four, there is a need to continue to push and drive. We are at a point today where we are still in a really good spot. We have lots of capacity on the ground. How these scenarios unfold and how the actual usages unfold, until we get to that point of critical mass, that is why continuing to push and drive and getting these projects completed are

helpful. The other thing, especially to know on water plant capacity, all water plant capacity is based on your average daily flow. So when you see on this graph 560,000 gallons a day or 730,000 gallons a day, that is based on your average daily flow which excludes a 2.4 peaking factor. Your physical capacity, what you can produce out of your plant is 2.4 times higher than this. The TCEQ rule says you need a design for the average daily flow. When we are projecting average daily flow, however, you know it is tight and I want to reiterate that. As these go and as these developments continue to proceed, we will just have to keep a really close eye on it. If everything goes forward, the BCS properties, and they have a hotel and the multi-family, those are big volume users that will just increase that time line.

City Engineer Roznovsky said it is the same situation for sewers. On the next page you will see a sewer graph, a similar situation. Based on where we are today and the build out, we are in a good spot, but as these developments continue to proceed it gets really tight. In this scenario we have about a 70,000 gallon a day buffer from what we are actually seeing today and what our projections are showing that we would expect to be at. We are still in that spot. Again, today we are flowing at a little bit over 50 percent, 55 percent, 65 percent so we are in a good spot, but there is a lot of growth coming, a lot of different scenarios of these different developments that will push us over. So as you all have done, continuing to push these projects forward and going through different options if we get to a crunch point of what those scenarios are. Mayor Countryman asked does this wastewater projection map make you lose sleep at night? City Engineer Roznovsky said it is close. Knowing how they built these conservatively gives him that pause, but the City has been over the past several years very much in a build it just in time model. He would definitely like to get more on the proactive side of that and having that capacity as we go. It just makes life a whole lot easier and calmer because as these developments go, as you all have seen and as we have talked about, there is a lot of developments that have approached the City over the past even three, four months that we want to be able to absorb, so it is continuing these projects, making sure we have the permits and things in place so we are able to be as quick as we can and still build it in time, but not get too far ahead of ourselves.

City Engineer Roznovsky said regarding drainage, obviously this will have to go to TxDOT drainage and they will have to follow TxDOT drainage criteria. Right now they are proposing an underground detention underneath their parking area and that will follow TxDOT rules and regulations and get approval from them. As part of the plan review process we will have to see verification of that approval from TxDOT for their drainage. Council Member Donaldson asked when is that going to happen? Mr. Sam Khazzoum with SEK Engineering said we submitted the plans to TxDOT about a month ago to get it approved right now. It is going to go to the area office to get the plans approved so they are going for the driveway plus the underground detention like City Engineer Roznovsky was talking about for the requirement of the detention. Hopefully we should hear something within two or three weeks.

Mayor Pro-Tem Olson said the charts are great and it gives us an aspect of where we sit overall, but how does this particular project fit? City Engineer Roznovsky said they are included in that green. That was one of the issues with the graph. They are looking at about 1,300 gallons a day so it does not graphically change it a whole lot. Of all the developments

from a capacity standpoint, 1,300 gallons a day does not move the needle when we are talking about half a million gallon a day, 750,000 gallon a day facilities.

City Engineer Roznovsky said regarding traffic, another big concern of theirs is obviously where they are located on the hard corner with the drive on TxDOT. It is their understanding they are in the process. They actually have obtained access easements and Mr. Khazzoum can talk to that here in a minute. From the neighboring properties one thing that we would require and TxDOT is going to require, is to see a traffic impact analysis including the queue length of the drive-thru. Making sure there is not a backup improving on paper and if there is a backup, how is that handled and how does that impact FM 149 which is right there at the hard corner into that turn lane on SH-105. TxDOT will be the ultimate reviewer and approver of permits onto their driveways and thinks that is what Mr. Khazzoum mentioned is that they are working through that process. Mr. Khazzoum said the thing about the traffic is they have two drive-thru's. City Engineer Roznovsky said it is a dual lane drive-thru so essentially two lanes. Mayor Countryman said her concern is going in that drive-thru and then going straight out to FM 149 and locking up traffic that way people are not going down the parking lot. Council Member Fox said she thought that TxDOT was going to widen FM 149 in that general area. City Engineer Roznovsky said they are preparing a widening project.

City Engineer Roznovsky said to wrap up on how do we go forward from here, Code Enforcement Officer and Planning/Zoning Administrator Tilley will come up and talk about the special use permit so that is step one, then obtaining the special use permit for the drive-thru use for the development. After that, returning to the City getting a development agreement with the City, and then finally going through plan and plat review and approval for proceeding forward. That includes all the items we talked about before regarding TxDOT.

Code Enforcement Officer and Planning/Zoning Administrator Tilley said she has a copy of the zoning determination letter to pass out to everyone. Based on her determination with the use that is going on with this property, you have a restaurant and accessory to that restaurant is the drive-thru. Not all restaurants have a drive-thru, but it is like an accessory use to a restaurant. That is where she defined in here what a restaurant is, what fast food is, and what a restaurant with a drive-thru is as defined in the Oxford dictionary. Because we do not have those definitions in our zoning ordinance, that is why she had to refer to the Oxford dictionary. As defined, the restaurant is a place where people pay to sit and eat meals that are cooked and served on the premises. Fast food is food that is kept hot or partially prepared by a snack or snack bar or restaurant so that it can be served as a quick meal or taken away, and a restaurant with a drive-thru service serves customers without them leaving their vehicles. When she made the determination, restaurant is permitted in a commercial zoning district which this property is located in a commercial zoning district. However, if a use is not specifically permitted or stated in the table of uses which restaurant with drive-thru is not specifically stated in there, then a special use permit would be traditionally required. If you continue on with accessory uses, there is a definition for

accessory uses in our zoning ordinance and that is a subordinate use that is customarily incidental to and located on the same lot occupied by the main use or the building. If you look on the table of uses, accessory uses do require also a special use permit and that is how she came to the conclusion that a special use permit would be required. Based on this determination, the owner or the developer can definitely appeal this decision and explain how she errored in coming up with that determination and bring it to the Board of Adjustments to appeal that decision. Otherwise, they should come in for a special use permit and then a determination can be made if conditions are going to be needed on that special use permit and that is the time it would be added, but it would first go to the Planning and Zoning Commission for their review. They would look at the comprehensive plan and its effect on neighboring properties.

Mayor Pro-Tem Olson said our special use permit says restaurant. This does not say anything about a restaurant needing a special use permit. Code Enforcement Officer and Planning/Zoning Administrator Tilley said correct. Mayor Pro-Tem Olson also asked does it define what a restaurant is in our ordinances or is that something you took lenience to do? Code Enforcement Officer and Planning/Zoning Administrator Tilley said she looked online and checked with the Oxford dictionary. Mayor Pro-Tem Olson asked so a drive-thru is never excluded from the definition of a restaurant? Code Enforcement Officer and Planning/Zoning Administrator Tilley said it does not mention a drive-thru in the definition of a restaurant. Mayor Pro-Tem Olson said it is not excluded. Mayor Countryman said it is not included nor is it excluded. Mayor Pro-Tem Olson said right, and our ordinance does not exclude a drive-thru. He said he feels this is a stretch and knows Code Enforcement Officer and Planning/Zoning Administrator Tilley is doing what is requested of her. We have never asked a restaurant in this town for a special use permit for a drive-thru. To do that now based on some very, very thin reaching, he thinks is unfair. Mayor Countryman said she thinks Code Enforcement Officer and Planning/Zoning Administrator Tilley is doing her job and making us aware. Just because it has not been done, she hates that excuse we have always done it this way so we have to continue. Just because it has not been done does not mean it cannot be done. Mayor Pro-Tem Olson said he is saying we need to define what a restaurant is and since a restaurant by definition does not say yes or no, then our ordinance does not say yes or no either. For us to say no, we define it as this, we have no legal definition saying we can do that. We have no ordinance to stand on and no legal definition. It is a stretch. Mayor Countryman said she just Googled it and it says yes, a sit down restaurant is different than a drive-thru as a sit down restaurant refers to a place where you are seated at a table and served by a waiter, while a drive-thru is a fast food option where you order and receive from a car without leaving it, typically with limited menu options and faster food service. Mayor Pro-Tem Olson asked will the Jack in a Box have sit down service or is it strictly drive-thru? Mr. Khazzoum said it is sit down. Mayor Pro-Tem Olson said they are a restaurant. Mayor Countryman said they further define what a

drive-thru means versus what a sit down means. They defined those two in here. Mayor Pro-Tem Olson said as one or the other, but this has both. Mayor Countryman said right, but what are they? Are you a restaurant or are you a drive-thru? Mayor Pro-Tem Olson said you are a restaurant that has a drive-thru. Mayor Countryman said which is an accessory use. Mayor Pro-Tem Olson said it is not. It is a restaurant. Mayor Countryman said she thinks it is, you think it is not. Mayor Pro-Tem Olson said all he is saying is our ordinance does not call out anywhere that a restaurant needs a special use permit. Code Enforcement Officer and Planning/Zoning Administrator Tilley said no, our ordinance says that a restaurant is permitted a commercial business. Mayor Pro-Tem Olson said what he is saying is it does not define what a restaurant is and every restaurant whether they have a drive-thru or not, if they have sit down that is defined as a restaurant. Code Enforcement Officer and Planning/Zoning Administrator Tilley said yes. Mayor Countryman said that is why she is saying the accessory because some have drive-thru's and some do not. There is a difference. Code Enforcement Officer and Planning/Zoning Administrator Tilley said it is an incidental use how accessory use is defined. Mayor Pro-Tem Olson said he still thinks it is a reach.

City Engineer Roznovsky said as a reminder on this item, it is not approval as acceptance of the study. It is just moved through the process and what was outlined before. They can appeal the decision to go to Planning and Zoning and the Board of Adjustments, and then you all act as Board of Adjustments and ultimately come back to you all on the use of the property. Then, they would proceed through requesting development agreement and then moving through the plan and plat process.

Motion: Mayor Pro-Tem Olson made a motion to accept a Utility and Economic Feasibility Study for the KHR Properties Commercial Tract (Dev. No. 2415). Council Member Langley seconded the motion. Motion carried with three Aye votes and one Nay vote by Council Member Fox.

21. Discussion and possible action to waive Hotel Occupancy Tax penalty for Quarter 4 – 2024 for The Caroline House.

Finance Director Carl said if their hotel occupancy tax and report is not paid timely there is a penalty that is assessed. You may or may not be aware that the Caroline House is in the process of being sold. When we started pulling the reports to make the entries for the January receipts for the quarterly payment, she discovered the Caroline House had not filed their report and paid their occupancy tax. She reached out and sent an email saying not sure if this was an oversight. She contacted me and said she has been beyond overwhelmed with everything. She is moving to Austin so she is relocating and she said that she had actually prepared the information and had given it to her prospective buyers early in January. She said it completely slipped her mind in paying the City or the State. When she went online to pay it she said they are charging her a penalty. Finance Director Carl said yes, you have to pay that penalty, but if you would like to ask for consideration to have that waived,

Council is the one that has the ability to waive that penalty. She has paid the tax. The Caroline House for as far back as she can see has never had a late payment. From the documentation that was provided to you, you can see she also submitted a request to the State for a waiver of such.

Motion: Council Member Langley made a motion to waive the hotel occupancy tax penalty for quarter 4 - 2024 for the Caroline House. Council Member Fox seconded the motion. Motion carried with all present voting in favor.

DEPARTMENTAL REPORTS

Mayor Countryman asked Chief Solomon why is there only one report? Chief Solomon said they were looking at reports and long agendas and thought we would start asking Council to do reports quarterly with the exception of the engineers. Outside contractors will continue to do their reports monthly. Mayor Countryman said not right now with this transition period. Council Member Langley said monthly is better. We have always done it monthly. Council Member Donaldson said he wants the reports that were supposed to be tonight. He wants them at the next Council meeting. Mayor Countryman said we typically have a tax reporting question. Mayor Pro-Tem Olson said he just wants to see them. Mayor Countryman said she has gotten real good at not giving a big dissertation, but we at least get our eye on them and we do not really keep you up there for 30 minutes a piece. Council Member Donaldson said that is true. Some of them are redundant, but we cannot just take the ones that are with the outside contractors and forget Finance Director Carl because we definitely want to see what the finance department is up to. Chief Solomon said it was a thought and Council will get their reports.

22. Departmental Updates: Engineering

City Engineer Roznovsky said they did receive two pay estimates this month. They did receive the GST foundation design earlier yesterday so they are going through that. One thing to note is they are starting overnight drill operations while they are finishing up the well, so they have sent door hangers and notices to everyone around. It will last for a few weeks while they get the well finished and then they will go back to normal business hours.

City Engineer Roznovsky said item two, the FM 1097 sewer project is complete. They had a final walk-thru last week. That bypass has been taken down and returned so that it is up and operational.

For sewer rehab phase one they had a meeting with the contractor reviewing the final videos to close that out. No real updates on the force main extension. The force main is just sitting unused right now waiting for Briarley (formerly Red Bird) to finish their lift station and they will connect to it.

The Old Plantersville waterline extension should be complete. We are now just only waiting on the safety crew from BNSF to become available to be on site. The rest of the

work is complete. Once they are there, we will complete the bore and that work will be completed.

The TPDES permit amendment is still going on. We did receive the draft permit. It is in a comment period and we should have the final permit by May. One thing he does want to note, that was a new limit to the draft permit. What we received was a phosphorus limit. Typically, wastewater plants do not limit phosphorus, but based on the stream that it goes into in Lake Conroe, a lot of the wastewater transplants surrounding the lake have a phosphorous limit in it and so that is being included in the design, which is why we were waiting for the design to make sure we have these limits in place so the plant is designed correct around the phosphorus. Mayor Countryman asked is there a phosphorus meter on this that goes off if you have too much? City Engineer Roznovsky said it is done by grab sample and they will test for phosphorus like their normal reporting when they do everything else, it will be one of the constituents. Likely what they will do is Halff is looking at two different options. One is some additional filtration on the back end to help clearing it for an alum feed system which helps remove the phosphorus that way. Two different routes and they will come back through a couple cost alternatives, pros and cons. We had a kickoff meeting with them last week and staff and the operator so everyone was on the same page that it is going to be operationally what the operator needs.

Also related to the Town Creek wastewater treatment plant expansion, there are two low interest loan opportunities with the Water Development Board so they are submitting and working with Halff to submit project information forms which are quick one, two pagers that gets you into the system. The first round projects get selected, then you go to full application. We are wrapping those up to have submitted next week to at least get us in the queue for both water plant number four and the wastewater treatment plant.

For item 11 on the report, TxDOT has finally accepted the signal fully back on February 17th so we are completing the final closeout documents to do the final true-up with Home Depot on the cost that they paid for that project.

Both items 12 and 13 are in design. We were wrapping up survey on the College Street drainage and was expecting to complete the design and start bidding in April. The booster addition we are getting that to the TCEQ for approval in March. Council Member Donaldson asked if he figured out a way to do that and keep traffic flowing? City Engineer Roznovsky said not yet. On our list is getting the survey back and making sure we have a preliminary design and then sitting down with the property owners asking do you not have a better understanding of timeline? That is on the list, but we have not had those conversations as of yet.

Development items are related below. There is nothing major to point out. A lot of the ones they have not received comments back. When we move over to plat reviews we have returned comments to the athletic center, Heritage Grove, and we will have both 612 Worsham and Buffalo Springs section two to plat out tomorrow. He has a final in his inbox. Mayor Countryman asked where is Heritage Grove? City Engineer Roznovsky said

Heritage Grove is Tri Pointe. It will now be called Legacy Grove. Council Member Langley asked if they are new owners? City Engineer Roznovsky said no, just a new name.

On page six you will see the update of the Red Bird project we talked about today. One thing he does not have on here that is worth mentioning is they did do a final walk-thru at the CTE Center on Thursday of last week regarding their public water, public sewer and also took a look at their storm outfall because that was a big concern just with the design and the creek. They have minor punch list items they are working on to address and then will come back for acceptance of that. Mayor Countryman asked are we confident in that drainage? City Engineer Roznovsky said he was not on site. What he heard is it looks like it is in pretty good shape, but he will take a look to see what we have before that punch list is issued.

The Flagship Boulevard contractor has been really slow at responding. We have sent a letter to his bonding company and he then responded and should have the work complete by the end of the month. If he does not, we will go straight to the bonding company and request to pull his bond to have the work completed.

For the other items listed on here, there is nothing major to note. One thing on continuation with the funding discussion, we have a call set up with your financial advisor early next week. We completed a couple additional analysis of the rates, sitting down with him going through some funding options to bring back a full package to you all. Following that, you will see an updated map on the last page of your packets showing all the developments in the City and their current names. Council Member Langley asked what is 612 Worsham? City Engineer Roznovsky said the southern end of Worsham where it makes the turn there is a piece of property that is also if you go to the end of Louisa it backs up there as well, so they have a small drive on to Worsham. Council Member Langley asked if it was Cheatham at one time? City Engineer Roznovsky said correct. Council Member Langley said but not on Worsham? Mayor Countryman said it is Worsham facing. City Engineer Roznovsky said he does not have an exhibit with him, but it is a really odd shaped property. Council Member Fox said it is right beside Lisa Martin's house. City Engineer Roznovsky said there is access on to Worsham, just south of the Huss'. There is a long skinny strip at the bottom where Worsham makes the turn. The majority of the property sits behind Worsham Street. Council Member Fox said it is behind her house. City Engineer Roznovsky said they are not subdividing it, just platting it as a single reserve. Council Member Fox asked if it recently changed hands? City Engineer Vu said the owner is building a barn dominium. She is not platted so she needs to.

Motion: Council Member Langley made a motion to approve the departmental updates engineering report. Mayor Pro-Tem Olson seconded the motion. Motion carried with all present voting in favor.

COUNCIL INQUIRY

Mayor Countryman said Saturday night is Mardi Gras and Larry Jacobs parking lot with Krawfish Kai and Bar and Vines. Should be great fun and great weather. Council Member

Langley asked if it was just daytime though? Mayor Countryman said it is 12:00 p.m. to 5:00 p.m.

Mayor Countryman said today was a public hearing at Commissioner's Court. Because of the 10:00 a.m. meeting here, she could not make it there. It was about Lone Star Parkway and the bond. Can we follow up with Commissioner Walker? She just got a note from him to set a meeting with him. She is very interested. One, we got the letters. The lady that came up here about putting a stop light at Lone Star Parkway and Bois D'Arc and then also at Lone Star Bend and Lone Star Parkway and Bois D' Arc and Lone Star Bend. Where are we on that? City Engineer Roznovsky said he will send that out tomorrow morning. He has two different schematics showing improvements being signal improvements and roundabout improvements with cost assessments for each. Council Member Fox asked where is this roundabout? Mayor Countryman said at Lone Star Bend and Lone Star Parkway. Then potential stop signs at Bois D'Arc and Lone Star Bend.

EXECUTIVE SESSION

23. Closed Session

City Council will meet in Closed Session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

A. Section 551.074 Consultations with Attorney – Town Creek Hydrology.

B. Section 551.074 Consultations with Attorney – pending or contemplated litigation.

At 8:28 p.m. Mayor Countryman convened the Montgomery City Council into closed session pursuant to provision Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.074 Consultations with Attorney – Town Creek Hydrology, and Section 551.074 Consultations with Attorney – pending or contemplated litigation.

24. Open Session

City Council will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.

A. Section 551.074 Consultations with Attorney – Town Creek Hydrology.

B. Section 551.074 Consultations with Attorney – pending or contemplated litigation.

At 9:09 p.m. Mayor Countryman reconvened the Montgomery City Council into open session pursuant to provision Chapter 551 of the Texas Government Code to take any action necessary related to the executive session noted herein, or regular agenda items, noted above, and/or related items.

Item A Motion: Mayor Pro-Tem Olson made a motion to authorize our legal representation to move forward with litigation in the Town Creek matter. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

Item B Motion: Mayor Pro-Tem Olson made a motion to approve the release and contract of settlement that was discussion in executive session. Council Member Fox seconded the motion. Motion carried with all present voting in favor.

CLOSING AGENDA

25. Items to consider for placement on future agendas.

Council Member Donaldson asked for department reports on future agendas.

26. Adjourn.

Motion: Mayor Pro-Tem Olson made a motion to adjourn the Regular Meeting of the City of Montgomery at 9:12 p.m. Council Member Langley seconded the motion. Motion carried with all present voting in favor.

APPROVED:

_____
Sara Countryman, Mayor

ATTEST:

_____
Ruby Beaven, City Secretary

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CITY COUNCIL AGENDA
Regular Meeting: April 08, 2025

AGENDA ITEM:

Consideration and possible action on the City Council Regular Meeting Minutes of March 11, 2025.

SUBMITTED BY: Ruby Beaven, City Secretary/Director of Administrative Services

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator/Police Chief

BACKGROUND:

Please see the accompanying minutes:

City Council Regular Meeting Minutes of March 11, 2025

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends approval of meeting minutes, as presented.

City Council
Regular Meeting Minutes
March 11, 2025

OPENING AGENDA

1. **Call Meeting to Order.**

   The City Council Regular Meeting of the City of Montgomery was called to order by Mayor Countryman at 6:00 p.m. on March 11, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

   With Council Members present a full quorum was established.

Present:	Mayor	Sara Countryman
	Mayor Pro-Tem	Casey Olson
	Council Member Place 1	Carol Langley
	Council Member Place 4	Cheryl Fox
	Council Member Place 5	Stan Donaldson

2. **Invocation.**

   Council Member Donaldson led the Invocation.

3. **Pledges of Allegiance.**

   Mayor Countryman led the Pledges of Allegiance.

PUBLIC FORUM

No comments were received.

CONSENT AGENDA

4. **Consideration and possible action on the City Council Workshop Meeting Minutes of January 27, 2025.**

5. **Consideration and possible action on the City Council Meeting Minutes of January 28, 2025**

   Motion: Mayor Pro-Tem Olson made a motion to accept consent agenda items four and five. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

6. **Consideration and possible action authorizing the Mayor to sign the Escrow Agreement by and between the City of Montgomery, Texas and Church of Montgomery (Dev. No. 2501) for a proposed Church located within Section 3 of the Buffalo Springs Subdivision.**

   Council Member Donaldson said he needs clarification between item two C and two G because he does not quite understand. He knows the property the church is going to be on is the 14 acres, but what is the 25.3597 under G? Why is that figure in there? It is on page 49 of the agenda. It is the second page on the City of Montgomery development application under property description item two. City Engineer Vu said it is the difference between the size of the reserve and the size they are planning on developing at this point. It is a 25 acre reserve and at this point they are planning on using approximately 14 acres of it. Council Member Donaldson said the whole John Corner survey is 25 plus acres, but they are just using 14 acres. City Engineer Vu said that is correct.

   Motion: Council Member Donaldson made a motion to authorize the Mayor to sign the Escrow Agreement by and between the City of Montgomery, Texas and Church of Montgomery (Dev. No. 2501) for a proposed Church located within Section 3 of the Buffalo Springs Subdivision. Mayor Pro-Tem Olson seconded the motion. Motion carried with all present voting in favor.

PUBLIC HEARING

7. **Conduct a public hearing concerning a petition for voluntary annexation filed by Morning Cloud Investments.**

   Mayor Countryman convened the Montgomery City Council into a Public Hearing at 6:07 p.m.

   Speaking For: None
   Speaking Against: None

   Mayor Countryman reconvened the Montgomery City Council into a Regular Meeting at 6:07 p.m.

REGULAR AGENDA

8. **Consideration and possible action regarding the Agreement for Post-Annexation Provision for Services for Property to be Annexed into the City of Montgomery.**

   City Attorney Petrov said as part of the annexation process we are required to enter into a service agreement with the property owner that basically will provide municipal services to the property. That is all this is.
   Motion: Mayor Pro-Tem Olson made a motion to accept the agreement for post-annexation provision for services for property to be annexed into the City of Montgomery. Council Member Donaldson seconded the motion. Motion carried with all present voting in favor.

9. **Consideration and possible action on an Ordinance of the City of Montgomery, Texas, adopting the annexation of certain territory located in the extraterritorial jurisdiction of the City of Montgomery, Texas, to wit: being a description of a 45.744 acre (1,992,589 sq. ft.) tract of land situated in the Zacharias Landrum Survey, A-22, Montgomery County, Texas. said 45.744-acre tract being out of a called 55.389 acre tract of land conveyed to Agnes R. Stanley, Trustee, under the Stanley Family Living Trust dated February 10, 1997, as amended Montgomery County Clerk's file (M.C.C.F.) No. 2011092960 official public records of Montgomery County (O.P.R.M.C.), Texas being more particularly described by metes and bounds depicted in Exhibit "A"; Providing for incorporation of premises, amending of the official city map, and acknowledging a service plan; Requiring the filing of this ordinance with the County Clerk; Prescribing for effect on territory, granting as appropriate to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the City of Montgomery, Texas; Providing cumulative repealer, severability and savings clauses; Providing for engrossment and enrollment; and Providing an effective date.**

   City Attorney Petrov said this is the final step in the annexation process. Now that you have had the public hearing and have approved the service plan, you can formally annex the property into the city limits and add it to the City's jurisdiction.

   Motion: Mayor Pro-Tem Olson made a motion to accept Ordinance 2025-06, an Ordinance of the City of Montgomery, Texas, adopting the annexation of certain territory located in the extraterritorial jurisdiction of the City of Montgomery, Texas, to wit: being a description of a 45.744 acre (1,992,589 sq. ft.) tract of land situated in the Zacharias Landrum Survey, A-22, Montgomery County, Texas. said 45.744-acre tract being out of a called 55.389 acre tract of land conveyed to Agnes R. Stanley, Trustee, under the Stanley Family Living Trust dated February 10, 1997, as amended Montgomery County Clerk's file (M.C.C.F.) No. 2011092960 official public records of Montgomery County (O.P.R.M.C.), Texas being more particularly described by metes and bounds depicted in Exhibit "A"; Providing for incorporation of premises, amending of the official city map, and acknowledging a service plan; Requiring the filing of this ordinance with the County Clerk; Prescribing for effect on territory, granting as appropriate to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the City of Montgomery, Texas; Providing cumulative repealer, severability and savings clauses; Providing for engrossment and enrollment; and Providing an effective date. Council Member Fox seconded the motion. Motion carried with all present voting in favor.

10. **Discussion of the draft Memorandum of Understanding (MOU) from BCS Capital on the 32-acre Development.**

    City Engineer Vu said before I get into this item, I want to clarify something on item six that Council Member Donaldson had asked about. The difference in that acreage, the first acreage is listed, the 14 acres is the size of the reserve that they are developing. The 25

acres is the size of the entire platted area for Lake Creek Village section three. I just wanted to clarify that I did misspeak earlier. That is what the difference in those two numbers is.

City Engineer Vu said item 10 is the draft memorandum of understanding with BCS Capital. I will walk you through what the terms of the MOU is as of what is in your packet. We received this draft on March 6th, and so the red lines that are included in your packet are based on the comments that we had that we discussed with your attorney and city staff. If you have any questions as I am going along, please feel free to stop me and clarify. The developers are also here this evening and can answer any specific site related questions for the development itself. Council Member Langley asked when did the developers get a copy of this with the red lines? City Engineer Vu said we received their comments on Thursday of last week, and we met on Friday as a group to discuss it. They were given a copy at that time. The first one that is in your pocket. I am starting on page 85 of your package. This memorandum of understanding as a reminder this includes a development agreement. The first thing that I wanted to point out is that an MOU is non-binding by nature. This is not a formal development agreement. It really sets the stage for what the terms of the development agreement would be. Going through this, you will see some aspects of the development of the MOU that we are recommending be removed. Part of certain aspects of this include major parts which are utility extensions. It includes waterline extension up to Lone Star Parkway which I will note is part of the impact fees list. It includes a sanitary sewer extension along SH-105 over to CB Stewart. A portion of that cost would be split with the City. It is not all needed for this development, but it is needed for the larger picture of the City. It also includes improvements to Buffalo Springs Drive from the Home Depot property line where they stop their portion of the roadway improvements up to the intersection of CB Stewart and Buffalo Springs Drive. There is also an option in here for improvements to CB Stewart if a traffic impact analysis proves that that would be necessary. There is a mechanism for all of that written into this MOU. That really covers the meat of it. With that sanitary sewer extension, it will allow us to eliminate lift station twelve and have one lift station off the City's books. As far as drainage goes, the intent is to drain the subject track over to Rampy Lake. That would be done by an analysis using the previous drainage study that was done and updating it to current drainage flow. So, with more modern drainage capacities, if you hear about Atlas 14, its current rainfall methods and using a timing analysis for that. Part of that is they will have to ensure that there is no downstream impact coming off of Rampy Lake. Essentially, like we do for all drainage studies, require no adverse impact. The one aspect of this that I want to draw your attention to is paragraph six on page 87 of your packet, page three of the MOU, is conceptually allowing a storm sewer or ditch as needed to convey developed flow from the subject track through the Rampy Lake parcel to meet the intent of the approved drainage study. All this is saying is that we would agree in concept to review. Mayor Pro-Tem Olson said basically they want to run under and dump into the Rampy Lake. City Engineer Vu said exactly. According to paragraph seven of the MOU, there is a mechanism in here about a 380 agreement to reimburse the developer for all work on public infrastructure and not to exceed $4 million without CB Stewart, or not to exceed $4,850,000 including work on CB Stewart. We did make sure to modify it to say not to exceed instead of just a flat amount. We want to make sure the City is not reimbursing more than the value of the infrastructure that is installed. With the projects that are on the impact fees list, as we have done with

previous developments, the City can consider allowing an impact fee credit which they have not been paid that amount, less in their impact fees, as the value of the infrastructure that they are putting in with these impact fee products. Mayor Countryman asked will the 380 agreement outline where those reimbursement dollars come from? Is it going be out of the ad valorem? City Engineer Vu said that we outlined in the terms of the 380 agreement whether it is sales tax or ad valorem tax. Mayor Pro-Tem Olson said I just want to make it clear this is just for the CB Stewart side, right? The other side is not part of this reimbursement? Mayor Countryman said no, it is everything and then the CB Stewart side is the part that is in question. City Engineer Vu said it will be all public improvement. The water and sanitary lines and potentially CB Stewart. Mayor Pro-Tem Olson said I do not want to do this. Council Member Donaldson asked why is Rampy Lake in this MOU? City Engineer Vu said the reason that it got included in this MOU is because that is where they are hoping to be able to use Rampy Lake as detention instead of installing detention on the subject property. Council Member Donaldson asked so the lake that is back there needs to be larger? Mayor Pro-Tem Olson said no. That lake belongs to the LeFevre properties so they are just going use that as a retention pond. They will run a storm drain over to it. Nothing needs to be bigger. They will just dump into that. They have to by state law. They cannot dump into the ditch. They have to go to a retaining pond. Well, there is a retaining pond if they use Rampy Lake. Council Member Donaldson said right, but the original drawing the drainage lady brought said they were going to run a line underneath Buffalo Springs to drain it. Mayor Pro-Tem Olson said yes, it goes under Buffalo Springs and goes to Rampy Lake. City Engineer Vu said in paragraphs 5 and 6, that is especially paragraph 6 is the storm surge to run a private storm sewer underneath Buffalo Springs to regulate it. Mayor Pro-Tem Olson said as far as your 380 agreement, I am not keen on that one. Council Member Donaldson said he seconds that. Mayor Countryman asked what part are you not keen on? Mayr Pro-Tem Olson said the amount is way too much. We are basically just paying for it for them. And that is not the deals that we made with other developers right there so no. Council Member Fox asked is that a lot different from the other development agreements that we have had before? City Engineer Vu said the difference with this one is the terms of the 380 for public infrastructure that also qualifies for impact fee projects. That is a little bit non-typical from what we have previously seen, just for full transparency sake, and the estimates that are in your PID. Without including improvements to CB Stewart, we are estimating that to be approximately $2,501,000. Mayor Pro-Tem Olson said right, so if we applied, say this 380 agreement that we did with Home Depot, we paid for half, they paid for the other half. We are paying for 100 percent. That is a bad deal. Why would we do this? Mayor Countryman asked are you familiar with the Kroger Agreement and what did we do? Mayor Pro-Tem Olson said that was a terrible deal. Mayor Countryman said she understands. She is just trying to understand what the agreement is. City Engineer Vu said the Kroger agreement, if she is remembering correctly was 100 percent reimbursement. Mayor Pro-Tem Olson said yes, and we are still reimbursing them. Mayor Pro-Tem Olson asked and how long have they been here? Mayor Countryman said it was up to a certain amount or years. I think we are almost done, which is good. Mayor Pro-Tem Olson asked Finance Director Carl how much longer we have to pay that? The town will rot down around Kroger's before we pay that off. Council Member said she thought it was a 10 year agreement. City Engineer Vu said she needs to go back and check the terms of how long, but I knows it was 100 percent reimbursement. Finance Director

Carl said for the Kroger agreement she does not have the dollar amount in front of her, but it is a dollar amount or it expires after a length of time. She believes that it is a 15-year agreement which puts us at 29. City Engineer Vu said these are terms that are being requested by the developer and then we have reviewed it and added our comments.

Mr. Jonathan White with L Squared Engineering said Mr. James Todd with BCS Capital is here as well helping with the developer and being part of the development team. Mr. White said over to your left is the concept. That was something Mayor Pro-Tem Olson really wanted to take a look at during the last meeting, and we did not quite have everything pinned in. They have been working with a lot of negotiations and potential pad users. The overall intent of the current development plan is to establish the overall infrastructure to create individual pads here and have a couple of months in negotiations with some of these users. They have been able to negotiate contracts and Mr. Todd would probably speak on that, but the Academy is pretty much locked in at this time. With Texas Roadhouse, there are negotiations. On the top right of that, it was agreed that they would parcel out a three acre pad site for potential hotel sites. I know that is something that was important in the City. They would actually hold on to that for up to three years, not develop it to anything else unless it is a hotel site. That would actually bring some HOT tax for you guys, but that is something that they cannot rely on any kind of revenue. That revenue is not paying back the City because it is not ad valorem that is going back to the City and then come back to the developer as part that 380 agreement. A lot of that center is going to be a huge retail and sales tax provider. The incentive of the 380 agreement is performance, right? That is the beauty of the 380. If they do not perform, if they do not bring in ad valorem value, or they do not bring in sales tax users, they are not bringing any value to the City and therefore they are actually getting paid back part of their 380 agreement. Not knowing every single detail, a lot of the 380's that have been developed for the City the idea was to try not to say it is this much money for this and this year this and this year for that. Running the numbers on their performance and bringing these guys in and what they are committed to buying it for or releasing it for. This is how much we are asking back in terms of the 380 would have to be worked out. It is probably going to be a share of that sales tax over a certain amount of time. We have not figured that far out, but that is kind of the number they are asking for rather than saying it is 100 percent reimbursement for this or 50 percent of that. That is just the bucket of money that we are trying to dump everything into to say that. Mayor Pro-Tem said right, but we can do estimates on what the repairs will cost, and we can tell you whether or not we are going to be 50 percent, 75 percent, or 80 percent, and based off of the repairs on just Buffalo Springs, right? Did you say Buffalo Springs was $2.5 million? City Engineer Vu said that was in all public infrastructure, water, sewer, and Buffalo Springs. Mayor Pro-Tem Olson said so everything is $2.5 million. Basically, you want $4 million for $2.5 million. How does that make a good deal? Mr. White said part of that was the assumption that the offsite storm sewer to get to Stewart Creek is going to be included in that and then according to City Engineer Vu's presentation that is only going to potentially be reimbursed for public infrastructure. That is the number we thought was in that MOU but may not be specifically laid out. It is another $1.7 million of potential storm sewer upgrades offsite drainage considerations that have to be made to accommodate the drainage offsite. Mayor Pro-Tem Olson asked how far is it from the lot to Rampy Lake? Mr. LeFevre said probably 1,000 to 1,200 feet. Mr. White said from the drainage analysis

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that we submitted to the City it is probably 1,200 feet of 60-inch storm sewer. Part of that goes underneath Buffalo Springs which would be a private improvement with an encroachment agreement for the right-of-way. Improvements to Rampy Lake, the outfall improvements of Lone Star Parkway roadside ditch, and then replacing the culvert driveways with two or three 3x5 culverts. Those are going to be replacing concrete. Mayor Countryman asked are we certain that Rampy Lake could take on all of that concrete. Mr. White said the analysis that we have says yes. This is a drainage impact analysis, it is not a detailed design at this stage. The idea is that its alpha be sized to accommodate all the posts of all flow, not only for this 32 acres, but for the Rampy drainage. This would actually accommodate a lot more development than just what the 32 acres is going to be for as well. Mayor Pro-Tem Olson said it benefits the property owner of the Rampy Lake because that is going to improve the drainage for that area. Mr. LeFevre said we already have an approved drainage. That property already has an approved drainage under this agreement with the City. Mayor Pro-Tem Olson said what I am getting at is that he said and it states here that they have to improve the outlet of Rampy Lake to account for so that that benefits you, not the City. Mr. LeFevre said we are not necessarily in agreement with that anyway. You know, it is still slight down in negotiation. Technically, each property should stand on its own feet. That 32 acres is still subject to an agreement that was agreed between us and the City, and there are some issues related to that. The only reason the Rampy Lake has come up as a possible alternative is whether there is a way of finessing differences of opinion and different positions legally over that issue. We are happy if something can be done that is fair, useful, and everybody is in good shape, but the implication, I do not mean we will not try to cherry pick and get a bunch of free stuff. We would rather not use the Rampy Lake. We would rather leave the Rampy Lake intact. Our position is the second step. Kroger was the first step. This is the second step. If this brings critical mass to the City, then we feel that the Rampy property could be like a Hughes Landing or could be something different, but you cannot get there until you get here. Mr. White said the intent was not initially to use the Rampy Pond. If we could bypass the Rampy ponds, until we get topographic surveys for the design, there is only so much room for the backside burn of Rampy Ponds to the Grover property. We can squeeze that storm sewer and bypass it. The idea of the drainage study is a basis of the Burgess study from 2008. Updating it to current conditions as City Engineer Vu mentioned earlier, and bring it up to current standards. We do not have to go through, we are not going to do that, but if we can bypass the ideas, just getting it back to the original Alfa point, and then updating the study. Mayor Pro-Tem Olson said back to the original reason with the 380 agreement, I do not see why we are paying 100 percent of their improvements. Mr. Todd with BCS said the number that we came up with is because the overall development has a math problem. It is not one thing or the other, but with $1.7 million to drain off site and then all these public projects, roughly around $4 million is the math problem that we have with the price of the land today. Now what you are paying for when you do reimburse and for the duration, that is up to all of you. It could be five years, it could be 10 years. It depends on what the percentages of property tax or sales tax are, but what you all are getting for that is millions of dollars in property tax value and sales tax value and perpetuity just for an investment on the front side. Mayor Pro-Tem Olson said he understands that, but you take that $2 million, that is the City being charitable to private corporations. We want to come into partnerships with you, but we should not have to pay you to come here. If you do not want to come here, do

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not come. Mr. Todd said I think we want to come here, we are trying to work. This is just the frameworks of trying to come up with a partnership that works for both sides. This is not us trying to take something. That number is calculated for a reason, and that is what it takes to get $100 million of value on the ground, given the circumstances today. Now, the flip side of this is we could not agree to the drainage plan and there could be a seven acre pond in the middle where nobody wins. That is something to consider. City Engineer Vu said as far as using Rampy Pond, like Mr. White said, he has submitted the initial drainage impact analysis to us. I have not had a chance to take a look at it yet. One thing that will be required is a full sizing analysis of Rampy Lake, including verification that the current dam is adequate, going through TCEQ dam safety requirements and verifying that that is adequate to hold what is being proposed as well. City Engineer Vu said again, this is just a discussion, not necessarily for action. This is what is being requested from the developer.

Council Member Donaldson said in my understanding on these agreements, is if there is anything illegal or anything in there, it could be construed as something you would have to live with. Is that true? City Engineer Vu asked for an MOU? Council Member Donaldson said yes. City Engineer Vu said not necessarily. It is written into the language of the MOU that it is non-binding. Council Member Fox said I was going to say that it is not binding to us at this point anyway.

Mayor Countryman asked is there an appetite to split this cost between BCS and the City? City Engineer Vu said I believe that would be a better question for BCS as she has not heard otherwise. Mr. Todd said if we take out the $1.7 million that we assume could be public, we would need absolutely 100 percent of the costs, reimbursed. There is not a world where the math works where we only get reimburse 50 percent of the work that we are doing because a lot of this also, the road improvements to CB Stewart and Buffalo Springs, do not directly impact the users that we are bringing. Mayor Pro-Tem Olson asked how much of it actually touches CB Stewart? Very little of it, right? Mr. Todd said no, it wraps around. Mr. White said he does not think C.B. Stewart was ever intended to be huge. Mayor Countryman said that was a negotiation piece that when we talked about it, that was the piece either in or out with CB Stewart, and that takes off almost a million dollars. City Engineer Vu said CB Stewart would only be required if a traffic impact analysis shows that it would need to be approved. Without CB Stewart, that $2.5 million is not including CB Stewart. With CB Stewart, it is $3,224,000 and that is from Clepper to Buffalo Springs.

Council Member Donaldson said the way I read this agreement is, I saw three 380 agreements in here. One of them says under section three on page 87 at the very top it says three 380 agreements and then you go down to four and that one says the 380 with 100 percent. Then for item seven, on page 88, there is another 380 for 100 percent. Is there any reason we have three? Mr. Todd said there should only be one version that you have now that encompasses everything in one. There are not going to be separate agreements. City Engineer Vu said the version that is in your packet only has a 380 agreement mentioned in paragraph seven on page 88, page four of five of the Memorandum of Understanding (MOU). Council Member Donaldson said at the very top of page 87, it says City agrees to enter into a 380 agreement or other mechanism to reimburse party for 50 percent of the total cost and creditors is necessary sanitary, sewer, and water. In item four there is a 380

agreement that says a 380 agreement or other mechanism to reimbursement. Mr. Todd said he thinks that is an old version. City Engineer Vu said yes, the packet was published and then since this was worked out on Friday, the packet was recalled and this newer version was placed into the packet. That was all in the previous version. Council Member Donaldson asked so it has been updated? Mayor Countryman said yes since Friday. City Secretary Beaven said yes Council Member Donaldson, that was the one that I emailed you after you picked up the packet. Council Member Donaldson said what you emailed me was for item number six. City Engineer Vu asked was this not the item? Council Member Donaldson said it was not this item. Mr. Todd said this would be item 10. Mayor Pro-Tem Olson said the one in the packet is up to date.

Mr. White said he thinks the idea that an original agreement that we were looking at is that there would be one 380 that would potentially reimburse several different items. That is why I mentioned it a few different times, but I think the principle here is still one 380 that has a bucket of items up to a dollar amount. Council Member Langley asked what is the next step? City Engineer Vu said tonight was for discussion only. This would come back to you for action at your next Council meeting. If you have any specific things that wanted to be changed or included, then it would give us between now and the next meeting to get that addressed for you to take action next time. Mayor Pro-Tem Olson said before we take action he wants to see the 380 agreement. Mr. White said he thinks it would be helpful just on the developer side if there is any kind of potential negotiations or points that you would be comfortable with that they could then admit the MOU or potentially draft a 380. Mayor Countryman said when I spoke to all of you, CB Stewart was a negotiating piece with or without it, and it sounds like what I am hearing, the feedback that I have heard is that is not that important, so keep that in mind when putting together that 380 agreement. Do not put any emphasis on that when you are putting together your numbers. City Engineer Vu said it is not that CB Stewart is not important. It is just on whether or not it is for this 380. Mr. Todd said he thinks the big question mark that we need feedback on here tonight is like a percentage or an amount of the total work that needs to be done. We can reconvene and see what that total cost that goes into the 380 agreement has to be, but whatever we put in there, it is going to need to be that number gets reimbursed to BCS, which off of the $4 million it will likely have to be around a $3 million number taking out what we cannot get reimbursed for legally. Mayor Pro-Tem Olson said he is just struggling with we paid for over half of Buffalo Springs, right? Home Depot paid for their half, we paid for our half, and you want us to pay for 100 percent of your part. I struggle with that when you say, well, other businesses. Well, other businesses have proven that they are willing to partner with us and not take us to the bank. Mr. White said he does not know every detail about the Buffalo Springs, but imagine the Home Depot is, is roughly here. Home Depot is going to generate a lot of 18 wheeler traffic, a lot of heavy truck traffic, which is already improved. And so the rest of the remaining all the way back to the CB Stewart intersection really is not going to have the traffic that is generated off of what was required to be improved here. So you are talking about some hotel traffic potentially or maybe another retail site and then multi-family, so the traffic load on this road is not going to be anywhere near the traffic load. The existing road very well may be able to utilize the existing road as it is, but they are voluntarily going ahead and improve it based on what is out there. Mayor Countryman asked you do not think that they are going to go down Lone Star Parkway and

go straight up CB Stewart to go do unloading Academy or Home Depot, because I see that as very well, very heavily traveled. Mr. White said I think the primary traffic, and it is not going to be just this development, but I think it is going to be a lot of passenger traffic for just people in town as well. They are going to be fronting the costs for potential reimbursement for a lot of potential heavy traffic. It is hard to tell one way or the other, but they are wanting to go ahead and do this, but I do think the traffic is going to be primarily here. Traffic is going to be coming off the SH-105 at a signal light intersection. In my opinion, this is ultimately going to go to the next intersection, which is already a signalized intersection once this one is developed. There is going to be a lot of good circulation ultimately in this development, but I do think that it is very different traffic on here than there will be here, that we can potentially pro up in a traffic impact analysis. Mayor Pro-Tem Olson said whether it is heavy traffic or light traffic, that road is very busy already, so the road has to be improved. We are not going to make one part of it good and the rest of it, oh well, that is good enough. We are going to improve the whole thing, right? Mr. White said and that is why there is no request to not do it. It's like we will go ahead and front the money for it, hope that we perform, and they get the reimbursement on the back half. Mayor Pro-Tem Olson said but again, reimbursement is one thing. Partnership with us is a whole another thing. If we have to pay for the whole road, that is not a partnership, that is us paying you to pave the road for us. Mayor Countryman said just paying it up front, yes, it is a City improvement and they are paying it up front and then we get the convenience to pay it out over 10 years. Mr. Todd said and it is all money that is being made by the hard work as well and thinks the return on the investment is great. Mayor Pro-Tem Olson said I agree there is a return on investment, but again, partner with us please or not. Mr. LeFevre said we built CB Stewart, we built Clepper extension, and we built Buffalo Springs and we were not reimbursed. The City does not have any money in any of it. Mayor Pro-Tem Olson asked how long ago did you build it? Mr. LeFevre said 2007 or 2008. Mayor Pro-Tem Olson said the roads did not even lasted 20 years. Mr. LeFevre said that is not my problem. Mayor Pro-Tem Olson said, well exactly. That is exactly my point. It is our problem now. Mayor Countryman said it does not matter when they were built. We know where they are today. We are looking at a development that will upfront the cost to update the road, Buffalo Springs, and then we would get the pleasure to pay it out whatever the 380 agreement is. I do think that that is a partnership because it is not taking the taxpayers' money up front and it is giving us an opportunity, because we do not have the money up front to improve that so, we are giving us the opportunity to pay it out as if we were on a bond or a loan to pay it out over time and it is self-producing money, it is not coming out of another bucket of money. Mayor Pro-Tem Olson said it is self-producing to a point, but all that stuff puts stress on infrastructure that that money is actually supposed to pay for as we go because we do not make money on utilities. We do not make money on road repairs. Mayor Countryman said we do make money on utilities because we make money on water. Mayor Pro-Tem Olson said we break even if we are lucky when we start drilling wells. Council Member Fox said but we do make money on sales tax and we do make money on ad valorem tax. Mayor Pro-Tem Olson said I think you are missing the point. Our taxes, if you look at our budget, you will notice that we are having to borrow money for infrastructure. Why is that? Because we do not bring in enough sales tax to just write a check. We have to borrow money to build our infrastructure. That is what those sales taxes are for. Council Member Donaldson said we borrow from MEDC every month.

Mayor Pro-Tem Olson said if we continually give it back to the businesses that are making a profit, we do not have the money to upkeep the infrastructure. Mr. Todd said I would like to add we are paying for it up front and that benefits you. You are not having a loan for any money to do that. The alternative is there is no Academy, there is no sales tax, there is no property tax, and you get nothing over X amount of years, 15 years of nothing. Mayor Pro-Tem Olson said I totally agree. Mr. Todd said 15 years, a million dollars a year. It turns out to $30 million to the City and we are getting one fifth of that or one sixth of that to give that to you all the time and it is a win-win for both of us, but we cannot do it by ourselves. Mayor Pro-Tem Olson said no, and I am not asking you to do it by yourself, but what you are saying is that we should do it by ourselves by paying you back every dime that you spend, and I am not interested in that. Mr. Todd said the site is not shovel ready. Mayor Pro-Tem Olson said I know, but it is not the City's problem. That is the developer's problem. That is the piece of property you chose. Mr. Todd said there are significant hurdles that we are trying to overcome to make a win-win for the City and the developer in this case. If you cannot see it I do not know. Mayor Pro-Tem Olson said no, I do see it. I see that the developer is asking you, not you as developers, but the person who is trying to sell you this piece of property is asking the City to take on a huge burden of missed planned things that happened a long time ago that now he wants us to pay for. Mayor Pro-Tem Olson said I am not in the mood. Mayor Countryman said none of us were on Council then, so I do not know if it was the City. I do not know if it was them. At the end of the day, this is where we are today. I mean, we are supposed to make them punish them for back then, but punish the City for back then, who cares. This is where we are today. Mayor Pro-Tem Olson said we do not sign onto a bad deal. Mayor Countryman said this is a form of a partnership. I do not know what else you would want. What else would you consider them to be a positive partnership? Mayor Pro-Tem Olson asked what is wrong with 50/50? Mayor Countryman said it does not work with their numbers. Council Member Fox said a lot of this all revolves around people who have lived here years ago. When I came here in 1975 my property taxes for 2.5 acres was $10 a year so we are trying to catch up. I think that bringing this helps us a lot. Mayor Pro-Tem Olson said let us look at the numbers. City Engineer Vu told us $3.2 million if they do CB Stewart, if they do all the infrastructure, and if they do Buffalo Springs. That agreement says $4 million so why would we give them an extra $800,000? Mayor Countryman said these were just numbers to plug in. These were placeholder numbers, right? City Attorney Petrov said the $4 million was an up to number. Mayor Pro-Tem Olson said the $4 million is up to $4.8 million. The numbers she gave us to do CB Stewart is $3.2 million. Why would we give them an extra $1.6 million? Mr. Todd said that was for the private infrastructure that we thought was public at the time, so that is factored in. Mayor Countryman said these are not the hard numbers right here. Mayor Pro-Tem Olson said this is the agreement that we would bring to action. Mayor Countryman said this is the MOU to discuss and then we can talk about what we want to put in an agreement. Mayor Pro-Tem Olson said but if we come back next week with an action, these are the numbers, so that is why we are hammering them out. Mayor Countryman said not 100 percent. We can say how do we modify these numbers. Mayor Pro-Tem Olson said that is what we're doing. City Engineer Vu said to your point, Mayor Pro-Tem Olson, that is why we make sure to put the not to exceed language in there. It was originally written, could be interpreted as a flat $4 million, and we wanted to make sure that there is a not to exceed in there so that if it comes back at $2.5 million, $2.5 million

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would be the number up for reimbursement. To bring up a point earlier, if this is going to come back for action in two weeks, both parties, us and the developer need some direction on what to bring back, what would Council be willing to entertain. Mayor Pro-Tem Olson said he will not reimburse one penny over cost, not one cent. City Engineer Vu asked would you be comfortable with the not to exceed language? Mayor Pro-Tem Olson said yes.

Council Member Donaldson said I see Academy on this drawing, so you have somewhat of an agreement, but are you saying that this agreement is based on if it goes through like it is, it has something to do with whether or not we have an Academy or not? Where are we because is this going to be the base draw for other people, Academy. Do you have an agreement with them? Mr. Todd said we are currently negotiating with the Academy. Mayor Pro-Tem Olson said my whole thing is that I want to know what our 380 agreement is and that we have talked about it and we are okay with the numbers before they bring us in action next in two weeks. Mayor Countryman said that is what we are doing tonight. Mr. Todd said I would say we were never intending tonight to have a fully negotiated 380 agreement. This is just good faith that we are going to work together. Mayor Countryman said we like the framework and everything else in the agreement, just sharpen your pencil on the numbers and do not take consideration on CB Stewart for this project, but not the lack of importance. Mr. Todd said all of the work that would be done, it is all tied to a budget and this is publicly bid. You guys get to see everything and it is an open book. This is not we are asking for $4 million and putting $100,000 in and pocketing $3.9 million. You are seeing receipts for this the whole time. An audience member asked to speak. Mayor Countryman said yes, even though this is not a public hearing and you are not part of the project. Mr. Tom Czulewicz, a resident said the only thing I would say is I agree with Mayor Pro-Tem Olson. I think when you look around the City we have a great deal of development. Going forward, we need to make sure we do not set a precedent with this agreement that we are going to have to get stuck in our face downstream. Mayor Countryman said yes, we take every agreement individually and according to the characteristics of what is trying to be accomplished. The directive is, I am not hearing Council, you do not change anything other than sharpen your pencil on the numbers. Mayor Pro-Tem Olson said everything else he has seen looked fine. I did not like the 380 agreement. It is a terrible deal the way it is written. Mayor Countryman said well, we have not actually seen it yet. Mayor Pro-Tem Olson said this is the proposal. Mayor Countryman said the proposal, right. Mayor Pro-Tem Olson said and it is terrible so that is why I am bringing it up. Mayor Countryman said sharpen your pencil.

11. Consideration and possible action on the acceptance of FM 1097 Sanitary Sewer Improvements and authorizing the Interim City Administrator to sign the Certificate of Acceptance, Certificate for Substantial Completion, and commencement of the 1-year warranty.

City Engineer Vu said if you recall the sanitary improvements on FM 1097, this was repairs that were done because the sanitary sewer line washed out because of erosion and the City had been on bypass for a while. This project is now complete. The contractor has addressed all punch list items. The bypass line has been removed for a little over a month now and the infrastructure is ready to be accepted by the City. We have before you the certificate of

substantial completion and the certificate of acceptance. This would start the one-year warranty period beginning on February 24, 2025 which is the date the sanitary sewer line went into service.

Motion: Council Member Donaldson made a motion to accept FM 1097 sanitary sewer improvements and authorize the Interim City Administrator to sign the certificate of acceptance, certificate for substantial completion, and commencement of the 1-year warranty. Council Member Fox seconded the motion. Motion carried with all present voting in favor.

12. Consideration and possible action on Wastewater Pump and Haul Service Agreement with JDS Old Plantersville Road LLC for the Redbird Meadow Development and authorizing the Mayor to execute the agreement.

Mayor Countryman said she thought this was the Briarley agreement. City Engineer Vu said yes, this is Briarley. This is what was discussed at the last Council meeting with the developer. The last council meeting you authorized them to pull permits for six small homes. This is the agreement and so my understanding of the last Council meeting is we were directed to work with the developer to work this out. I want to point out some of the high points of what is in front of you. In paragraph 3.01 of the agreement, which is on page 102 of your packet this, this paragraph specifically outlines that the developer is responsible for all pump and haul, and that they are responsible for any violations, spills, anything that may happen as a result of the time frame of this pump and haul agreement that they are responsible for all of it. It outlines the specifics of when they have to pump and haul, which is, as it is written here, as it reaches the flow line elevation, at about approximately 38 percent full or every 16 days, whichever occurs first. It also outlines that we have to approve whoever they intend to use for their pump and haul services. It has to be approved by the City. They are going to maintain current contact information with everybody who is available, somebody who is available 24 hours a day in case that there is an issue in the interim. The developer agrees that they have the facilities necessary to dispose of it so it is not coming to City facilities. Other aspects of this is that they will be hiring a third-party inspector to watch over their home builders and ensure that their concerns of water theft or any other misbehavior is monitored. Paragraph 5.01 is a developer deposit escrow. Part of this is requiring them to deposit $30,000 as a surety amount in case something were to go wrong with this pump and haul agreement. The City has that money on hand to take over as needed. Those are essentially the main points of what you are agreeing to. The developer's attorney is here with us tonight if you have any specific other questions. Council Member Fox asked is Redbird having that on there, is there an issue that it is no longer actually Redbird? City Engineer Vu said it references Redbird in regards to the development agreement between the City. The City is in the agreement with Redbird Meadow Development LLC was the other party to that agreement which Johnson Development took over the terms of that agreement. Council Member Fox said so they assume the Redbird name. City Engineer Vu said they assume the terms of the contract. This common haul agreement would be between City and JDS Old Plantersville Road, LLC, which is Johnson Developments entity for this project. The development

subdivision is now called Briarley. Council Member Donaldson asked City Attorney Petrov if he has any problems with it? City Attorney Petrov said no.

Motion: Council Member Fox made a motion to accept the Wastewater Pump and Haul Service Agreement with JDS Old Plantersville Road LLC for the Redbird Meadow Development and authorize the Mayor to execute the agreement. Mayor Pro-Tem Olson seconded the motion. Motion carried with all present voting in favor.

13. Consideration and possible action regarding approving expenses for repairs to playground equipment at Cedar Brake Park.

Public Works Director Muckleroy said we have some playground equipment that needs repair at the park. We have a comprehensive list and a quote. This is kind of like buying a vehicle. If you buy a Chevrolet, you go to the Chevrolet dealer to get it fixed, and that is the same thing with playground equipment. You go to that manufacturer or their distributor, and that is who this is for the Houston area. It is buy board pricing which is set in stone and meets all of our legal requirements. Mayor Countryman asked is this like deferred maintenance, just getting things updated and in good condition? Public Works Director Muckleroy said it is based off of an inspector's report. Council Member Langley said in the explanation, it said that we only had $10,000. Public Works Director Muckleroy said in the Cedar Brake Park repair. Council Member Langley said and it said that you would tell us where you are finding the rest of the money. Public Works Director Muckleroy said he spoke with the Finance Department. Council Member Langley asked and there is funding available for the difference requested? I want to know that the $3,672.90 is available and where is it available at. Finance Director Carl said we anticipate that we will have savings in other line items in his department. One of the things that we have identified in this process, is kind of some of the things that we talked about in budgeting about when we are separating everything out by park, for example, instead of putting a lump sum of money for park maintenance which would allow us to use that money across the parks, so that is one of the things that we are looking at. We also anticipate that we will have savings in his department and as we get closer, if we do not, we will definitely come back with a budget amendment. It does not make sense to come forward with one of our coveted three like acceptable process of budget amendments in the fact that we are currently on track in the department to be under budget and we have additional revenue coming in right now. Council Member Langley asked, so you really do not know where you are going to find the money? Finance Director Carl said, I cannot say that it is going to come from a specific line item in his budget. Remember that each department is required to stay within their allocation, not necessarily by line item. Council Member Langley said on the proposal it said that it expired. Well, it expires next week. Public Works Director Muckleroy said we verified that. Council Member Langley said if you order it by the time it expires, when do you have to pay for it? Public Works Director Muckleroy said when the work happens they will bill us after the work is performed. Council Member Fox asked so they do the work and you get an approval of what all has been done? Public Works Director Muckleroy said yes. We have worked with them before. I will say too just as a reminder, this line item two years ago was $25,000 and we had to knock it down for budgetary constraints, so hopefully we can bring it back up this next year. Council Member Donaldson asked are the other

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parks in good shape? Public Works Director Muckleroy said yes they are and that will probably be where some of the savings will come from, one of the other park line items. Next year we will be looking to combine all of them. Mayor Countryman said that is good. Just put it in a bucket and then pull it out. Public Works Director Muckleroy said there are greater needs in certain parks than others.

Motion: Council Member Donaldson made a motion to approve expenses for repairs to playground equipment at Cedar Brake Park. Council Member Fox seconded the motion. Motion carried with all present voting in favor.

14. Consideration and possible action of a proposed city marketing logo and the official seal.

Special Events Coordinator Johnson said going back to 2024 there was a lot of conversation about the trademark, the birthplace of the Texas flag, and the need for a marketing logo because there are several logos. We understand that there is the original official City seal. There are a couple of different logos that you will see around town, but I think Jeff's idea was getting something specifically for marketing and for the trademark. Back in December 2024, Jeff looked into different designers for rebranding and branding package. He came up with a bid price of $1,500 and he had that work done. The logo should be in your packet with some promotional items. Council Member Langley asked do you have the packet with you? Special Events Coordinator Johnson said I think in the packet what he did was he gave you an idea of what we have had in the past, and then the final presentation, which I have copies here if you would like to see them. Council Member Langley said he gave us all kinds of stuff. Mayor Pro-Tem Olson said yes, stuff we have never seen before. Special Events Coordinator Johnson said yes, so that you would have a clear understanding of what we have and what we have now for the proposed marketing logo. Council Member Langley asked which one? Mayor Pro-Tem Olson said there are several of them in here. Council Member Langley said we did not see some of these at MEDC. Mayor Countryman said she does not think the ones that look like we are a capital represent who we are. Mayor Pro-Tem Olson said I do not know which one he is referring to because we have five or six of them. Mayor Countryman asked are you asking us to find a city logo, find a city trademark or use for promotional items, or we have a seal, we are not looking to replace the seal? What is the assignment? Special Events Coordinator Johnson said to my understanding this logo here, this new logo that was designed is just for the trademark and marketing purposes. The City seal will remain as is. He just had it cleaned up a little bit more so that you could use those for social media for print. Mayor Countryman said so Thomas Printing wants to make a whole bunch of promotional items. We are approving that right there for them to be able to use. They buy the trademark. They spend the $1,000 and they could put that on anything they want like yetis or tumblers. They buy to use it. They pay $1,000 because it is a use fee and then they could put that on shirts or whatever they want to. So cities have different kinds. To be the logo for the City, I am not on board, but for it to be something that somebody can use to trademark, to put swag in stores, go get them. Mayor Pro-Tem Olson said we have to approve it. Mayor Countryman said right, I just do not want that to be any kind of logo for our online presence or our seal. That is just for promotional items. Special Events Coordinator Johnson said just for promotional items. Chief Solomon said

and that is if Council approves it. Mayor Countryman said right. That is what is up for consideration. Chief Solomon said it is just for promotion and if you do not like it then there are others in here you can take a look at. Council Member Langley said it is page 131. Special Events Coordinator Johnson said to her understanding, this is the final. City Secretary Beaven asked if is the same one that she has on the screen? Special Events Coordinator Johnson said she is not sure, but thinks she remembers something of a time limit where you had to actually use the trademark within a certain time. Mayor Pro-Tem Olson said we asked City Attorney Petrov to research for us and he said we thought there was, but I believe there is no time limit on it, right? Mayor Countryman said yes. When somebody buys the trademark or spends the money to get it, they can use it. Mayor Pro-Tem Olson said no, the City owns the trademark. If anyone wants to use it, they still have rights to it. As far as whether or not we use it in a certain length of time, there is no time limit. Mayor Countryman said I know for the NBA if you want to use their logos, it expires every year and you have to reup and get there. I did not know if that was the case with this, like a promotional company has to come back and say we still want to use this logo, we are going to reup with you for another $1,000. Or, there are places too that if they make $500,000 million on it, now the price goes from $1,000 to $2,000. Mayor Pro-Tem Olson said that is up to MEDC to figure out how they want to do their agreements, but I think all they are asking for is approval of a logo. Mayor Countryman said she understands. Special Events Coordinator Johnson said all the details can be worked out once Council decides what they are going to do. Council Member Fox said this would only be for promotional type things, but I still do not like it. Council Member Donaldson said he likes it better than the other one with the buildings on it. I like page 131 better. Mayor Countryman asked can we just take out city of and put Montgomery? Council Member Donaldson said but that is who we are. Mayor Countryman said we are Montgomery. I do not ever say we are City of Montgomery, but that is my two cents. Mayor Pro-Tem Olson said we do not have to approve it. We can always kick it back to him and tell him to redesign it. Mayor Countryman said and not all at once. Council Member Langley asked Council Member Fox what are you thinking? Council Member Fox said she just does not like the way it looks. Mayor Pro-Tem Olson said let us put it to a vote. We can deny it and then we will just give him some advice. How is that? Mayor Countryman said yes, some feedback.

Council Member Langley said we are not doing an official seal. Mayor Pro-Tem Olson said the official seal is still the same. They never changed it. Council Member Langley said I do not know why he is even messing with it. Mayor Pro-Tem Olson said I do not know why either. Special Events Coordinator Johnson said for the official seal we had a couple of different versions of that. It was not good for all different files that we were using it for, so it looked a little distorted and a little blurry. Nothing has been changed. It is just a different format. City Secretary Beaven said for clarification, that is actually an older, original logo, not a seal. A city seal is completely different. Council Member Donaldson said we talked about that seal one time before when I was presenting an idea to let the schools help design something new and I was talking about that, not realizing it was the seal. Mayor Pro-Tem Olson said it is not a seal. That is not the city seal. It is a previous logo. Council Member Donaldson said well, anyway, City Engineer Roznovsky said he had already got that thing planned and it is supposed to go on the manhole covers. He already has that on there. City Engineer Vu said yes. Mayor Countryman said that is totally

fine. Council Member Fox asked City Secretary Beaven what is the official seal? City Secretary Beaven said the official seals says the City of Montgomery and it has the date. It has the Texas star in the middle of it. That is what I use when I seal our ordinances, resolutions, and minutes.

Motion: Mayor Pro-Tem Olson made a motion to approve the proposed City marketing logo. Motion failed for lack of a second.

15. Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas, casting its vote to appoint directors to the Montgomery Central Appraisal District's Board of Directors.

Council Member Langley said it says the City of Montgomery has five votes. She read it that she could put all five votes on one person. Is that the way everybody else read it? Mayor Countryman said yes. Mayor Pro-Tem Olson said I misunderstood. I thought I had to pick because there are five chairs. I thought we had to pick five people. City Secretary Beaven said we still have 5 votes that we can cast. Mayor Countryman said yes, we can do three and two or whatever. Mayor Pro-Tem Olson said I think I have to recuse myself.

Motion: Council Member Langley made a motion to approve Resolution 2025-08, a Resolution of the City Council of Montgomery, Texas, casting its vote to appoint Mayor Pro-Tem Olson to the Montgomery Central Appraisal District's Board of Directors. Council Member Fox seconded the motion. Motion carried with 3-Ayes and 1-Abstained by Mayor Pro-Tem Olson. (3-1)

DEPARTMENTAL REPORTS

16. January 2025 Police Dept and Code Enforcement/P&Z Admin

Sergeant McRae said right now for the spring break, we are having our DWI initiative Step program, along with the Citizens Police Academy starting April 2nd. Mayor Countryman asked how many people do you have signed up for that? Sergeant McRae said he is not sure because they are still receiving applications. Council Member Fox asked how many applications will you accept? Sergeant McRae said it just depends. Chief Solomon said no more than 13.

Code Enforcement Officer and Planning/Zoning Administrator Tilley said the only significant change to my reports is that P&Z administration has been added, so I looked at last year's numbers and I had 25 for January and this month I had 63 cases.

Building Official Rick Hanna said he visited with the attorney and we have not had a chance to talk. He is still confused and sent an email back asking Redbird Development, that is the official name of what the City Council accepted and what it was platted in the county records as. They can call it a Briarley if they want to call it that, but when people start submitting applications, it has to be what the recorded plat says. I caught their attorney on the way out and asked her about it and said, well, we were the engineers. My understanding of real estate law is unless the developer comes back to City Council with a

request for a name change and the commissioner's court and gets the plat either refiled with a different name. All of our stuff they need to have the proper surveyor plat with the correct subdivision name. Mayor Countryman asked so for clean records for the City, should we put Redbird Meadows development slash Briarley just because 10 years from now, somebody may not even know that Redbird Meadows has come about? Council Member Fox asked or should we request that Johnson change? Mayor Countryman said we would go through commissioner's court and come here. I was just thinking if we could just put a slash. City Engineer Vu said the sign outside the subdivision would say Briarley. Plats themselves, if they wanted to change the name, it may need to be a full replat process if they wanted to change the name of it. I have not personally encountered a subdivision name change where everything else stays the same. From our perspective we can review a plat as Redbird Meadows, we can review it as Briarley, but for the future on any deeds or anything, it would reference the title of the plat itself as what is recorded with the county. Mayor Pro-Tem Olson said so that is what all the permits need to be made out to then. City Engineer Vu said it references a specific block and lot in a section of a plat. Mayor Countryman said this cannot be the first time this has ever happened. City Attorney Petrov said typically people do not go back and change the names. They can use something different for marketing. It creates some confusion, yes, but Mr. Hanna is correct for the permitting process. The plat has to be correctly identified and it is currently the Redbird Meadow Center. Mr. Hanna said that is going to get confusing. I just want everybody to be on the same page and when they come in with a permit application and they put Briarley on there, we are going to say no. Let us see your surveyor's plat or its legal description. Whatever the deed says, that is what we are going to issue permits on. Mayor Countryman asked can we just suggest to Johnson to go through the motion? They may not because it might hold them up or cost an exorbitant amount of money, or if it is even necessary. City Attorney Petrov said we can talk to them about changing the name on the plat.

Council Member Donaldson asked may I make a suggestion? Mayor Countryman said yes. Council Member Donaldson said he would like to add the Building Official Rick Hanna to the department reports every month. Mayor Countryman asked what would you want him to report on? Council Member Donaldson said what the progress is with our inspections and if we have any issues. Building Inspector Hanna said we are making progress. Council Member Fox said Mr. Hanna is always with us almost every meeting.

17. Finance Report for January 2025.

Finance Director Carl said this is the report for January 2025 in front of you. I do not have any concerns of any of the things that we are seeing, revenues or expenses. Our sales tax is still facing greater than we anticipated. Council Member Langley asked did the new company get any sales tax for January? Not yet, right? Finance Director Carl said for the Crime Control & Prevention District (CCPD), the monies that we receive from the comptroller this month will include monies that will be now split between the Economic Development Commission (EDC) and CCPD. That will start with the deposit we get this month. It has not happened yet. Mayor Countryman said we are close to being halfway through our budget and we are tracking 20 percent higher on income. What is that number? Is that like 3 percent or is that 30 percent? Finance Director Carl said if you look at page

184 of your packet, which this is that group summary. The very first department on there is fund 100, which is general fund and you see your revenue and your expenses. Currently, you are doing well. Our revenue total at this point, at the end of January, your revenue total was $3.4 million and your expenses at that point were $1.6 million. It is always hard because our expenses are not equally divided over 12 months, but as far as looking back historically, like where we are pacing, we are pacing just fine. The only other thing that I will mention is we have been working on the audit. Crow has absorbed Belt Harris. A lot of the people are the same, but their auditing philosophy is a little bit different than what Belt Harris has been. It is just a little different, just as if we were switching to another audit group and so process is a little different. Our needs list was 150 some items long and we have not even had sampling yet. I had a phone call last week with Laura Hamm who is the auditor that we are working with. Darla is still with Crow, but she is upper level now, so Laura is our day to day. We are not confident that we are going to have a draft audit by Mach 31st. So what that means for us is we have reporting requirements that we are obligated to, based on debt issuance with EMMA (Electronic Municipal Market Access) and The Texas Water Development Board. I have already reached out to the financial advisor. We know what we have to do. There are some unaudited reports that we submit and then as soon as we have our audit we just update that information with the audit. It is just a matter of the changes, the things that they have had to do. They have had one of their main reviewers out on a medical situation, so it is just a little bit more I think than what they were expecting this first year in the Texas market. I have a draft.

Council Member Donaldson asked why are we writing checks to Robert Half Incorporated? Finance Director Carl said Robert Half is who we are using for support staff for the part-time person that has been helping out up at the utility window. We have posted for the utility position, the position that you all approved at the last meeting. Once we have those positions filled, then the support staff will go away. Robert Half is who we went through again there with HGAC. They are on HGAC board and so we did not have to go through any procurement process on those services.

Council Member Langley asked can you tell me on January 14th we wrote a check to Conroe Lake Conroe Chamber of Commerce for $7,500. Do you have any idea what we paid for through the chamber? City Secretary Beaven said it was for us to renew our membership at the highest level to participate in the chamber. Council Member Langley said we have never had to. City Secretary Beaven said we were at the very bottom package, but we are partnering with the chamber to try to do more, to be more active with the chamber. Council Member Langley said that is a lot of money to be a chamber member. City Secretary Beaven asked was it just one check? Mayor Countryman said yes. Finance Director Carl said if I am remembering correctly, that was to be a platinum member, advertising and getting our information out there. Council Member Donaldson asked no free lunch? Council Member Langley said it ought to be. Finance Director Carl said it does not include the lunch. City Secretary Beaven said it does include some for one of their events, and it gives us a lot of advertising. We are working with Special Events Coordinator Johnson to advertise our local businesses to say thank you to them for anything that they are doing within our City. We are trying to utilize it not just for the City as for the City of

Montgomery, but for our businesses to work with the chamber on that. Council Member Langley said I did not realize that we could spend taxpayers money that way.

18. Municipal Court Report for January 2025.

Court Administrator Duckett said for January of 2025, we have 168 citations. The collection was $38,904.53. I attached an additional report just so you can see how our monies are allocated to the state. Court Administrator Duckett said to Council Member Langley the text notifications are working. Council Member Langley thanked Court Administrator Duckett.

19. Public Works Report for January 2025.

Public Works Director Muckleroy asked if there were any questions on the report. Council Member Donaldson said it looks like you said under your water report, completed fence for water well number five, previously the site of well number two. Have we changed the number? Public Works Director Muckleroy said the well number, yes. The new well will be well number five. It will still be considered water plant number two, but it will be well number five. Council Member Donaldson said I could be wrong, but where water well number three is, there is actually two wells there. Public Works Director Muckleroy said there is water well three and water well four on site at water plant number three. Council Member Donaldson said okay, I have to distinguish between a plant and a well. Public Works Director Muckleroy said the plant is the whole facility, and the well is just on the site. Well two will be considered decommissioned and well five will be the new one. Council Member Fox said by her house is well five. Public Works Director Muckleroy said yes.

Council Member Donaldson asked if they make any runs by 213 Prairie and check that out? Public Works Director said we go every week. Our foreman has a reminder set on his phone to make sure he gets by there. In fact I think he was over there this afternoon.

Mayor Countryman thanked Public Works Director Muckleroy for the text on Saturday for the Mayor's reception about the Alamo. It was very informative and I used it, so I appreciate you. I even gave you kudos. I am like, I got a text this morning from Director of public works. It was fascinating. I think that was good. People were leaning in, so it is cool. They found limestone used in the 1700s, and the San Antonio Zoo and the Alamo are not that close. They hauled that rock down to the Alamo. It was fascinating, so thank you for that.

20. Utility Operations Report for January 2025.

Public Works Director Muckleroy said Hays Utility could not be here tonight, but I will be happy to either answer questions or at least take them back and get answers for you. The only thing I will hit on is the accountability. The accountability is still low, so I just wanted to update you. We have authorized Accurate Meter and Supply to perform a pretty large round of commercial meter testing. They should be starting on it any day if they have not already started on that. What they are doing is checking commercial meters for accuracy. You lose accuracy on a meter. If you think you are selling 1,000 gallons of water, maybe

1,300 has gone through it. It is just ensuring that it is close to 100 percent accuracy, looking for the large volume users, and making sure we are capturing everything that we are selling. Mayor Countryman asked do we think we have a leak? Public Works Director Muckleroy said no. Mayor Countryman said last time we had low accountability and it was a leak, so I just did not know. Public Works Director Muckleroy said yes, it was Poncho saved the day. A couple of months ago we started looking and the easiest way is to go look at creek bottoms, drive the creeks and a good enough leak it will get into a creek and feed its way down. We did walk the area in front of Kroger where it was found last time, but we did not find a leak, which is good. Council Member Donaldson asked if Public Works Director Muckleroy has a spare hard hat? I would like to visit well number five. Public Works Director Muckleroy said I am sure we have a spare.

Motion: Mayor Pro-Tem Olson made a motion to accept the department reports as presented. Council Member Fox seconded the motion. Motion carried with all present voting in favor.

COUNCIL INQUIRY

Mayor Countryman asked City Attorney Petrov if we were able to get in touch with Sudden Link for Lake Creek Village, or we decided to just go ahead and take in the streets and leave it alone and let that be a Sudden Link issue? Do we know? They wanted us to take in their streets to make them public. There was one 23-feet away from an actual road. Chief Solomon said it looks like according to Mr. Finke, the homeowners association is going to take care of that. We are going to get our engineers out there to take a look and tell them what they need to do to make it right. Mayor Countryman said I know he had been trying to get with Sudden Link and they kept standing them up. Mayor Countryman asked so we have taken the streets in and they are now public? Chief Solomon said yes.

EXECUTIVE SESSION

21. Closed Session

City Council will meet in Closed Session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

A. Section 551.074 Personnel Matters for the purpose of discussion and deliberations regarding the appointment, employment, evaluation and duties of a City Administrator.

At 7:34 p.m. Mayor Countryman convened the Montgomery City Council into closed session pursuant to provision Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.074 Personnel Matters for the purpose of discussion and deliberations regarding the appointment, employment, evaluation and duties of a City Administrator.

22. Open Session

City Council will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.

A. Section 551.074 Personnel Matters for the purpose of discussion and deliberations regarding the appointment, employment, evaluation and duties of a City Administrator.

At 7:50 p.m. Mayor Countryman reconvened the Montgomery City Council into open session pursuant to provision Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.074 Personnel Matters for the purpose of discussion and deliberations regarding the appointment, employment, evaluation and duties of a City Administrator.

Item A. No action taken.

CLOSING AGENDA

23. Items to consider for placement on future agendas.

No items to consider at this time.

24. Adjourn.

Motion: Mayor Pro-Tem Olson made a motion to adjourn the Regular Meeting of the City of Montgomery at 7:50 p.m. Council Member Langley seconded the motion. Motion carried with all present voting in favor.

APPROVED:

_____
Sara Countryman, Mayor

ATTEST:

_____
Ruby Beaven, City Secretary

DRAFT

CITY COUNCIL AGENDA
Regular Meeting: April 8, 2025

AGENDA ITEM:

Consideration and Possible Action on the Lone Star Ridge Section 1 WSD&P plans. (Dev. No. 2404)

SUBMITTED BY: Ruby Beaven, City Secretary/Director of Administrative Services

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator/Police Chief

BACKGROUND:

The Engineer's memo and supporting documentation is attached.

FISCAL ANALYSIS:

N/A

RECOMMENDATION: WGA recommends Council approval of the Lone Star Ridge Section 1 WSD&P plans as presented.

March 31, 2025

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

Re: Submission of Water, Sanitary, Drainage, & Paving Plans
Lone Star Ridge Section 1 WSD&P Plans (Dev. No. 2404)d
City of Montgomery

Dear Mayor and Council:

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 recommend approval of the WSD&P plans as submitted. It should be noted that our approval does not relieve the Developer from receiving any other required approvals from the Buffalo Springs Architectural Advisory Committee, Montgomery County, or any other applicable agency. Additionally, this approval does not constitute an approval of the subdivision's private retaining walls or implies the City's liability for them. As outlined in the Development Agreement Amendment dated March 25, 2025, the City assumes no liability for the construction and maintenance, and that responsibility relies solely with the Developer and their successor(s).

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

Sincerely,

Chris Roznovsky, PE
Engineer for the City

CVR/zlgt
Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2025\2025.03.31 MEMO To Council Lone Star Ridge Section 1 WSD&P Plans.docx
Enclosures: Plans
Cc (via email): Mr. Anthony Solomon – City of Montgomery, Interim City Administrator & Police Chief
Ms. Ruby Beaven – City of Montgomery, City Secretary & Director of Administrative Services
Ms. Corinne Tilley – City of Montgomery, Code Enforcement Officer & Planning and Development Administrator

CITY OF MONTGOMERY, TEXAS

LONE STAR RIDGE PHASE 1

WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUD 179
PUBLIC IMPROVEMENTS
DEV NO. 2404

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (in Houston)
(New Statewide Number Outside Houston)
1-800-545-6005

Sheet List Table

Sheet Number	Sheet Title
01	COVER SHEET
02	CONSTRUCTION NOTES & LEGEND 1 OF 2
03	CONSTRUCTION NOTES & LEGEND 2 OF 2
04	EXISTING CONDITIONS SURVEY & DEMOLITION PLAN
05	OVERALL SUBDIVISION INDEX
06	TRAFFIC & PAVING PLAN 1 OF 2
07	TRAFFIC & PAVING PLAN 2 OF 2
08	WATER & SANITARY PLAN 1 OF 3
09	WATER & SANITARY PLAN 2 OF 3
10	WATER & SANITARY PLAN 3 OF 3
11	OVERALL GRADING PLAN
12	GRADING PLAN 1 OF 2
13	GRADING PLAN 2 OF 2
14	CROSS SECTIONS
15	STORM SEWER PLAN 1 OF 3
16	STORM SEWER PLAN 2 OF 3
17	STORM SEWER PLAN 3 OF 3
18	DRAINAGE PLAN 1 OF 2
19	DRAINAGE PLAN 2 OF 2
20	DRAINAGE CALCULATIONS 1 OF 3
21	DRAINAGE CALCULATIONS 2 OF 3
22	DRAINAGE CALCULATIONS 3 OF 3
23	WESTLAKE HOLLOW DRIVE STA 0+00 TO 7+00
24	AUGUST WIND LANE STA 0+00 TO 7+00
25	HONEY SUNSET ST STA 7+00 TO 15+50
26	WARM BREEZE LANE STA 15+50 TO 19+00
27	LAVENDER WIND LANE STA 0+00 TO 2+50
28	ROCKY CREEK LANE STA 5+00 TO 10+00
29	CEDAR PARK DRIVE 10+00 TO 17+00
30	WESTWOOD PASS LANE 0+00 TO 5+50
31	SEWER EXTENSION STA 0+00 TO 3+50
32	SEWER EXTENSION STA 3+50 TO 10+00
33	SEWER EXTENSION STA 10+00 TO 16+00
34	WATERLINE EXTENSION 0+00 TO 12+00
35	STORM PLAN & PROFILE
36	SANITARY LEAD TABLE
37	SWPP PLAN 1 OF 2
38	SWPP PLAN 2 OF 2
39	SWPP PLAN 3 OF 3
40	SWPP DETAILS
41	SANITARY SEWER DETAILS
42	STORM SEWER DETAILS
43	WATER DETAILS 1 OF 2
44	WATER DETAILS 2 OF 2
45	PAVING DETAILS 1 OF 2
46	PAVING DETAILS 2 OF 2

PROJECT NOTES

ENGINEER'S CERTIFICATION:
I CERTIFY THAT THESE PLANS WHICH BEAR MY SEAL HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND ARE IN COMPLIANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS. THE PROPOSED IMPROVEMENTS SHOWN IN THESE PLANS WILL NOT IMPEDE THE FLOW OF SURFACE WATERS FROM HIGHER ADJACENT PROPERTIES, WILL NOT ALTER THE NATURAL FLOW OF SURFACE WATERS SO AS TO DISCHARGE THEM UPON ADJACENT PROPERTIES AT A MORE RAPID RATE OR IN A DIFFERENT LOCATION, AND WILL NOT CONCENTRATE FLOWS OF SURFACE WATERS IN A MANNER WHICH EXCEEDS THE CAPACITY OF THE RECEIVING WATERCOURSE. THIS CERTIFICATION DOES NOT APPLY TO ANY EXISTING IMPROVEMENTS ON THE SUBJECT PROPERTY.

CIVIL NOTE:
FIELD VERIFY ALL EXISTING CONDITIONS AND ELEVATIONS INCLUDING PAVEMENT AND UTILITY TIE-INS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ALL DISCREPANCIES PRIOR TO BEGINNING ANY WORK.

TDLR NOTE:
TEXAS DEPARTMENT OF LICENSING AND REGISTRATION (TDLR) NUMBER REQUIRED FOR ALL PROPOSED COMMERCIAL BUILDINGS. **IF TDLR NUMBER IS NOT PRESENT, CLIENT IS RESPONSIBLE FOR ACQUIRING REGISTRATION NUMBER PRIOR TO CONSTRUCTION.

WETLAND NOTE:
THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF AN ENVIRONMENTAL OR OTHER WETLANDS STUDY. L SQUARED ENGINEERING IS NOT AN ENVIRONMENTAL ENGINEERING FIRM AND DOES NOT HAVE THE ABILITY TO DETERMINE ENVIRONMENTAL OR WETLAND IMPACTS. THE CLIENT AND/OR OWNER SHALL BE RESPONSIBLE FOR ANY SUCH STUDY AND NOTIFY ENGINEER IF ANY RESULTING CHANGES ARE NEEDED PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION:
BEING 56.673 ACRES OF LAND IN THE JOHN CORNER SURVEY, A-8, MONTGOMERY COUNTY, TEXAS, SAID 56.673 ACRES BEING THE SAME TRACT OF LAND CALLED 56.711 ACRES AS CONVEYED TO SPEEDY ANGELS LLC, DEED OF WHICH IS RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2021-099784, MONTGOMERY COUNTY REAL PROPERTY RECORDS, SAID 56.673 ACRES.

BENCHMARK: CITY OF MONTGOMERY CONTROL MONUMENT #1
ELEV: 239.70
N:10135441.4753
E:3763481.9132

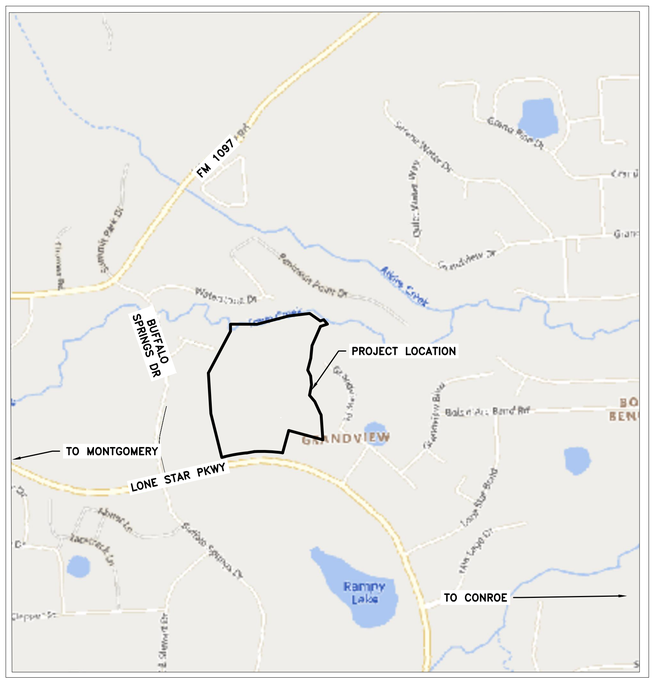
BENCHMARK: CITY OF MONTGOMERY CONTROL MONUMENT #7
ELEV: 291.77
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SITE BENCHMARK: TEMP BENCHMARK NO-1 ELEV: 280.53
TEMPORARY BENCHMARK NO-1 IS A SQUARE CUT ON THE SOUTHEAST CORNER OF A S.E.T. BOX ON THE NORTH SIDE OF LONESTAR PARKWAY APPROXIMATELY 242 FEET WEST OF THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.
N:10138940.7300
E:3762500.8660

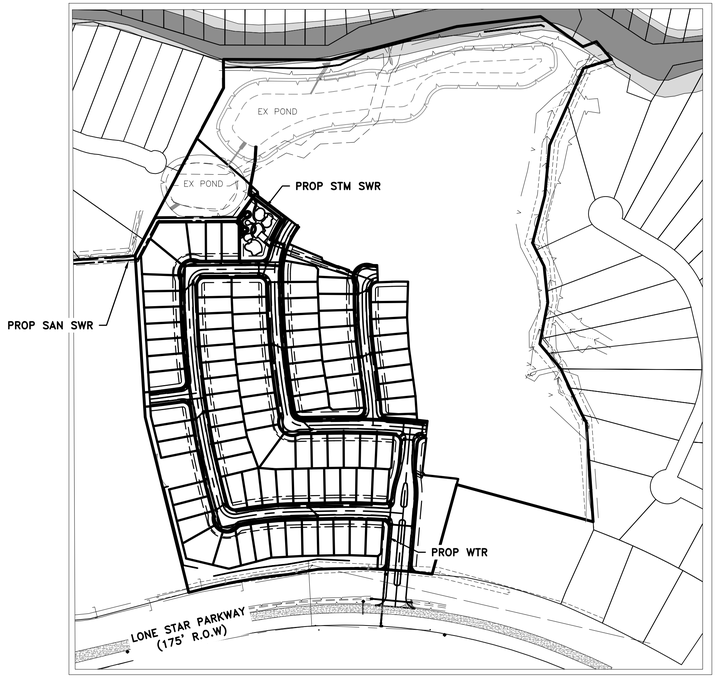
SITE BENCHMARK: TEMP BENCHMARK NO-2 ELEV: 227.41
TEMPORARY BENCHMARK NO-2 IS A SQUARE CUT ON THE BACK OF CURB ON THE EAST SIDE OF THE MEDIAN AT THE ENTRANCE OF BUFFALO CROSSING DRIVE ON THE EAST SIDE OF NORTH BUFFALO SPRINGS DRIVE.
N:10140376.8640
E:3761143.5820

FLOODPLAIN:
A PORTION OF THE SUBJECT TRACT IS LOCATED IN THE 1% ANNUAL CHANCE OF FLOOD HAZARD AREA (ZONE "AE")(100 YEAR FLOODPLAIN) ACCORDING TO THE FEMA FIRM PANEL MAP NO. 48339C0200G DATED AUG 18,2014.

SURVEY NOTE:
SURVEY PROVIDED BY JEFFREY MOON & ASSOC., INC. DATED 01/28/2024.CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES.



VICINITY MAP
SCALE: 1" = 1000'



PROJECT MAP
SCALE: 1" = 250'

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

DATE

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 12235
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
COVER SHEET

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	AS SHOWN	SHEET	01

STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

03/27/2025

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 - LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\01 COVER SHEET.DWG Mar. 27, 2025-1:48 PM BRIAN STROKA

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 - LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\02 CONSTRUCTION NOTES.DWG Mar. 27, 2025 - 1:49 PM BRIAN STROKA

REFERENCE SPECIFICATIONS:

APPLICABLE ENTITY DETAILS & SPECIFICATIONS SHALL APPLY. WHEN NO SUCH INFORMATION EXISTS, CONTRACTOR SHALL THEN REFERENCE CITY OF MONTGOMERY DETAILS AND SPECIFICATIONS.

GENERAL CONSTRUCTION NOTES:

1. MATERIALS, CONSTRUCTION AND TESTING TO BE IN ACCORDANCE WITH THE GOVERNING ENTITY'S ORDINANCES AND SPECIFICATIONS, LATEST PRINTING AND AMENDMENTS THERETO.

2. CONTRACTOR TO OBTAIN ALL DEVELOPMENT AND CONSTRUCTION PERMITS REQUIRED BY ALL ENTITIES AT HIS EXPENSE PRIOR TO COMMENCEMENT OF WORK.

3. 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 IN STREET RIGHTS-OF-WAY OR EASEMENTS.

4. ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE NOT GUARANTEED TO BE COMPLETED OR DEFINITE, BUT WERE OBTAINED FROM THE BEST INFORMATION AVAILABLE. CONTRACTOR HAS SOLE RESPONSIBILITY FOR FIELD VERIFICATION OF ALL EXISTING FACILITIES SHOWN ON DRAWINGS. CONTRACTOR SHALL COORDINATE ALL CONFLICTS WITH THE APPROPRIATE GOVERNING AGENCY.

5. THE LOCATION OF LUFKIN-CONROE TELEPHONE EXCHANGE OR AT&T COMPANY, ENTEX, AND ENTERGY-GSU (GULF STATES UTILITIES) UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL REQUEST THE EXACT LOCATION OF THESE FACILITIES BY CALLING THE UTILITY COMPANIES, 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 FACILITIES. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF CONSTRUCTION OPERATIONS WILL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

6. TEXAS LAW ARTICLE 1436c, PROHIBITS ALL ACTIVITIES IN WHICH PERSONS OR EQUIPMENT MAY COME WITHIN 6 FEET OF ENERGIZED OVERHEAD POWER LINES, AND 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 YOU OR YOUR COMPANY MUST WORK NEAR ENERGIZED OVERHEAD POWER LINES, CALL THE POWER COMPANY FOR THE LINES TO BE DE-ENERGIZED AND/OR MOVED AT YOUR EXPENSE.

7. 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 P AS PUBLISHED IN THE FEDERAL REGISTER, VOLUME 54, NO. 209, DATED OCTOBER 31, 1989.

8. DETAILS SHOWN DO NOT EXTEND OR INCLUDE DESIGNS 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.

9. CONTRACTOR SHALL COVER OPEN EXCAVATIONS WITH ANCHORED STEEL PLATES DURING NON-WORKING HOURS, ALONG EXISTING ROADWAYS AND TRAFFIC AREAS.

10. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE GOVERNING ENTITY. ALL CONSTRUCTION RUNOFF SHALL COMPLY WITH STORM WATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE FLAGMEN, SIGNING, STRIPING AND WARNING 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 OR PROVIDE ALL-WEATHER DETOURS AROUND CONSTRUCTION SITE, PROVIDE PUBLIC NOTIFICATION, AND USE UNIFORMED POLICE OFFICERS TO CONTROL TRAFFIC.

12. EXISTING PAVEMENTS, CURBS, SIDEWALKS AND DRIVEWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO THE GOVERNING ENTITY'S STANDARDS. ALL ASPHALT AND CONCRETE DRIVEWAYS EXCAVATED DURING CONSTRUCTION SHALL BE BACKFILLED WITH STABILIZED MATERIAL AND RETURNED TO EXISTING CONDITIONS. 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.

13. EXISTING ROADS AND/OR RIGHT-OF-WAYS DISTURBED DURING CONSTRUCTION SHALL BE AS GOOD OR BETTER THAN THE CONDITION PRIOR TO STARTING THE WORK, UPON COMPLETION OF THE PROJECT.

14. 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 NO PROVISION FOR PLANTING GRASS IS INCLUDED IN THE PLANS OR SPECIFICATIONS, THE MINIMUM REQUIREMENT FOR THIS ITEM WILL BE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR "SODDING OR SEEDING FOR EROSION CONTROL."

15. ALL TRENCHES, INCLUDING TRENCHES FOR LEADS AND STUBS UNDER PAVEMENT AND TO A POINT ONE (1) FOOT BACK OF ALL CURBS SHALL BE BACKFILLED WITH CEMENT STABILIZED SAND AS PER SPECIFICATION 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. SEE GOVERNING ENTITY'S STANDARD DETAIL SHEETS FOR BEDDING AND OTHER DESIGN REQUIREMENTS.

16. CONTRACTOR TO REMOVE EXISTING PLUGS AND CONNECT TO EXISTING UTILITY LINES AS INDICATED ON PLANS.

17. UNLESS OTHERWISE NOTED ON PLANS, WHERE MANHOLES ARE LOCATED WITHIN THE UTILITY EASEMENTS, THE CONTRACTOR SHALL SET RIM ELEVATIONS TWO INCHES ABOVE FINISHED GROUND ELEVATIONS.

18. WHEN TRENCH CONDITION REQUIRES THE USE OF WELL POINTS, THIS IS TO BE REQUESTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.

19. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE MUD AND/OR DIRT DEPOSITED ON EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY DAILY. ALL EQUIPMENT AND DEBRIS FROM CONSTRUCTION TO BE MOVED AT END OF PROJECT.

SANITARY SEWER CONSTRUCTION NOTES:

1. SANITARY SEWERS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LATEST SPECIFICATIONS FOR SEWER CONSTRUCTION, AND TESTED AS SPECIFIED FROM THE LATEST TEST PROCEDURE FOR EITHER LIQUID OR AIR, INCLUDING ALL AMENDMENTS AND REVISIONS THERETO. BACKFILL AND BEDDING FOR SANITARY SEWERS MUST MEET ALL MINIMUM ASPECTS OF ASTM D-2321 AND MUST BE PLACED IN ACCORDANCE WITH THE APPLICABLE ENTITY'S SPECIFICATIONS.

2. ALL SANITARY SEWER MANHOLES SHALL BE STANDARD THE APPLICABLE ENTITY PRE-CAST USING RAM-NECK OR CAST IN PLACE CONCRETE IN ACCORDANCE WITH ASTM C-478. NO BRICK MANHOLES ALLOWED. FOR PVC PIPE, USE MANHOLE WATER STOP GASKET AND CLAMP ASSEMBLY AT MANHOLE CONNECTIONS. SANITARY SEWER MANHOLE RIMS SHALL BE 3 INCHES ABOVE NATURAL GROUND. BACKFILL SHALL BE ADDED AND SLOPED AWAY FROM THE MANHOLE RIM FOR DRAINAGE PURPOSES.

3. MANHOLE CONCRETE BOTTOM FOUNDATION SHALL BE 12" REINFORCED WITH #5 BARS AT 12", ON CENTERS, EACH WAY, WITH A MINIMUM OF 6" EXTRA SLAB LENGTH AROUND THE MANHOLE. IF POURED IN PLACE, APPROVED CHEMICALS SHALL BE USED FOR PATCHING AROUND MANHOLE JOINTS. MORTAR CEMENT WILL NOT BE ACCEPTED.

4. 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". MINIMUM SIZE SANITARY SEWER MAIN IS 6". SDR 35 MAY BE USED WHEN DEPTH IS MORE THAN 3 FEET AND LESS THAN 6 FEET.

5. SEWER LINES SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE STREET FROM WHERE WATER IS LOCATED. SEWER LINE AND WATER LINE SEPARATION SHALL BE IN ACCORDANCE WITH TEXAS NATURAL RESOURCE CONSERVATION COMMISSION RULES, CHAPTER 317.13 APPENDIX E.

6. 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 AND SHALL BE CONSTRUCTED AS PER THE APPLICABLE ENTITY STANDARDS.

7. WHEN THE NATURAL GROUND LEVEL AROUND MANHOLE LIES BELOW THE 100 YEAR FLOODPLAIN ELEVATION, THE MANHOLE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SEALED AND VENTED MANHOLE DETAIL.

8. A DEFLECTION TEST SHALL BE REQUIRED 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 MAN-HOLE 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 EST REQUIREMENTS TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

9. INFILTRATION/EXFILTRATION NOT TO EXCEED 200 GALLONS PER INCH DIAMETER PER MILE OF PIPE FOR 24 HOURS UNDER A MINIMUM OF 2 FEET OF HEAD, OR AN AIR TEST SHALL BE REQUIRED IN ACCORDANCE WITH ASTM C-828.

10. WHERE A SEWER LINE HAS LESS THAN (2) FEET OF COVER, PROVIDE CEMENT STABILIZED SAND BACKFILL MATERIAL.

11. CONTRACTOR SHALL KEEP RECORD OF LOCATION OF ALL STACKS, STUBS, SEWER LEADS, ETC. THE AS-BUILT MYLAR DRAWINGS MUST SHOW THE EXACT LOCATION.

12. 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 4 INCH, AND ALL DOUBLE SERVICE LEADS TO BE 6 INCH.

13. THE INSTALLATION OF ALL SANITARY SEWER LINES SHALL EXTEND ALONG THE ENTIRE LENGTH OF THE PROPERTY TO BE SERVED. SANITARY SEWER LINES THAT DEAD END SHALL EXTEND TO THE PROJECT LIMITS FOR FUTURE EXTENSIONS, WITH DEPTHS BASED ON ENTIRE SERVICE AREA.

STORM WATER QUALITY NOTES:

1. IF THE PROJECT DISTURBS 10 ACRES, COVERAGE IS REQUIRED UNDER THE TPDES GENERAL PERMIT TXR150000 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION, INSPECTION, AND MAINTENANCE OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. THE COSTS TO IMPLEMENT, INSPECT, AND MAINTAIN THE SWPPP SHALL BE CONSIDERED INCIDENTAL TO THE SWPPP BID ITEMS.

2. IF THE PROJECT DISTURBS GREATER THAN 5 ACRES, A NOTICE OF INTENT (NOI) SHALL BE SUBMITTED TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AT LEAST 7 DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TCEQ COMPLIANCE, PLAN IMPLEMENTATION AND MAINTENANCE DURING CONSTRUCTION. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL PROVIDE A COPY OF THE CONTRACTOR'S NOTICE OF INTENT (NOI) AND PROOF THAT IT HAS BEEN SENT TO THE TCEQ.

3. COPIES OF THE CONTACTOR'S NOI AND CONSTRUCTION SITE NOTICE (CSN) SHALL BE POSTED AT THE SITE BY THE CONTRACTOR. COPIES SHALL ALSO BE SUBMITTED TO THE PROJECT OWNER AND ENGINEER. THE CONTRACTOR SHALL LAMINATE AND POST THE TWO NOIS, TWO CSNS AND ANY 'SECONDARY OPERATOR' CSNS ON THE PROJECT SITE AT A LOCATION WITH EASY ACCESS TO THE PUBLIC FOR CLEAR VIEWING AND AS APPROVED BY THE ENGINEER. THE COST OF LAMINATION AND POSTING OF THE NOIS & CSNS SHALL BE CONSIDERED INCIDENTAL TO THE SWPPP BID ITEMS.

4. UPON COMPLETION OF CONSTRUCTION ACTIVITIES AND FINAL STABILIZATION OF THE SITE, AS DEFINED BY THE TPDES GENERAL PERMIT, A NOTICE OF TERMINATION (NOT) IS REQUIRED TO BE SUBMITTED TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL PROVIDE A COPY OF THE CONTRACTOR'S NOTICE OF TERMINATION (NOT) AND PROOF THAT IT HAS BEEN SENT TO THE TCEQ.

5. A RAIN GAUGE SHALL BE KEPT ON THE PROJECT SITE OR WITHIN THE IMMEDIATE PROJECT VICINITY. RECORDS OF RAINFALL EVENTS SHALL BE KEPT BY THE CONTRACTOR TO ASSIST WITH DETERMINING IF AN SWPPP SITE INSPECTION IS REQUIRED. THE COSTS FOR THE RAIN GAUGE SHALL BE CONSIDERED INCIDENTAL TO THE SWPPP BID ITEMS.

6. THE SWPPP, INSPECTION & MAINTENANCE REPORTS, CERTIFICATIONS, RAINFALL RECORDS, MAJOR GRADING DATE RECORDS AND TEMPORARY AND PERMANENT STABILIZATION DATE RECORDS SHALL BE KEPT CURRENT BY THE CONTRACTOR AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. COPIES OF THE ALL SWPPP RECORDS SHALL BE KEPT ON-SITE, IF FEASIBLE, UNTIL THE NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. THE SWPPP RECORDS SHALL BE MADE READILY AVAILABLE TO ENGINEER AND REGULATORY AUTHORITIES UPON AN ON-SITE INSPECTION. THE CONTRACTOR SHALL DELIVER COPIES OF ALL SWPPP RECORDS TO PROJECT OWNER AND ENGINEER AS DIRECTED BY THE ENGINEER.

STORM SEWER NOTES:

1. STORM SEWER AND LEADS SHALL BE REINFORCED CONCRETE PIPE, ASTM C-76, CLASS III, WITH O-RING RUBBER GASKET JOINTS, AND SHALL BE INSTALLED, BEDDED AND BACKFILLED IN ACCORDANCE WITH THE GOVERNING ENTITIE'S STANDARDS AND SPECIFICATIONS

NOTE: HDPE PIPE MAY BE USED PROVIDED THAT IT IS BACKFILLED WITH CEMENT STABILIZED SAND (2 SACKS CEMENT/TON), OR OTHER BACKFILL MATERIALS THAT HAVE BEEN APPROVED BY THE GOVERNING ENTITY. SEE NOTES BELOW.

2. ALL PROPOSED PIPE STUB OUTS FROM MANHOLES OR INLETS ARE TO BE PLUGGED WITH 8 INCH BRICK WALLS UNLESS OTHERWISE NOTED.

3. ALL BOX CULVERTS INSTALLED SHALL BE PLACED ON A MINIMUM OF 6 INCHES OF CEMENT STABILIZED SAND (CEMENT STABILIZED SAND SHALL BE 1½ SACK CEMENT PER TON). FOR INSTALLATION OF PRE-CASE CONCRETE BOX CULVERTS IN POOR SAIL 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.

4. STORM SEWER MANHOLES SHALL BE STANDARD PRE-CAST, UNLESS OTHERWISE NOTED.

5. ALL INLETS TO BE TO THE DETAIL SPECIFICATIONS SHOWN IN THE PLANS OR APPROVED EQUAL OR UNLESS OTHERWISE STATED ON PLANS. INLETS TO BE STANDARD DEPTH UNLESS OTHERWISE NOTED.

6. ALL STORM SEWER LEADS SHALL BE 18 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 EAST JORDAN 24" FRAME AND COVER (OR EQUAL).

9. FOR ADJUSTMENT OF MANHOLE LIDS USE STANDARD CONCRETE RINGS.

10. 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.

11. ALL EXPOSED CORNERS TO BE CHAMFERED 3/4".

12. OTHER BACKFILL MATERIALS MAY BE USED BASED ON THE GEOTECHNICAL REPORT OR PER HDPE SPECIFICATIONS. BACKFILL MUST BE USED WITH APPROPRIATE COMPACTION.

13. SEE MANUFACTURERS SPECIFICATIONS FOR THE USE OF HIGH DENSITY POLYETHYLENE PIPE FOR STORM DRAINS FOR SPECIFIC TECHNICAL INFORMATION.

WATER CONSTRUCTION NOTES:

1. CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING TO WITHSTAND TEST PRESSURE AS SPECIFIED IN THE APPLICABLE ENTITY STANDARD DRAWINGS AND REQUIREMENTS FOR WATER MAIN CONSTRUCTION AND MATERIALS.

2. PRIOR TO INSTALLATION OF WATER METER, WATER METER LEAD OR UNMETERED FIRE SPRINKLER LINE, THE CONTRACTOR SHALL CONTACT THE PERMIT DIVISION.

3. PRIOR TO WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE GOVERNING ENTITY'S ENGINEER AND COMPLY WITH ALL REQUIREMENTS NECESSARY FOR THE ISSUANCE OF A WORK ORDER FOR THE WATER MAIN CONSTRUCTION.

4. SEPARATION DISTANCES FOR ALL WATER MAIN AND SANITARY SEWER MAIN CONSTRUCTION SHALL BE GOVERNED BY THE "TEXAS COMMISSION ON ENVIRONMENTAL QUALITY RULES AND REGULATIONS FOR DESIGN CRITERIA FOR WATER SYSTEMS", SECTION 290, LATEST PRINTING. REFER TO THE THE APPLICABLE ENTITY DESIGN MANUAL WATER MAIN DESIGN REQUIREMENTS.

5. TWELVE-INCH (12") AND SMALLER MAINS SHALL HAVE A MINIMUM COVER OF FOUR FEET (4') FROM THE TOP OF THE 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.

6. 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.

7. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED BEFORE BACTERIOLOGICAL TESTING IN ACCORDANCE WITH AWWA STANDARD C-600.

8. ALL WATER PIPING SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED PRIOR TO USE IN ACCORDANCE WITH AWWA STANDARD C-601.

9. ALL WATER MAINS 4" THROUGH 12" SHALL BE C-900 (SDR-18). ALL WATER MAINS 14" THROUGH 36" SHALL BE C-905 (SDR-18).

10. PRIOR TO BACKFILLING OF ALL UNDERGROUND WATER LINES, INSTALL A CONTINUOUS #14 COPPER TRACER WIRE, LOCATED DIRECTLY OVER BURIED LINES AND ACCESSIBLE AT EACH VALVE STACK.

11. 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.

PAVING NOTES:

1. IF PROPOSED SEMI-RIGID BASE WITH 2 INCH TYPE "D" HOT MIX ASPHALTIC CONCRETE SURFACING, FOR URBAN ESTATES ONLY, SEMI-RIGID BASE MAY BE 7 INCH CEMENT STABILIZED SHELL, 8 INCH CRUSHED LIMESTONE, OR 6 INCH HOT MIX ASPHALTIC CONCRETE.

2. EXPOSE 15 INCHES OF REINFORCING STEEL AT ALL PROPOSED SAWED JOINTS. IF NO REINFORCING STEEL EXISTS, USE HORIZONTAL DOWELS PER NOTE #4.

3. REQUIRE A ONE (1) INCH REDWOOD EXPANSION BOARD OR PRE-MOLDED NON-EXTRUDING JOINT BETWEEN SIDEWALK AND BACK OF CURB.

4. HORIZONTAL DOWELS SHALL BE NO. 6 BARS, 24 INCHES LONG, DRILLED AND EMBEDDED 8 INCHES INTO THE CENTER OF THE EXISTING SLAB WITH "PO ROC" OR EQUAL. DOWELS SHALL BE 24 INCHES CENTER TO CENTER UNLESS OTHERWISE SPECIFIED.

5. WHEN PROPOSED PAVEMENT ENDS AT A CONSTRUCTION JOINT LEAVE 15 INCHES OF REINFORCING STEEL EXPOSED BEYOND PAVEMENT, COAT WITH ASPHALT, AND WRAP WITH BURLAP FOR FUTURE PAVEMENT TIE-IN. AT EXPANSION JOINTS, EXTEND DOWELS 5 INCHES; COAT AND WRAP SAME AS CONSTRUCTION JOINTS.

6. WHEREVER A SIDEWALK IS REQUIRED BY GOVERNING ENTITY'S ORDINANCE , PROVIDE WHEELCHAIR RAMP AND/OR SIDEWALKS IN ACCORDANCE WITH THE "TEXAS DEPARTMENT OF TRANSPORTATION STANDARD WHEELCHAIR RAMP AND SIDEWALK DETAILS".

7. ADJUST EXISTING MANHOLE FRAMES AND COVERS TO FIT NEW GRADE.

8. ADJUST EXISTING WATER VALVE BOXES TO NEW PAVING GRADE. REPLACE ALL MISSING OR DAMAGED VALVE BOXES AND COVERS.

9. PLACE WHITE OR YELLOW PLASTIC MARKER OR PAINT AS SHOWN BY THE UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS.

10. PROVIDE A CONCRETE PAVING HEADER AT THE END OF THE PAVEMENT.

11. T. C. INDICATES TOP OF CURB ELEVATION AND T. P. INDICATES TOP OF PAVEMENT ELEVATION.

12. CURB RADII AT STREET INTERSECTIONS TO BE 24.50 FEET TO BACK OF CURB WITH A MINIMUM OF ONE (1) PERCENT GRADE UNLESS OTHERWISE NOTED.

13. GUIDELINES SET FORTH IN THE "TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" WILL BE OBSERVED.

14. TRANSVERSE EXPANSION JOINTS SHALL BE INSTALLED AT ALL RADIUS RETURNS AND AT A MAXIMUM SPACING OF 60 FOOT INTERVALS.

15. CONTRACTOR WILL USE CONTINUOUS LONGITUDINAL REINFORCING BARS IN CURBS AS SHOWN ON DETAILS PROVIDED IN CONSTRUCTION DRAWINGS.

16. CYLINDER COMPRESSION TEST OR BEAM FLEXURAL TEST SHALL BE REQUIRED. TWO SAMPLES SHALL BE TAKEN FOR EACH 100 CUBIC YARDS OF CONCRETE POURED. FOR SMALLER QUANTITIES, TWO SAMPLES SHALL BE TAKEN REGARDLESS OF THE AMOUNT OF CONCRETE POURED EACH DAY. CONCRETE SHALL HAVE 5 SACKS CEMENT PER CUBIC YARD AND A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS OR A MINIMUM FLEXURAL STRENGTH OF 600 PSI IN 28 DAYS. NO TRAFFIC SHALL BE ALLOWED ON CONCRETE FOR 28 DAYS. IF EXTRA TESTS ARE MADE 75% OF THE 28 DAY STRENGTH IS ACHIEVED THE GOVERNING ENTITY'S ENGINEER MAY ALLOW TRAFFIC ON THE PAVEMENT IF IT DEEMS NECESSARY.

17. PRIOR TO PLAN APPROVAL, A CERTIFIED LAB SHALL DETERMINE THE PERCENTAGE OF CEMENT CONTENT FOR SUBGRADE STABILIZATION IN SANDY SOILS WITH P.I. LESS THAN 10 TO OBTAIN A COMPRESSIVE STRENGTH OF 400 PSI IN 28 DAYS. THE LAB SHALL ALSO DETERMINE THE PERCENTAGE OF LIME CONTENT FOR SUBGRADE STABILIZATION IN CLAY SOILS WITH A P.I. GREATER THAN 20. ALL STREETS SHALL BE TESTED EVERY 200 FEET AND SUBGRADE SHALL BE STABILIZED UNLESS THE LAB CERTIFIES THE P.I. TO BE BETWEEN 10 AND 20 AND THAT STABILIZATION IS NOT NEEDED.

18. A CONCRETE MIX DESIGN BY THE CERTIFIED LAB SHALL BE SUBMITTED TO AND APPROVED BY THE GOVERNING ENTITY'S ENGINEER BEFORE ANY CONCRETE IS POURED.

19. A MINIMUM OF TWO (2) COMPACTION TESTS SHALL BE PERFORMED A MAXIMUM DISTANCE OF 500 FEET, AND FOR EACH 2'-6" MAXIMUM THICK LAYERS OF FILL. IN AREAS WHERE NO FILL IS REQUIRED, TWO (2) SAMPLES SHALL BE TAKEN AT A MAXIMUM DISTANCE OF 500 FEET. ADDITIONAL TESTING SHALL BE PERFORMED IF SEEN NECESSARY BY THE ENGINEER. NO ADDITIONAL LAYERS OF FILL SHALL BE MADE WITHOUT HAVING THE LAB'S WRITTEN APPROVAL OF COMPLETED LAYERS. PROOF ROLLING SHALL BE REQUIRED BY THE INSPECTOR ON EACH LAYER PLACED AND ANY "PUMPING" AREAS SHALL BE REMOVED IMMEDIATELY AND REPLACED OR STABILIZED AND RE-COMPACTED TO A PASSING DENSITY.

20. CONSTRUCTION OF ITEMS THAT ARE NOT SPECIFICALLY ADDRESSED TO BE IN ACCORDANCE WITH THE TEXAS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS (LATEST REVISION).

21. RIGHT-OF-WAY SHALL BE SLOPED FROM THE PROPERTY TO THE TOP OF CURB AND HYDROMULCHED OR SODDED BEFORE FINAL ACCEPTANCE BY THE GOVERNING ENTITY TO CONTROL EROSION INTO THE STREET AND STORM SEWER.

22. MEMBRANE CURING TYPE 2, WHITE PIGMENTED, SHALL BE USED FOR CURING ALL CONCRETE SURFACES IMMEDIATELY AFTER FINISHING OF SURFACES AND SHALL BE IN ACCORDANCE WITH THE TEXAS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS ITEM #526.

23. ALL FIRST STAGE INLET CONSTRUCTION SHALL BE PROTECTED WITH 3 INCH THICK BOARDS AT ALL TIMES.

24. ALL SUBGRADE AND EMBANKMENT AREAS SHALL BE STRIPPED OF ALL ORGANIC AND UNSUITABLE MATERIAL BEFORE STABILIZATION OR FILLING IS BEGUN. MATERIAL USED FOR FILL SHALL BE CERTIFIED BY A LAB TO HAVE A PLASTICITY INDEX BETWEEN 10 AND 20.

25. FORMS SHALL BE SET TO THE PROPER GRADE AND PROPERLY SUPPORTED SO THAT NO DISPLACEMENT OCCURS WITH THE PAVING ACTIVITIES. ALL CONCRETE SHALL BE VIBRATED BY MECHANICAL MEANS TO INSURE PROPER COMPACTION AND NO HONEY COMBS.

26. CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40° F. AND FALLING, BUT MAY BE PLACED WHEN TEMPERATURE IS ABOVE 35° F. AND RISING. THE TEMPERATURE SHALL BE TAKEN IN THE SHADE AND AWAY FROM ARTIFICIAL HEAT.

27. THE CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES TO ADEQUATELY PROTECT THE PAVEMENT. THE CONTRACTOR SHALL HAVE PERSONNEL ON SITE UNTIL THE PAVEMENT HAS REACHED SUFFICIENT STRENGTH AS NOT TO BE DAMAGED BY ANIMALS OR FOOT TRAFFIC.

28. JOINT SEALING MATERIAL SHALL BE A HOT POURED RUBBER TYPE AND SHALL MEET THE REQUIREMENTS IN ACCORDANCE WITH TEST METHOD TEX-525-C, OR AN APPROVED EQUAL. TAR WILL NOT BE ALLOWED.

29. JOINTS SHALL BE CLEANED OF ALL SCALE, DIRT, DUST, CURING COMPOUND, AND CONCRETE TO THE WIDTH AND DEPTH OF THE JOINT AND SHALL BE DRY BEFORE SEALING IS PERFORMED.

30. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM 615 GRADE 60 (GRADE 40 ONLY FOR BARS REQUIRING BENDING). REINFORCING STEEL SHALL BE SUPPORTED ON CHAIRS STRONG ENOUGH TO HOLD IT IN PLACE AND BE TIED.

31. CONCRETE F

Texas Commission on Environmental Quality
Organized Sewage Collection System
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director, nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code, Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the Executive Director, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, Texas Administrative Code, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the Executive Director's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, Texas Administrative Code § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the Executive Director to any part of Title 30 Texas Administrative Code, Chapters 213 and 217, or any other TCEQ applicable regulation.

1. This Organized Sewage Collection System (SCS) must be constructed in accordance with 30 Texas Administrative Code (TAC) §213.5(c), the Texas Commission on Environmental Quality's (TCEQ) Edwards Aquifer Rules and any local government standard specifications.

2. All contractors conducting regulated activities associated with this proposed regulated project must be provided with copies of the SCS plan and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors must be required to keep on-site copies of the plan and the approval letter.

3. A written notice of construction must be submitted to the presiding TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.

4. Any modification to the activities described in the referenced SCS application following the date of approval may require the submittal of an SCS application to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval.

5. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. These controls must remain in place until the disturbed areas have been permanently stabilized.

6. If any sensitive features are discovered during the wastewater line trenching activities, all regulated activities near the sensitive feature must be suspended immediately. The applicant must immediately notify the appropriate regional office of the TCEQ of the feature discovered. A geologist's assessment of the location and extent of the feature discovered must be reported to that regional office in writing and the applicant must submit a plan for ensuring the structural integrity of the sewer line or for modifying the proposed collection system alignment around the feature. The regulated activities near the sensitive feature may not proceed until the

executive director has reviewed and approved the methods proposed to protect the sensitive feature and the Edwards Aquifer from any potentially adverse impacts to water quality while maintaining the structural integrity of the line.

7. Sewer lines located within or crossing the 5-year floodplain of a drainage way will be protected from inundation and stream velocities which could cause erosion and scouring of backfill. The trench must be capped with concrete to prevent scouring of backfill, or the sewer lines must be encased in concrete. All concrete shall have a minimum thickness of 6 inches.

8. Blasting procedures for protection of existing sewer lines and other utilities will be in accordance with the National Fire Protection Association criteria. Sand is not allowed as bedding or backfill in trenches that have been blasted. If any existing sewer lines are damaged, the lines must be repaired and retested.

9. All manholes constructed or rehabilitated on this project must have watertight size on size resilient connectors allowing for differential settlement. If manholes are constructed within the 100-year floodplain, the cover must have a gasket and be bolted to the ring. Where gasketed manhole covers are required for more than three manholes in sequence or for more than 1500 feet, alternate means of venting will be provided. Bricks are not an acceptable construction material for any portion of the manhole.

   The diameter of the manholes must be a minimum of four feet and the manhole for entry must have a minimum clear opening diameter of 30 inches. These dimensions and other details showing compliance with the commission's rules concerning manholes and sewer line/manhole inverts described in 30 TAC §217.55 are included on Plan Sheet __ of __.

   It is suggested that entrance into manholes in excess of four feet deep be accomplished by means of a portable ladder. The inclusion of steps in a manhole is prohibited.

10. Where water lines and new sewer line are installed with a separation distance closer than nine feet (i.e., water lines crossing wastewater lines, water lines paralleling wastewater lines, or water lines next to manholes) the installation must meet the requirements of 30 TAC §217.53(d) (Pipe Design) and 30 TAC §290.44(e) (Water Distribution).

11. Where sewers lines deviate from straight alignment and uniform grade all curvature of sewer pipe must be achieved by the following procedure which is recommended by the pipe manufacturer: _____.

    If pipe flexure is proposed, the following method of preventing deflection of the joint must be used: _____.

    Specific care must be taken to ensure that the joint is placed in the center of the trench and properly bedded in accordance with 30 TAC §217.54.

12. New sewage collection system lines must be constructed with stub outs for the connection of anticipated extensions. The location of such stub outs must be marked on the ground such that their location can be easily determined at the time of connection of the extensions. Such stub outs must be manufactured wyes or tees that are compatible in size and material with both the sewer line and the extension. At the time of original construction, new stub-outs must be constructed sufficiently to extend beyond the end of the street pavement. All stub-outs must be sealed with a manufactured cap to prevent leakage. Extensions that were not anticipated at the time of original construction or that are to be connected to an existing sewer line not furnished with stub outs must be connected using a manufactured saddle and in accordance with accepted plumbing techniques.

If no stub-out is present an alternate method of joining laterals is shown in the detail on Plan Sheet __ of __. (For potential future laterals).

The private service lateral stub-outs must be installed as shown on the plan and profile sheets on Plan Sheet __ of __ and marked after backfilling as shown in the detail on Plan Sheet __ of __.

13. Trenching, bedding and backfill must conform with 30 TAC §217.54. The bedding and backfill for flexible pipe must comply with the standards of ASTM D-2321, Classes IA, IB, II or III. Rigid pipe bedding must comply with the requirements of ASTM C 12 (ANSI A 106.2) classes A, B or C.

14. Sewer lines must be tested from manhole to manhole. When a new sewer line is connected to an existing stub or clean-out, it must be tested from existing manhole to new manhole. If a stub or clean-out is used at the end of the proposed sewer line, no private service attachments may be connected between the last manhole and the cleanout unless it can be certified as conforming with the provisions of 30 TAC §213.5(c)(3)(E).

15. All sewer lines must be tested in accordance with 30 TAC §217.57. The engineer must retain copies of all test results which must be made available to the executive director upon request. The engineer must certify in writing that all wastewater lines have passed all required testing to the appropriate regional office within 30 days of test completion and prior to use of the new collection system. Testing method will be:

(a) For a collection system pipe that will transport wastewater by gravity flow, the design must specify an infiltration and exfiltration test or a low-pressure air test. A test must conform to the following requirements:

(1) *Low Pressure Air Test.*

(A) A low pressure air test must follow the procedures described in American Society For Testing And Materials (ASTM) C-828, ASTM C-924, or ASTM F-1417 or other procedure approved by the executive director, except as to testing times as required in Table C.3 in subparagraph (C) of this paragraph or Equation C.3 in subparagraph (B)(ii) of this paragraph.

(B) For sections of collection system pipe less than 36 inch average inside diameter, the following procedure must apply, unless a pipe is to be tested as required by paragraph (2) of this subsection.

(i) A pipe must be pressurized to 3.5 pounds per square inch (psi) greater than the pressure exerted by groundwater above the pipe.

(ii) Once the pressure is stabilized, the minimum time allowable for the pressure to drop from 3.5 psi gauge to 2.5 psi gauge is computed from the following equation:

Equation C.3

$$T = \frac{0.085 \times D \times K}{Q}$$

Where:

T = time for pressure to drop 1.0 pound per square inch gauge in seconds
K = 0.000419 X D X L, but not less than 1.0
D = average inside pipe diameter in inches

L = length of line of same size being tested, in feet
Q = rate of loss, 0.0015 cubic feet per minute per square foot internal surface

(C) Since a K value of less than 1.0 may not be used, the minimum testing time for each pipe diameter is shown in the following Table C.3:

Pipe Diameter *(inches)*	Minimum Time *(seconds)*	Maximum Length for Minimum Time *(feet)*	Time for Longer Length *(seconds/foot)*
6	340	398	0.855
8	454	298	1.520
10	567	239	2.374
12	680	199	3.419
15	850	159	5.342
18	1020	133	7.693
21	1190	114	10.471
24	1360	100	13.676
27	1530	88	17.309
30	1700	80	21.369
33	1870	72	25.856

(D) An owner may stop a test if no pressure loss has occurred during the first 25% of the calculated testing time.

(E) If any pressure loss or leakage has occurred during the first 25% of a testing period, then the test must continue for the entire test duration as outlined above or until failure.

(F) Wastewater collection system pipes with a 27 inch or larger average inside diameter may be air tested at each joint instead of following the procedure outlined in this section.

(G) A testing procedure for pipe with an inside diameter greater than 33 inches must be approved by the executive director.

(2) *Infiltration/Exfiltration Test.*

(A) The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch of diameter per mile of pipe per 24 hours at a minimum test head of 2.0 feet above the crown of a pipe at an upstream manhole.

(B) An owner shall use an infiltration test in lieu of an exfiltration test when pipes are installed below the groundwater level.

(C) The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch diameter per mile of pipe per 24 hours at a minimum test head of two feet above the crown of a pipe at an upstream manhole, or at least two feet above existing groundwater level, whichever is greater.

(D) For construction within a 25-year flood plain, the infiltration or exfiltration must not exceed 10 gallons per inch diameter per mile of pipe per 24 hours at the same minimum test head as in subparagraph (C) of this paragraph.

(E) If the quantity of infiltration or exfiltration exceeds the maximum quantity specified, an owner shall undertake remedial action in order to reduce

the infiltration or exfiltration to an amount within the limits specified. An owner shall retest a pipe following a remediation action.

(b) If a gravity collection pipe is composed of flexible pipe, deflection testing is also required. The following procedures must be followed:

(1) For a collection pipe with inside diameter less than 27 inches, deflection measurement requires a rigid mandrel.

(A) *Mandrel Sizing.*

(i) A rigid mandrel must have an outside diameter (OD) not less than 95% of the base inside diameter (ID) or average ID of a pipe, as specified in the appropriate standard by the ASTMs, American Water Works Association, UNI-BELL, or American National Standards Institute, or any related appendix.

(ii) If a mandrel sizing diameter is not specified in the appropriate standard, the mandrel must have an OD equal to 95% of the ID of a pipe. In this case, the ID of the pipe, for the purpose of determining the OD of the mandrel, must equal be the average outside diameter minus two minimum wall thicknesses for OD controlled pipe and the average inside diameter for ID controlled pipe.

(iii) All dimensions must meet the appropriate standard.

(B) *Mandrel Design.*

(i) A rigid mandrel must be constructed of a metal or a rigid plastic material that can withstand 200 psi without being deformed.

(ii) A mandrel must have nine or more odd number of runners or legs.

(iii) A barrel section length must equal at least 75% of the inside diameter of a pipe.

(iv) Each size mandrel must use a separate proving ring.

(C) *Method Options.*

(i) An adjustable or flexible mandrel is prohibited.

(ii) A test may not use television inspection as a substitute for a deflection test.

(iii) If requested, the executive director may approve the use of a deflectometer or a mandrel with removable legs or runners on a case-by-case basis.

(2) For a gravity collection system pipe with an inside diameter 27 inches and greater, other test methods may be used to determine vertical deflection.

(3) A deflection test method must be accurate to within plus or minus 0.2% deflection.

(4) An owner shall not conduct a deflection test until at least 30 days after the final backfill.

(5) Gravity collection system pipe deflection must not exceed five percent (5%).

(6) If a pipe section fails a deflection test, an owner shall correct the problem and conduct a second test after the final backfill has been in place at least 30 days.

16. All manholes must be tested to meet or exceed the requirements of 30 TAC §217.58.

(a) All manholes must pass a leakage test.

(b) An owner shall test each manhole (after assembly and backfilling) for leakage, separate and independent of the collection system pipes, by hydrostatic exfiltration testing, vacuum testing, or other method approved by the executive director.

(1) Hydrostatic Testing.

(A) The maximum leakage for hydrostatic testing or any alternative test methods is 0.025 gallons per foot diameter per foot of manhole depth per hour.

(B) To perform a hydrostatic exfiltration test, an owner shall seal all wastewater pipes coming into a manhole with an internal pipe plug, fill the manhole with water, and maintain the test for at least one hour.

(C) A test for concrete manholes may use a 24-hour wetting period before testing to allow saturation of the concrete.

(2) Vacuum Testing.

(A) To perform a vacuum test, an owner shall plug all lift holes and exterior joints with a non-shrink grout and plug all pipes entering a manhole.

(B) No grout must be placed in horizontal joints before testing.

(C) Stub-outs, manhole boots, and pipe plugs must be secured to prevent movement while a vacuum is drawn.

(D) An owner shall use a minimum 60 inch/lb torque wrench to tighten the external clamps that secure a test cover to the top of a manhole.

(E) A test head must be placed at the inside of the top of a cone section, and the seal inflated in accordance with the manufacturer's recommendations.

(F) There must be a vacuum of 10 inches of mercury inside a manhole to perform a valid test.

(G) A test does not begin until after the vacuum pump is off.

(H) A manhole passes the test if after 2.0 minutes and with all valves closed, the vacuum is at least 9.0 inches of mercury.

17. All private service laterals must be inspected and certified in accordance with 30 TAC §213.5(c)(3)(I). After installation of and, prior to covering and connecting a private service lateral to an existing organized sewage collection system, a Texas Licensed Professional Engineer, Texas Registered Sanitarian, or appropriate city inspector must visually inspect the private service lateral and the connection to the sewage collection system, and certify that it is constructed in conformity with the applicable provisions of this section. The owner of the collection system must maintain such certifications for five years and forward copies to the appropriate regional office upon request. Connections may only be made to an approved sewage collection system.

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

TCEQ WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

1. This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. At a minimum, construction for public water systems must always meet TCEQ's "Rules and Regulations for Public Water Systems."

2. All newly installed pipes and related products must conform to American National Standards Institute (ANSI)/NSF International Standard 61 and must be certified by an organization accredited by ANSI [§290.44(a)(1)].

3. Plastic pipe for use in public water systems must bear the NSF International Seal of Approval (NSF-pw) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less [§290.44(a)(2)].

4. No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply [§290.44(a)(3)].

5. All water line crossings of wastewater mains shall be perpendicular [§290.44(e)(4)(B)].

6. Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface [§290.44(a)(4)].

7. The maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures is 0.25 percent [§290.44(b)].

8. The contractor shall install appropriate air release devices with vent openings to the atmosphere covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent [§290.44(d)(1)].

9. The contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation [§290.44(f)(1)].

10. When waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the waterline shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested [§290.44(f)(2)].

11. Pursuant to 30 TAC §290.44(a)(5), the hydrostatic leakage rate shall not exceed the amount allowed or recommended by the most current AWWA formulas for PVC pipe, cast iron and ductile iron pipe. Include the formulas in the notes on the plans.

- The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$Q = \frac{LD\sqrt{P}}{148{,}000}$$

Where:

- Q = the quantity of makeup water in gallons per hour,
- L = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

- The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$L = \frac{SD\sqrt{P}}{148{,}000}$$

Where:

- L = the quantity of makeup water in gallons per hour,
- S = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

12. The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet §290.44(e)(1)-(4).

13. The separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant [§290.44(e)(5)].

14. Fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction [§290.44(e)(6)].

15. Suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line [§290.44(e)(7)].

16. Waterlines shall not be installed closer than ten feet to septic tank drainfields [§290.44(e)(8)].

17. The contractor shall disinfect the new waterlines in accordance with AWWA Standard C-651-14 or most recent, then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed waterline will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer [§290.44(f)(3)].

18. Dechlorination of disinfecting water shall be in strict accordance with current AWWA Standard C655-09 or most recent.

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

DATE

LEGEND:

	EX ADJOINER LINE, ADJ
	EX SANITARY, SAN
W	EX WATERLINE, WL
	EX STORM SEWER, STM
	EX DRAINAGE PATH, FL
	EX HIGH BANK, HB
	EX EASEMENT, ESMT
	EX BUILDING LINE, BL
P	EX OVERHEAD POWER, P
UG	EX UNDERGROUND POWER, UG
FO	EX FIBER, FO
T	EX TELEPHONE, T
G	EX GAS LINE, G
X	EX FENCE, FNC
	EX ZONE X, 500 YR FLOODPLAIN, FP
	EX ZONE AE, 100 YR FLOODPLAIN, FP
	EX FLOODWAY
	EX WETLANDS
	NATURAL GROUND, NG
	PROJECT BOUNDARY LINE, BNDY
	PROP PHASE LINE
	PROP SANITARY, SAN
	PROP FORCE MAIN, FM
W	PROP WATERLINE, WL
	PROP STORM SEWER, STM
	PROP DRAINAGE PATH, FL
	PROP HIGH BANK, HB
	PROP EASEMENT, ESMT
	PROP BUILDING LINE, BL
P	PROP OVERHEAD POWER, P
UG	PROP UNDERGND POWER, UG
FO	PROP FIBER, FO
T	PROP TELEPHONE, T
G	PROP GAS LINE, G
X	PROP FENCE, FNC
	PROP PAVEMENT, PVMT BC
	PROP FACE OF CURB 4", FC
	PROP FACE OF CURB 6", FC
	PROP CASING
	FINISHED GRADE, FG
	INVERT ELEVATION, IE
	CROWN ELEVATION, CE

FLOODPLAIN LEGEND:

100 YEAR FLOODPLAIN

FLOODWAY

BENCHMARK: CITY OF MONTGOMERY CONTROL MONUMENT #1
ELEV:239.70
N:10135441.4753
E:3763481.9132

BENCHMARK: CITY OF MONTGOMERY CONTROL MONUMENT #7
ELEV:291.77
N:10135557.5370
E:3758356.4600

SITE BENCHMARK: TEMP BENCHMARK NO-1 ELEV: 280.53
TEMPORARY BENCHMARK NO-1 IS A SQUARE CUT ON THE SOUTHEAST CORNER OF A S.E.T. BOX ON THE NORTH SIDE OF LONESTAR PARKWAY APPROXIMATELY 242 FEET WEST OF THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.
N:10138940.7300
E:3762500.8660

SITE BENCHMARK: TEMP BENCHMARK NO-2 ELEV: 227.41
TEMPORARY BENCHMARK NO-2 IS A SQUARE CUT ON THE BACK OF CURB ON THE EAST SIDE OF THE MEDIAN AT THE ENTRANCE OF BUFFALO CROSSING DRIVE ON THE EAST SIDE OF NORTH BUFFALO SPRINGS DRIVE.
N:10140376.8640
E:3761143.5820

FLOODPLAIN:
A PORTION OF THE SUBJECT TRACT IS LOCATED IN THE 1% ANNUAL CHANCE OF FLOOD HAZARD AREA (ZONE "AE")(100 YEAR FLOODPLAIN) ACCORDING TO THE FEMA FIRM PANEL MAP NO. 48339C0200G DATED AUG 18,2014.

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 12235
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
CONSTRUCTION NOTES & LEGEND 2 OF 2

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	NONE	SHEET	03

STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

03/27/2025

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 - LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\02 CONSTRUCTION NOTES.DWG Mar. 27, 2025 - 1:49 PM BRIAN STROKA

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 - LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\03 EXISTING CONDITIONS SURVEY & DEMOLITION PLAN.DWG Mar 27, 2025 - 1:49 PM BRIAN STROKA

INSET A
1:100

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	100.04'	N 0° 12' 04" W
L2	50.61'	N 69° 37' 08" E
L3	80.92'	S 40° 33' 34" E
L4	102.93'	S 72° 16' 20" W
L5	139.90'	S 23° 26' 22" W
L6	154.10'	S 24° 01' 29" W
L7	176.94'	S 5° 19' 30" W
L8	170.96'	S 14° 33' 43" W
L9	90.60'	S 26° 26' 55" E
L10	127.60'	S 5° 51' 20" E
L11	147.74'	S 10° 59' 35" W
L12	113.86'	S 40° 12' 16" E
L13	175.51'	S 24° 47' 52" E
L14	31.61'	S 29° 04' 32" E

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	399.66'	2150.00'	10° 39' 02"	N 87° 32' 34" W	399.08'	200.40'
C2	309.93'	2140.00'	8° 17' 53"	S 80° 12' 21" W	309.66'	155.24'

DEMOLITION LEGEND:

745 SF OF PAVEMENT TO BE DEMOLISHED

INDICATES OTHER ITEMS TO BE DEMOLISHED AS DESCRIBED (CONTRACTOR TO VERIFY EACH ITEM WITH OWNER PRIOR TO CONSTRUCTION IN REGARDS TO REMOVAL, STORAGE AND/OR DISPOSAL)

DEMOLITION NOTES:

1. ALL DEMOLISHED MATERIALS NOT TO BE SAVED OR REUSED BY OWNER ARE TO BE REMOVED FROM SITE AT CONTRACTOR'S EXPENSE.

2. REMOVED WATER METER SHALL BE RETURNED TO THE CITY OF MONTGOMERY PUBLIC WORKS DEPARTMENT.

UTILITY NOTE:

1. CONTRACTOR TO FIELD VERIFY EXISTING UTILITIES LOCATION AND ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

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

DATE

L SQUARED ENGINEERING
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LONESTAR PARKWAY
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LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
EXISTING CONDITIONS SURVEY & DEMOLITION PLAN

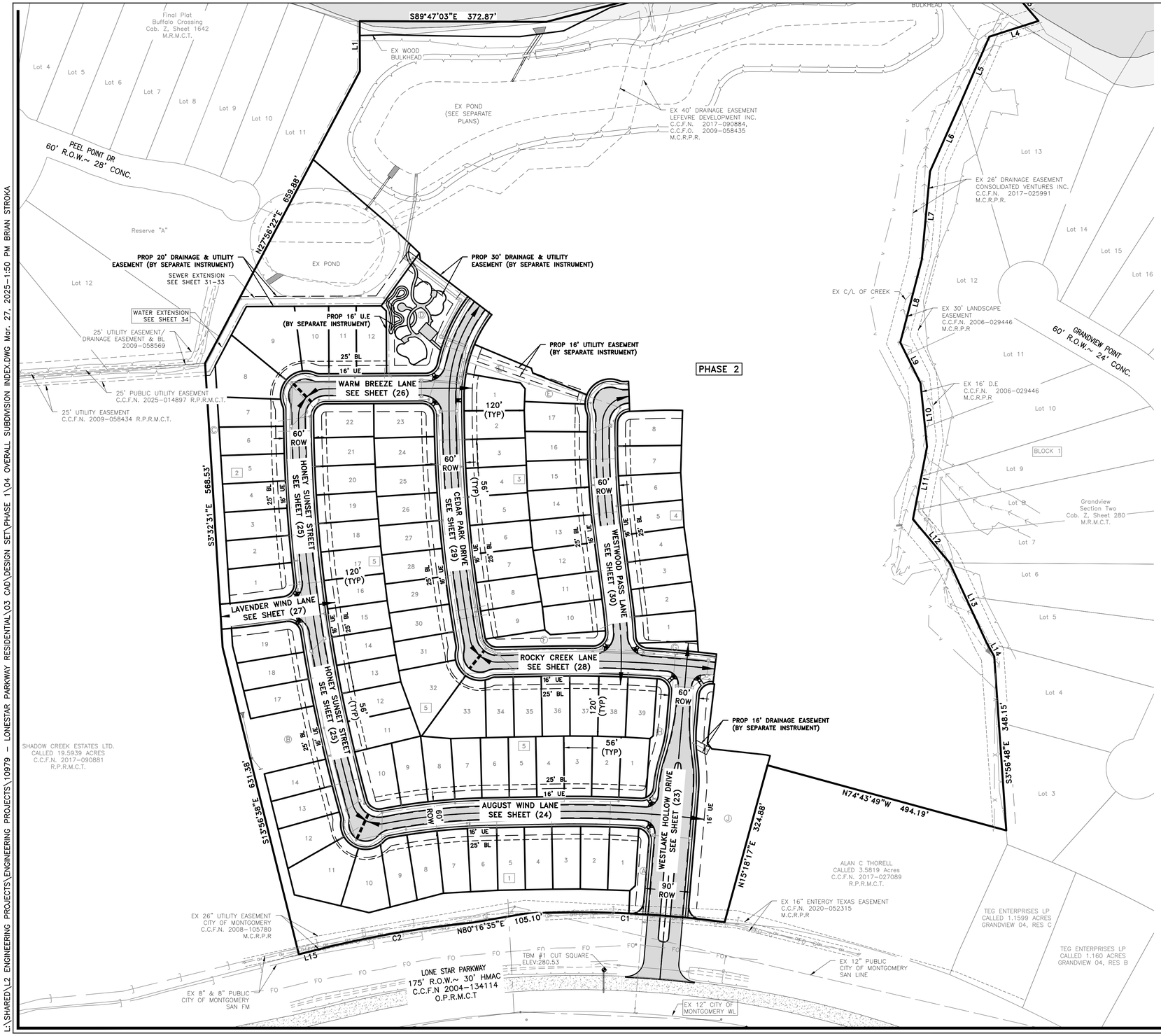
DRAWING ISSUE			
#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION			
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 100' (24x36) 1" = 200' (11x17)	SHEET	04

STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

03/27/2025

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE



LEGEND:

- (A) RESERVE
- 1 LOT NUMBERS.... 73 LOTS (PHASE 1)
- [1] BLOCK NUMBERS

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

DATE

L SQUARED ENGINEERING
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MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
OVERALL SUBDIVISION INDEX

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 100' (24x36) 1" = 200' (11x17)	SHEET	05

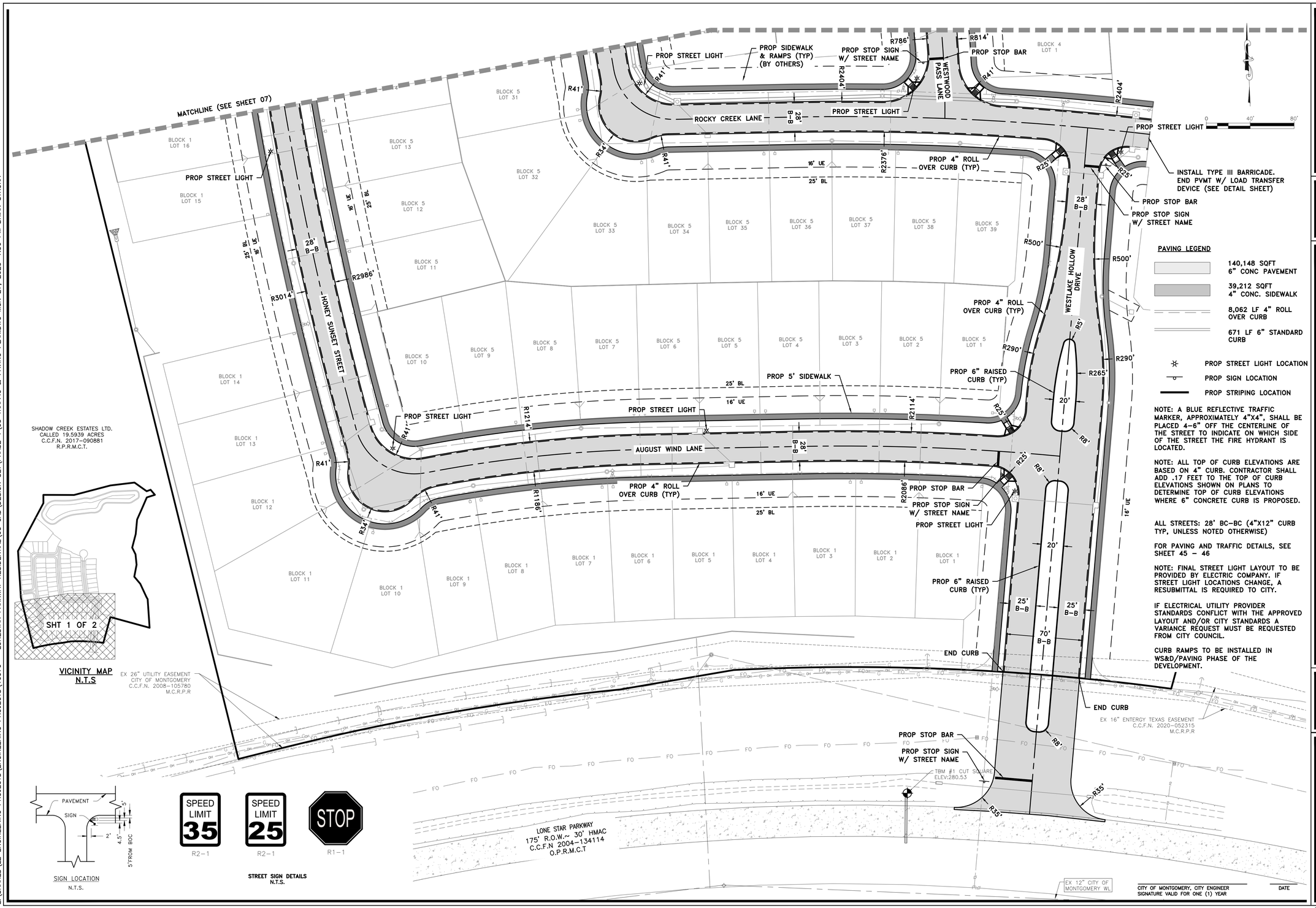
STATE OF TEXAS
JONATHAN T. WHITE
127058
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PROFESSIONAL ENGINEER

03/27/2025

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 - LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\04 OVERALL SUBDIVISION INDEX.DWG Mar 27, 2025 - 1:50 PM BRIAN STROKA

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 - LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\05 TRAFFIC & PAVING PLAN.DWG Mar. 27, 2025 - 1:50 PM BRIAN STROKA



VICINITY MAP
N.T.S

SIGN LOCATION
N.T.S.

STREET SIGN DETAILS
N.T.S.

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 12339
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
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CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179

TRAFFIC & PAVING PLAN 1 OF 2

DRAWING ISSUE			
#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION			
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	06

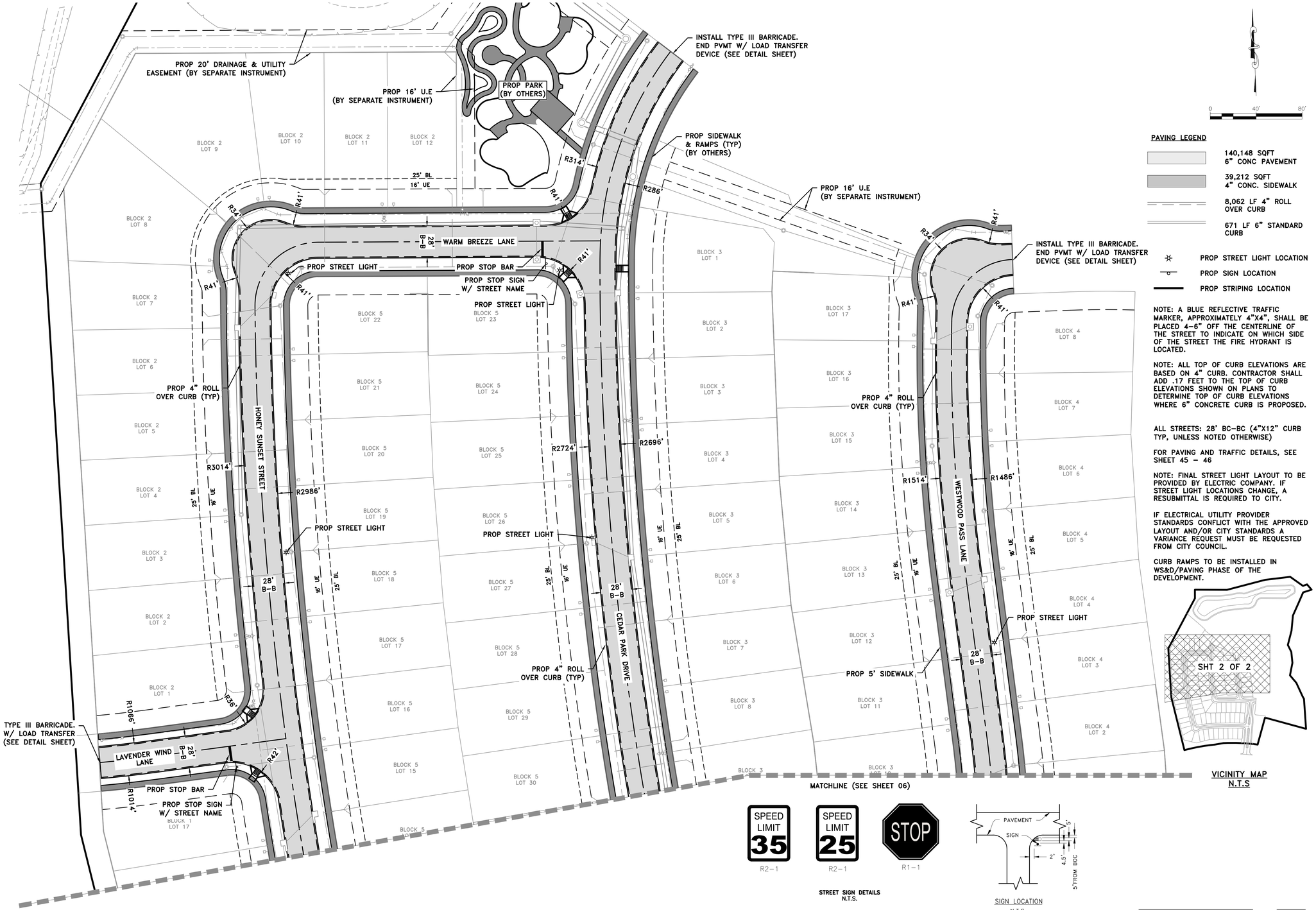
STATE OF TEXAS
JONATHAN T. WHITE
127058
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03/27/2025

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PAVING LEGEND

- 140,148 SQFT 6" CONC PAVEMENT
- 39,212 SQFT 4" CONC. SIDEWALK
- 8,062 LF 4" ROLL OVER CURB
- 671 LF 6" STANDARD CURB

- PROP STREET LIGHT LOCATION
- PROP SIGN LOCATION
- PROP STRIPING LOCATION

NOTE: A BLUE REFLECTIVE TRAFFIC MARKER, APPROXIMATELY 4"X4", SHALL BE PLACED 4–6" OFF THE CENTERLINE OF THE STREET TO INDICATE ON WHICH SIDE OF THE STREET THE FIRE HYDRANT IS LOCATED.

NOTE: ALL TOP OF CURB ELEVATIONS ARE BASED ON 4" CURB. CONTRACTOR SHALL ADD .17 FEET TO THE TOP OF CURB ELEVATIONS SHOWN ON PLANS TO DETERMINE TOP OF CURB ELEVATIONS WHERE 6" CONCRETE CURB IS PROPOSED.

ALL STREETS: 28' BC–BC (4"X12" CURB TYP, UNLESS NOTED OTHERWISE)

FOR PAVING AND TRAFFIC DETAILS, SEE SHEET 45 – 46

NOTE: FINAL STREET LIGHT LAYOUT TO BE PROVIDED BY ELECTRIC COMPANY. IF STREET LIGHT LOCATIONS CHANGE, A RESUBMITTAL IS REQUIRED TO CITY.

IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.

CURB RAMPS TO BE INSTALLED IN WS&D/PAVING PHASE OF THE DEVELOPMENT.

VICINITY MAP
N.T.S

STREET SIGN DETAILS
N.T.S.

SIGN LOCATION
N.T.S.

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FIRM REGISTRATION NUMBER 22220
3307 W. DAVIS STREET #100
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PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179

TRAFFIC & PAVING PLAN 2 OF 2

DRAWING ISSUE

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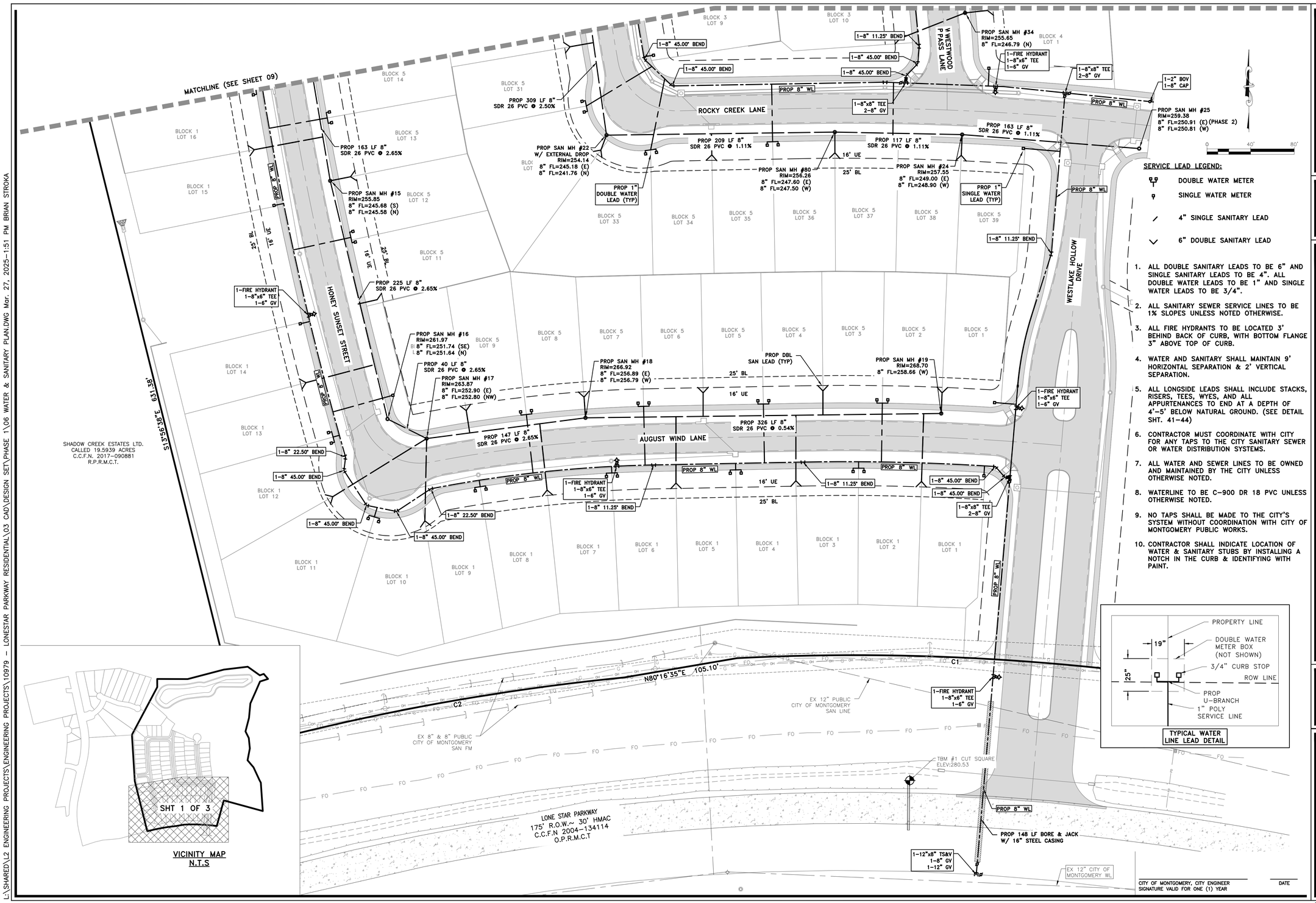
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	07

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VICINITY MAP
N.T.S

TYPICAL WATER LINE LEAD DETAIL

SERVICE LEAD LEGEND:

- DOUBLE WATER METER
- SINGLE WATER METER
- 4" SINGLE SANITARY LEAD
- 6" DOUBLE SANITARY LEAD

1. ALL DOUBLE SANITARY LEADS TO BE 6" AND SINGLE SANITARY LEADS TO BE 4". ALL DOUBLE WATER LEADS TO BE 1" AND SINGLE WATER LEADS TO BE 3/4".
2. ALL SANITARY SEWER SERVICE LINES TO BE 1% SLOPES UNLESS NOTED OTHERWISE.
3. ALL FIRE HYDRANTS TO BE LOCATED 3' BEHIND BACK OF CURB, WITH BOTTOM FLANGE 3" ABOVE TOP OF CURB.
4. WATER AND SANITARY SHALL MAINTAIN 9' HORIZONTAL SEPARATION & 2' VERTICAL SEPARATION.
5. ALL LONGSIDE LEADS SHALL INCLUDE STACKS, RISERS, TEES, WYES, AND ALL APPURTENANCES TO END AT A DEPTH OF 4'-5' BELOW NATURAL GROUND. (SEE DETAIL SHT. 41-44)
6. CONTRACTOR MUST COORDINATE WITH CITY FOR ANY TAPS TO THE CITY SANITARY SEWER OR WATER DISTRIBUTION SYSTEMS.
7. ALL WATER AND SEWER LINES TO BE OWNED AND MAINTAINED BY THE CITY UNLESS OTHERWISE NOTED.
8. WATERLINE TO BE C-900 DR 18 PVC UNLESS OTHERWISE NOTED.
9. NO TAPS SHALL BE MADE TO THE CITY'S SYSTEM WITHOUT COORDINATION WITH CITY OF MONTGOMERY PUBLIC WORKS.
10. CONTRACTOR SHALL INDICATE LOCATION OF WATER & SANITARY STUBS BY INSTALLING A NOTCH IN THE CURB & IDENTIFYING WITH PAINT.

CITY OF MONTGOMERY, CITY ENGINEER
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PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
WATER & SANITARY PLAN 1 OF 3

DRAWING ISSUE			
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DRAWING INFORMATION			
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
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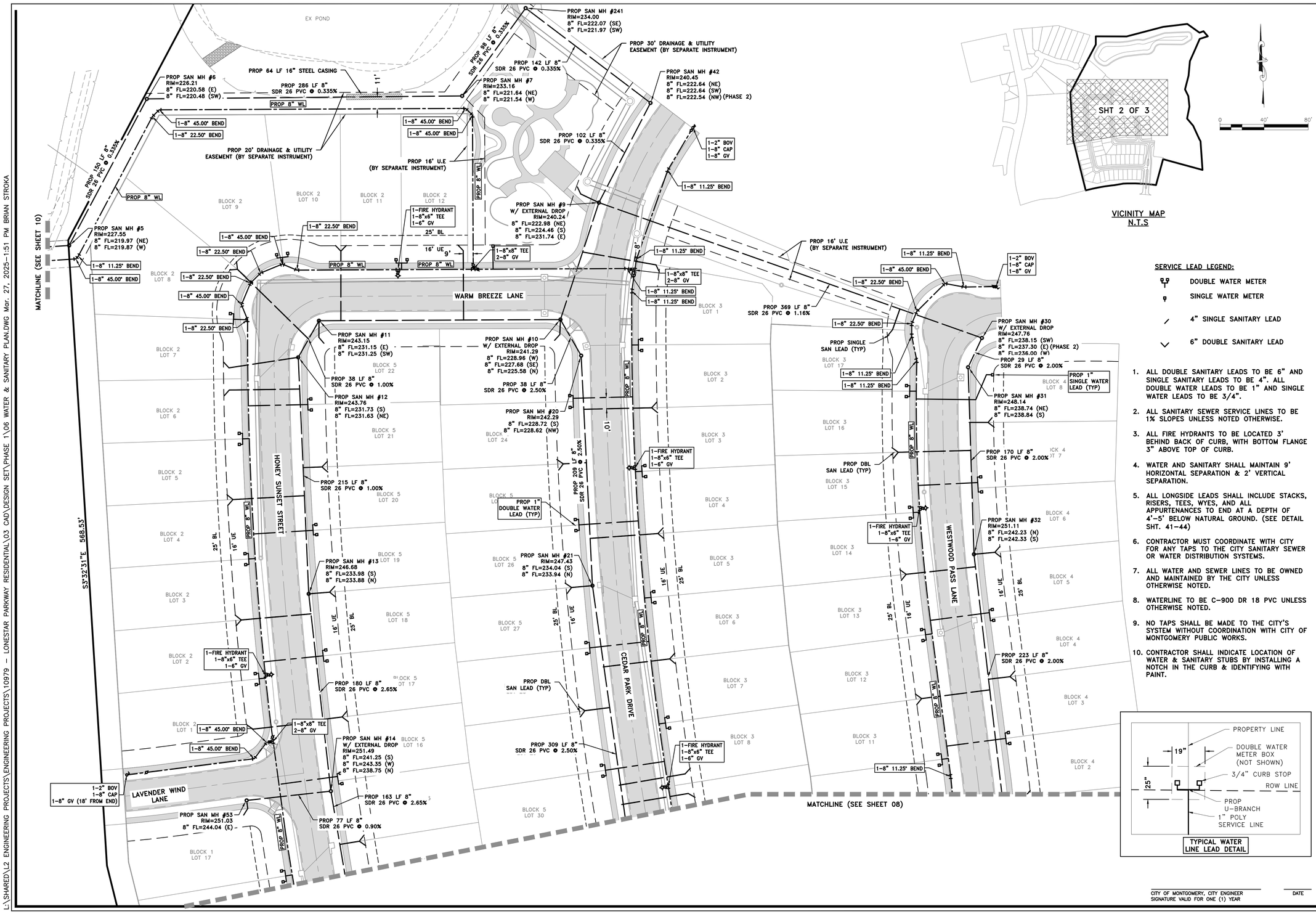
STATE OF TEXAS
JONATHAN T. WHITE
127058
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03/27/2025

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VICINITY MAP
N.T.S

SERVICE LEAD LEGEND:

- DOUBLE WATER METER
- SINGLE WATER METER
- 4" SINGLE SANITARY LEAD
- 6" DOUBLE SANITARY LEAD

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TYPICAL WATER LINE LEAD DETAIL

CITY OF MONTGOMERY, CITY ENGINEER
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WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 22339
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
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CLIENT INFORMATION
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PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179

WATER & SANITARY PLAN 2 OF 3

DRAWING ISSUE

#	DATE	BY	* COMMENT
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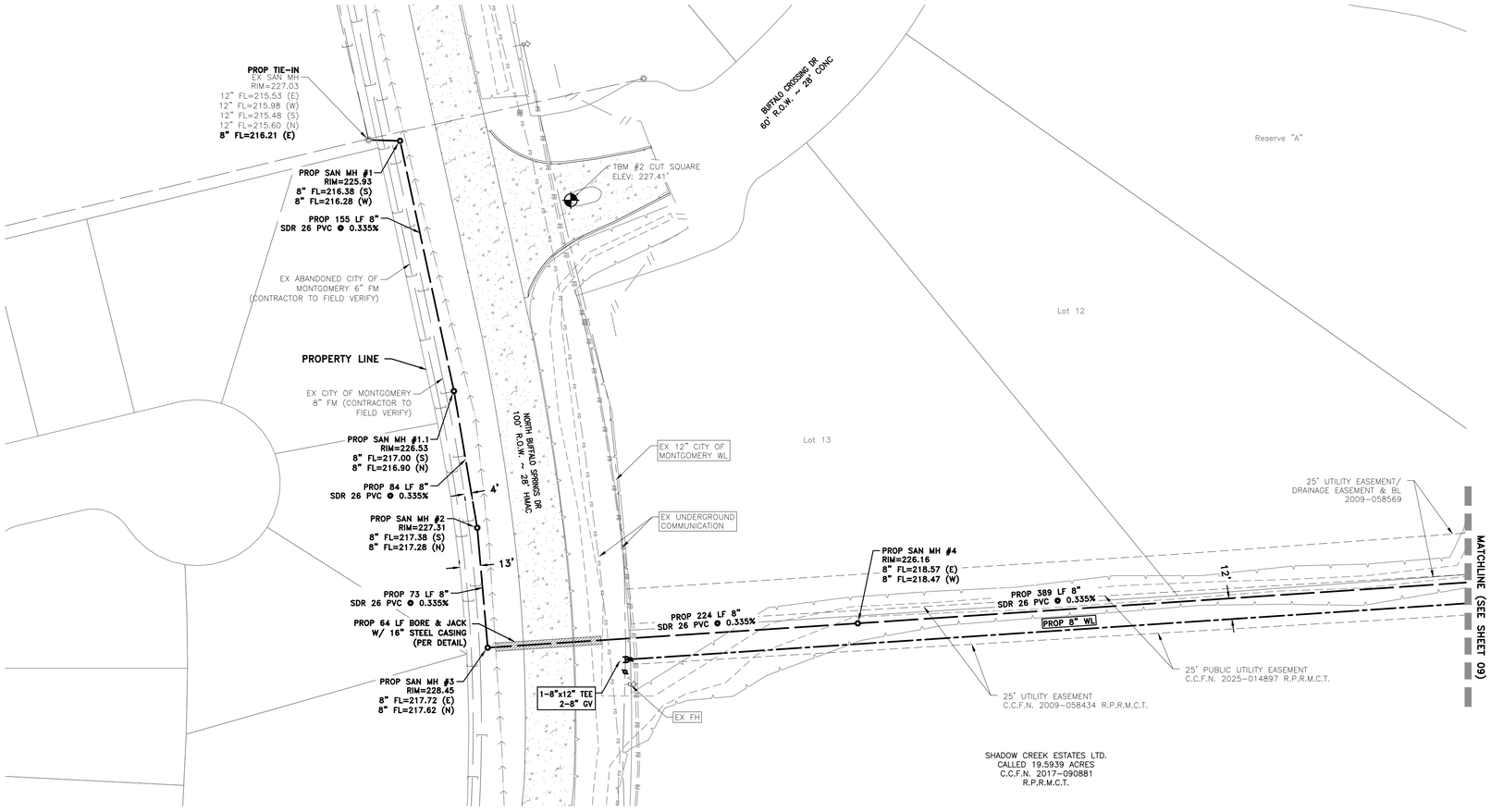
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	09

STATE OF TEXAS
JONATHAN T. WHITE
127058
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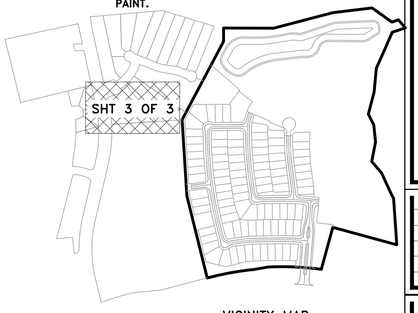


0 40' 80'

SERVICE LEAD LEGEND:

- DOUBLE WATER METER
- SINGLE WATER METER
- 4" SINGLE SANITARY LEAD
- 6" DOUBLE SANITARY LEAD

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VICINITY MAP
N.T.S

CITY OF MONTGOMERY, CITY ENGINEER
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WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 12235
3307 W. DAVIS STREET #100
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PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
WATER & SANITARY PLAN 3 OF 3

DRAWING ISSUE

#	DATE	BY	* COMMENT
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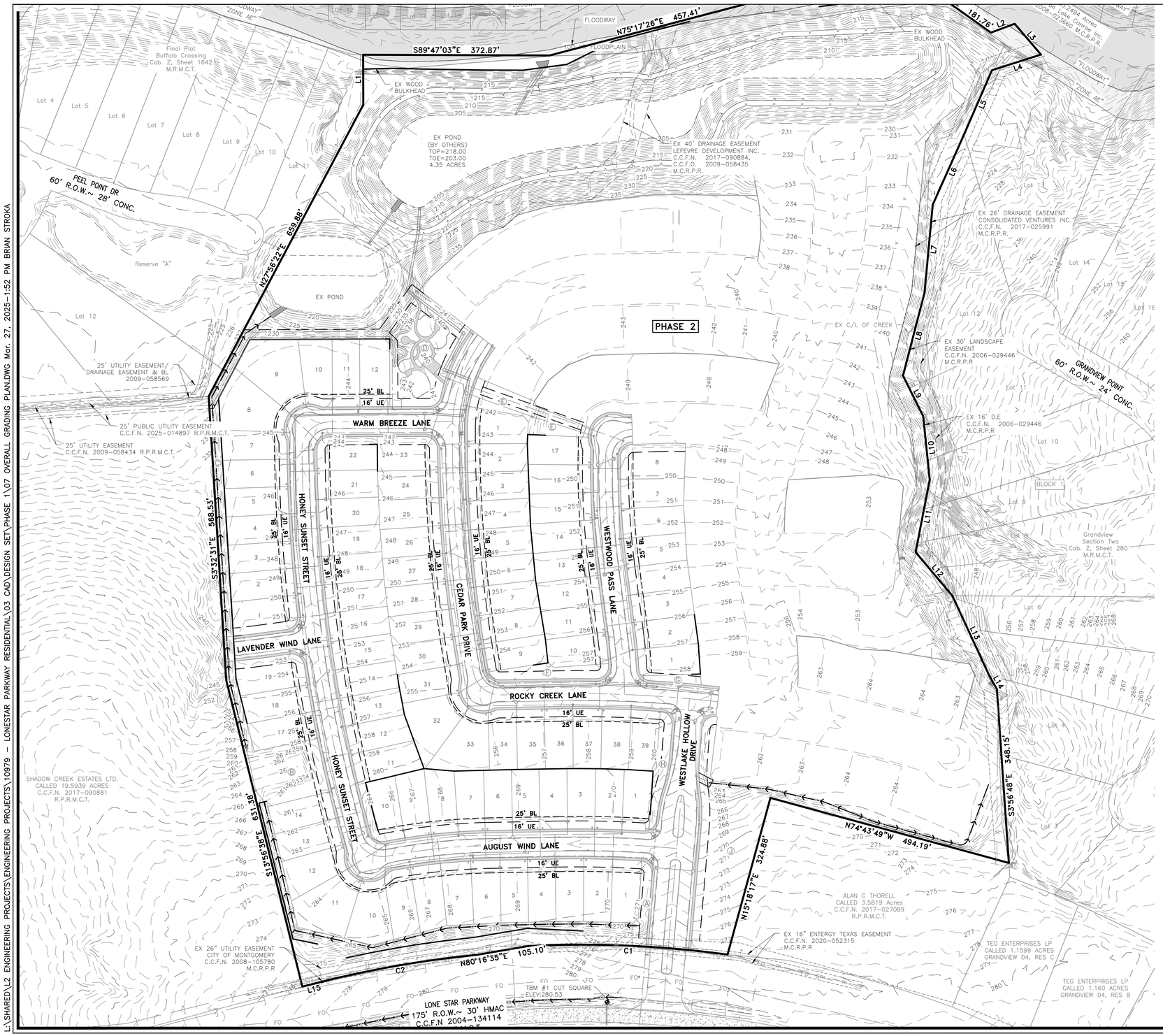
DRAWING INFORMATION

PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	10

STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

03/27/2025

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0 100' 200'

EXISTING GRADING IS FROM "LONE STAR RIDGE MASS GRADING" PLAN SET.

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FIRM REGISTRATION NUMBER 22235
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

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HOUSTON, TX 77042

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MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
OVERALL GRADING PLAN

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

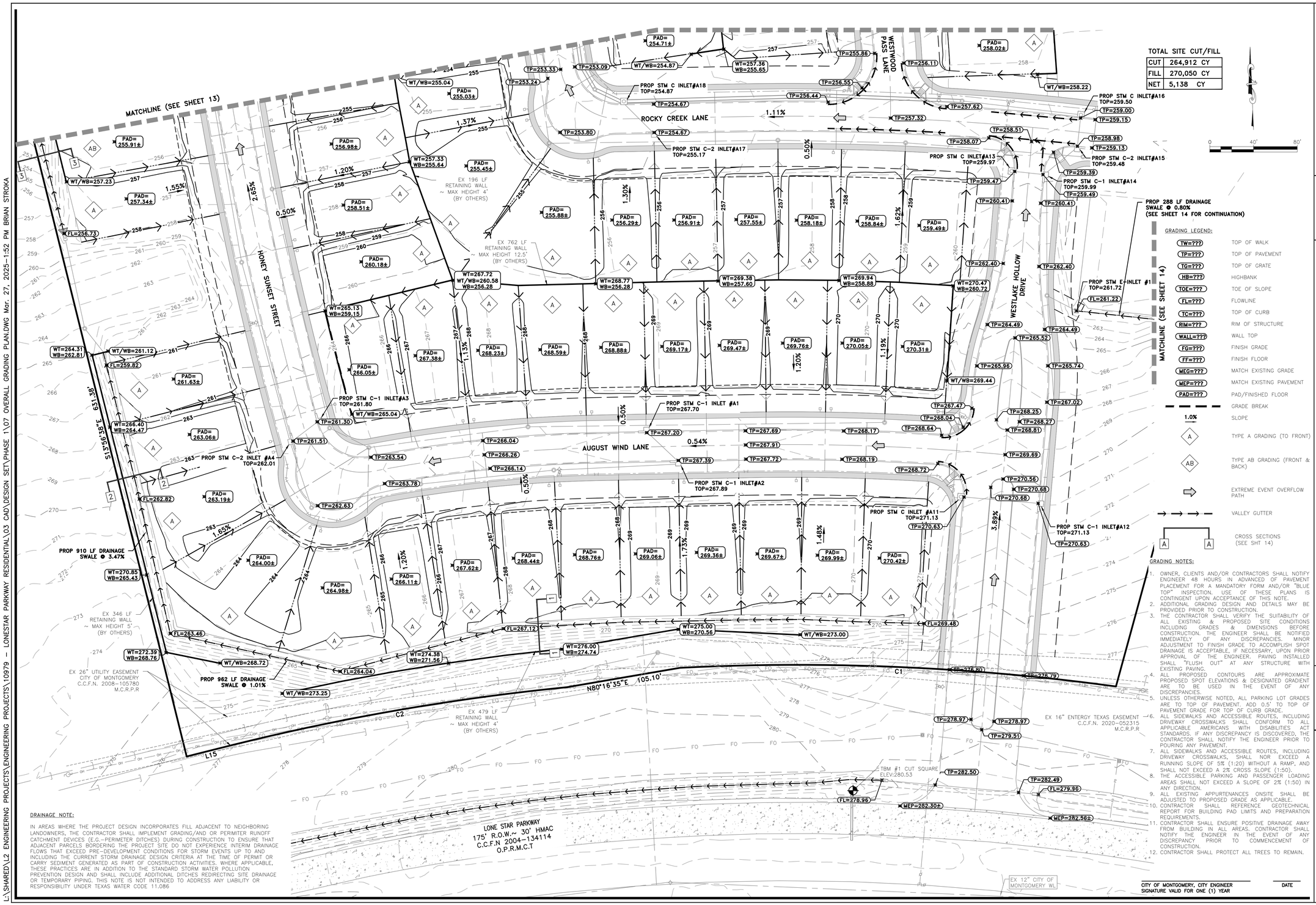
DRAWING INFORMATION

PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 100' (24x36) 1" = 200' (11x17)	SHEET	11

STATE OF TEXAS
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TOTAL SITE CUT/FILL

CUT	264,912 CY
FILL	270,050 CY
NET	5,138 CY

0 40' 80'

GRADING LEGEND:

TW=???	TOP OF WALK
TP=???	TOP OF PAVEMENT
TG=???	TOP OF GRATE
HB=???	HIGHBANK
TOE=???	TOE OF SLOPE
FL=???	FLOWLINE
TC=???	TOP OF CURB
RIM=???	RIM OF STRUCTURE
WALL=???	WALL TOP
FG=???	FINISH GRADE
FF=???	FINISH FLOOR
MEG=???	MATCH EXISTING GRADE
MEP=???	MATCH EXISTING PAVEMENT
PAD=???	PAD/FINISHED FLOOR
	GRADE BREAK
1.0%	SLOPE
A	TYPE A GRADING (TO FRONT)
AB	TYPE AB GRADING (FRONT & BACK)
	EXTREME EVENT OVERFLOW PATH
	VALLEY GUTTER
A A	CROSS SECTIONS (SEE SHT 14)

GRADING NOTES:

1. OWNER, CLIENTS AND/OR CONTRACTORS SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCED OF PAVEMENT PLACEMENT FOR A MANDATORY FORM AND/OR "BLUE TOP" INSPECTION. USE OF THESE PLANS IS CONTINGENT UPON ACCEPTANCE OF THIS NOTE.
2. ADDITIONAL GRADING DESIGN AND DETAILS MAY BE PROVIDED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING & PROPOSED SITE CONDITIONS INCLUDING GRADES & DIMENSIONS BEFORE CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY STRUCTURE WITH EXISTING PAVING.
4. ALL PROPOSED CONTOURS ARE APPROXIMATE PROPOSED SPOT ELEVATIONS & DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
5. UNLESS OTHERWISE NOTED, ALL PARKING LOT GRADES ARE TO TOP OF PAVEMENT, ADD 0.5' TO TOP OF PAVEMENT GRADE FOR TOP OF CURB GRADE.
6. ALL SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSWALKS SHALL CONFORM TO ALL APPLICABLE AMERICANS WITH DISABILITIES ACT STANDARDS. IF ANY DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO POURING ANY PAVEMENT.
7. ALL SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSWALKS, SHALL NOR EXCEED A RUNNING SLOPE OF 5% (1:20) WITHOUT A RAMP, AND SHALL NOT EXCEED A 2% CROSS SLOPE (1:50).
8. THE ACCESSIBLE PARKING AND PASSENGER LOADING AREAS SHALL NOT EXCEED A SLOPE OF 2% (1:50) IN ANY DIRECTION.
9. ALL EXISTING APPURTENANCES ONSITE SHALL BE ADJUSTED TO PROPOSED GRADE AS APPLICABLE.
10. CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR BUILDING PAD LIMITS AND PREPARATION REQUIREMENTS.
11. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
12. CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN.

DRAINAGE NOTE:

IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING/AND OR PERIMITER RUNOFF CATCHMENT DEVICES (E.G.-PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086

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

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CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
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RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179

GRADING PLAN 1 OF 2

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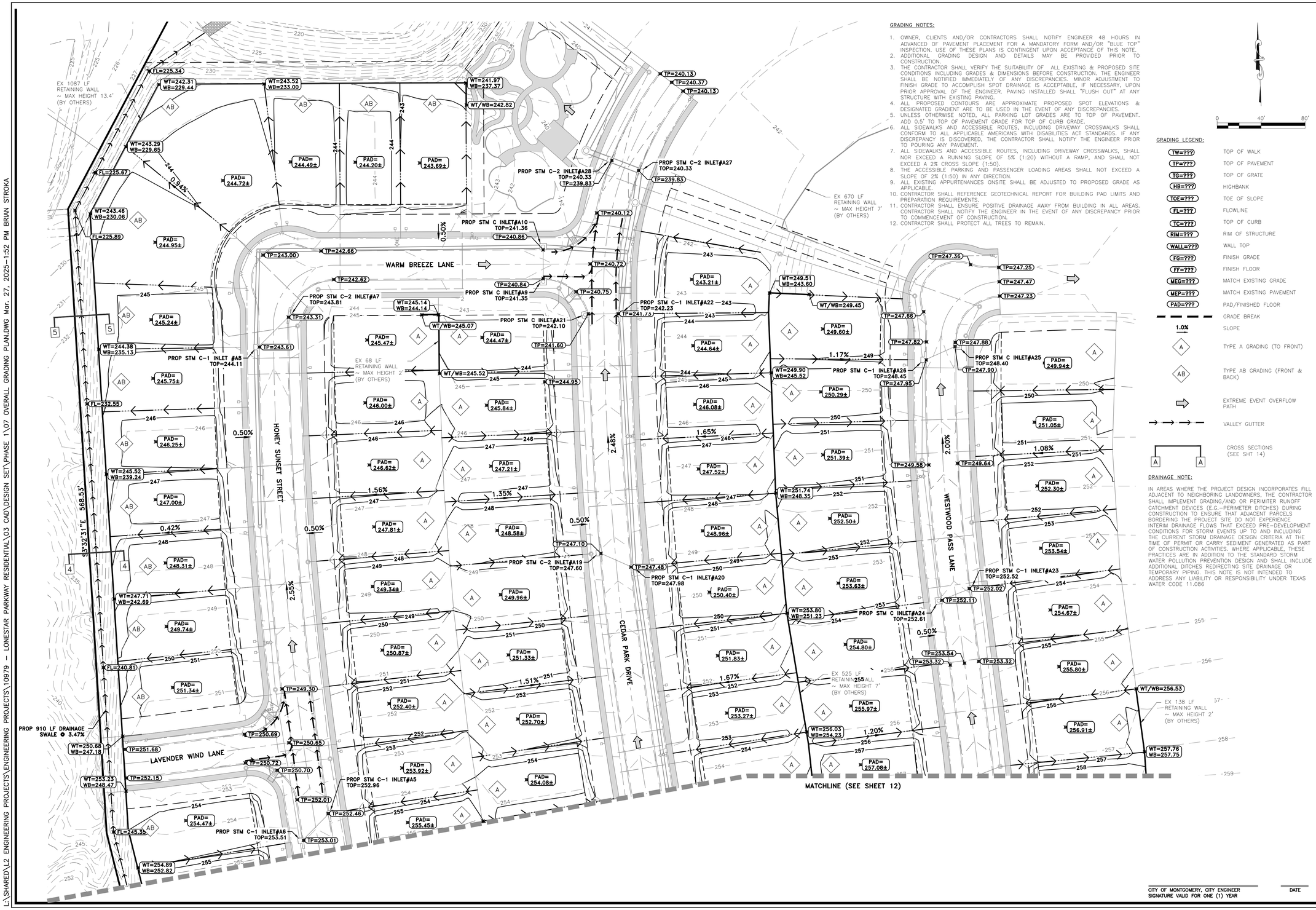
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
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GRADING NOTES:

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4. ALL PROPOSED CONTOURS ARE APPROXIMATE PROPOSED SPOT ELEVATIONS & DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
5. UNLESS OTHERWISE NOTED, ALL PARKING LOT GRADES ARE TO TOP OF PAVEMENT. ADD 0.5' TO TOP OF PAVEMENT GRADE FOR TOP OF CURB GRADE.
6. ALL SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSWALKS SHALL CONFORM TO ALL APPLICABLE AMERICANS WITH DISABILITIES ACT STANDARDS. IF ANY DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO POURING ANY PAVEMENT.
7. ALL SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSWALKS, SHALL NOR EXCEED A RUNNING SLOPE OF 5% (1:20) WITHOUT A RAMP, AND SHALL NOT EXCEED A 2% CROSS SLOPE (1:50).
8. THE ACCESSIBLE PARKING AND PASSENGER LOADING AREAS SHALL NOT EXCEED A SLOPE OF 2% (1:50) IN ANY DIRECTION.
9. ALL EXISTING APPURTENANCES ONSITE SHALL BE ADJUSTED TO PROPOSED GRADE AS APPLICABLE.
10. CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR BUILDING PAD LIMITS AND PREPARATION REQUIREMENTS.
11. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
12. CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN.

0 40' 80'

GRADING LEGEND:

TW=???	TOP OF WALK
TP=???	TOP OF PAVEMENT
TG=???	TOP OF GRATE
HB=???	HIGHBANK
TOE=???	TOE OF SLOPE
FL=???	FLOWLINE
TC=???	TOP OF CURB
RIM=???	RIM OF STRUCTURE
WALL=???	WALL TOP
FG=???	FINISH GRADE
FF=???	FINISH FLOOR
MEG=???	MATCH EXISTING GRADE
MEP=???	MATCH EXISTING PAVEMENT
PAD=???	PAD/FINISHED FLOOR
	GRADE BREAK
1.0%	SLOPE
A	TYPE A GRADING (TO FRONT)
AB	TYPE AB GRADING (FRONT & BACK)
	EXTREME EVENT OVERFLOW PATH
	VALLEY GUTTER
A A	CROSS SECTIONS (SEE SHT 14)

DRAINAGE NOTE:

IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING/AND OR PERIMITER RUNOFF CATCHMENT DEVICES (E.G.–PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE–DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086

CITY OF MONTGOMERY, CITY ENGINEER
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L SQUARED ENGINEERING
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CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179

GRADING PLAN 2 OF 2

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

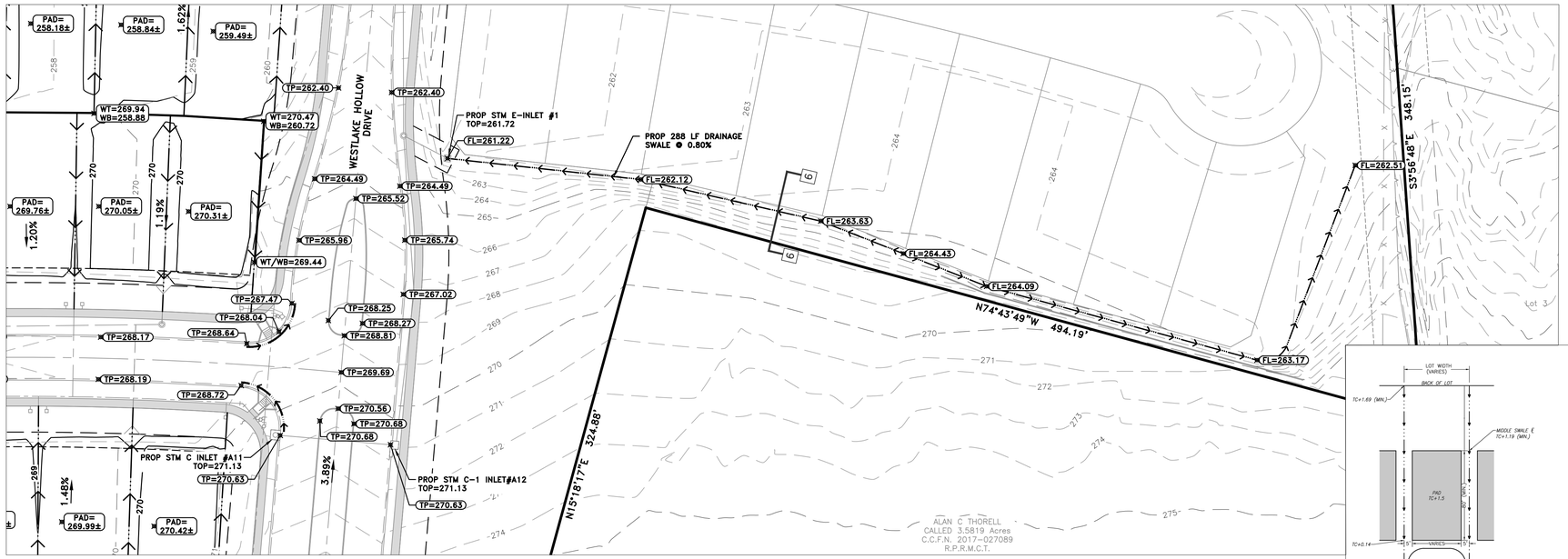
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	13

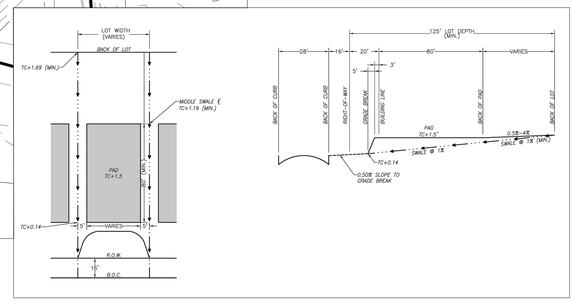
STATE OF TEXAS
JONATHAN T. WHITE
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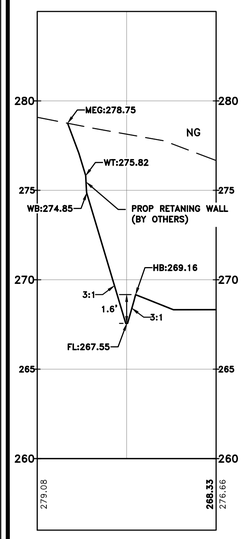
03/27/2025

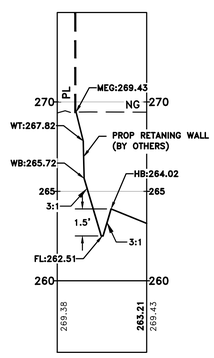
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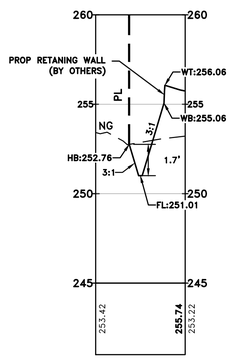
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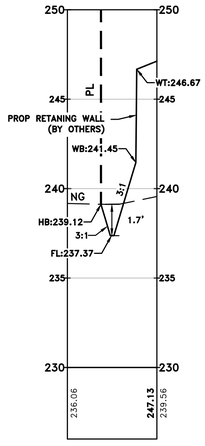


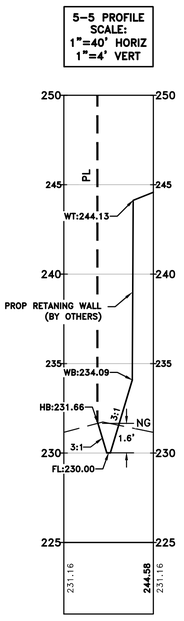


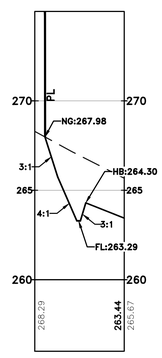




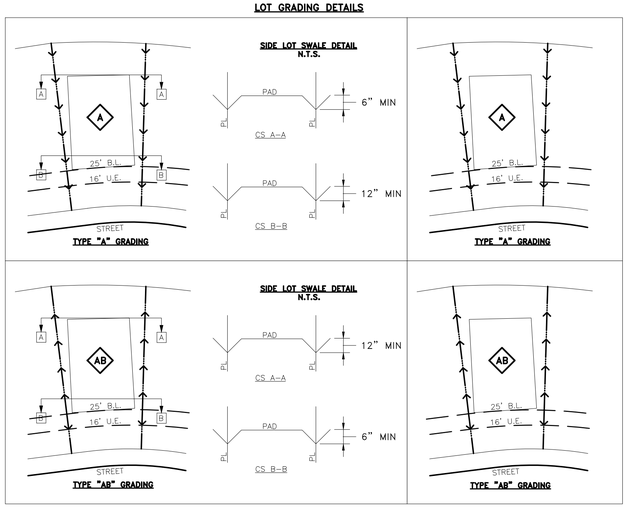








LOT GRADING DETAILS



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MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
CROSS SECTIONS

DRAWING ISSUE			
#	DATE	BY	* COMMENT
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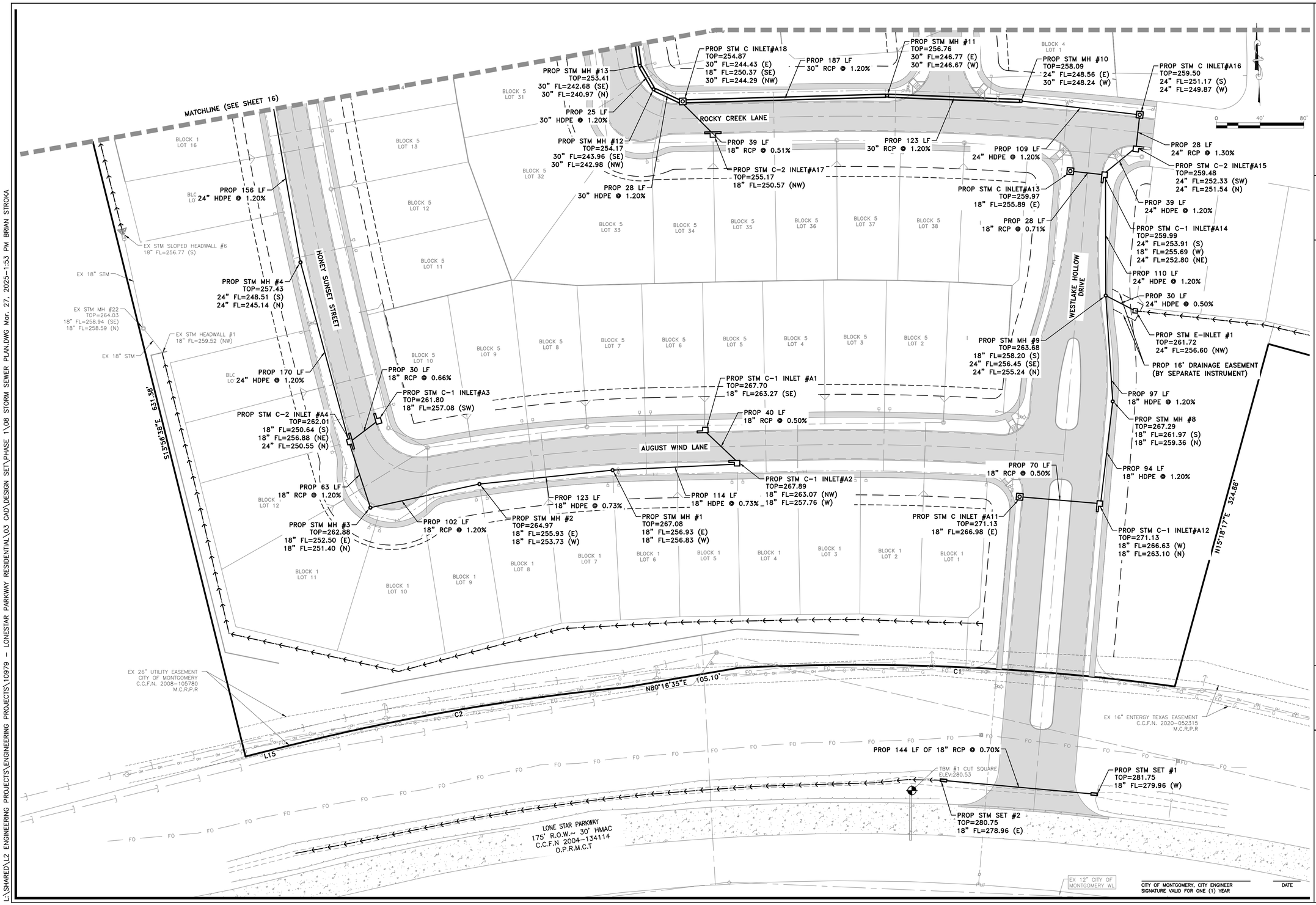
DRAWING INFORMATION			
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE		SHEET	
1" = 40' (24x36) 1" = 80' (11x17)		14	

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LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
STORM SEWER PLAN 1 OF 3

DRAWING ISSUE			
#	DATE	BY	* COMMENT
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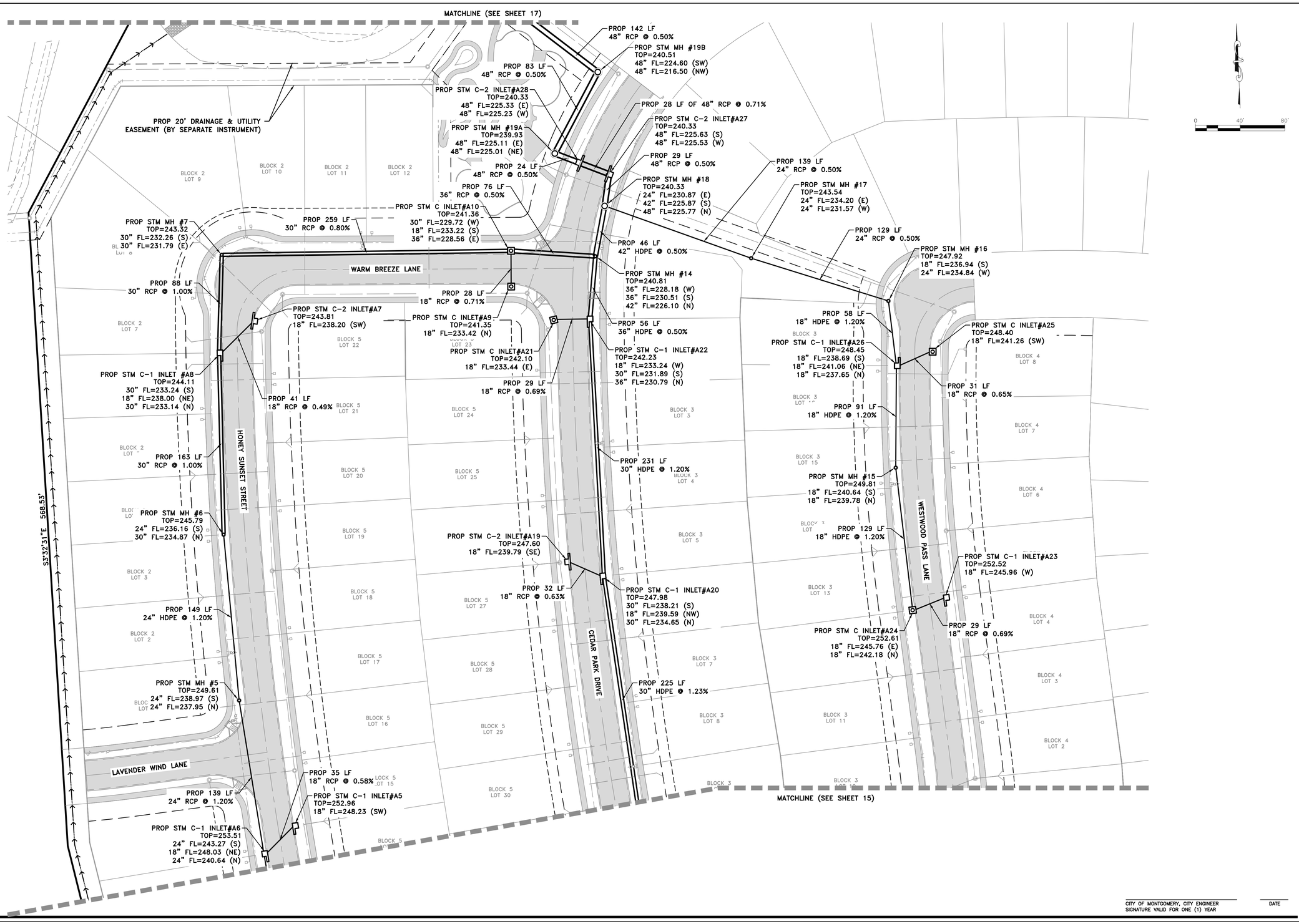
DRAWING INFORMATION			
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	15

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LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
STORM SEWER PLAN 2 OF 3

DRAWING ISSUE

#	DATE	BY	* COMMENT
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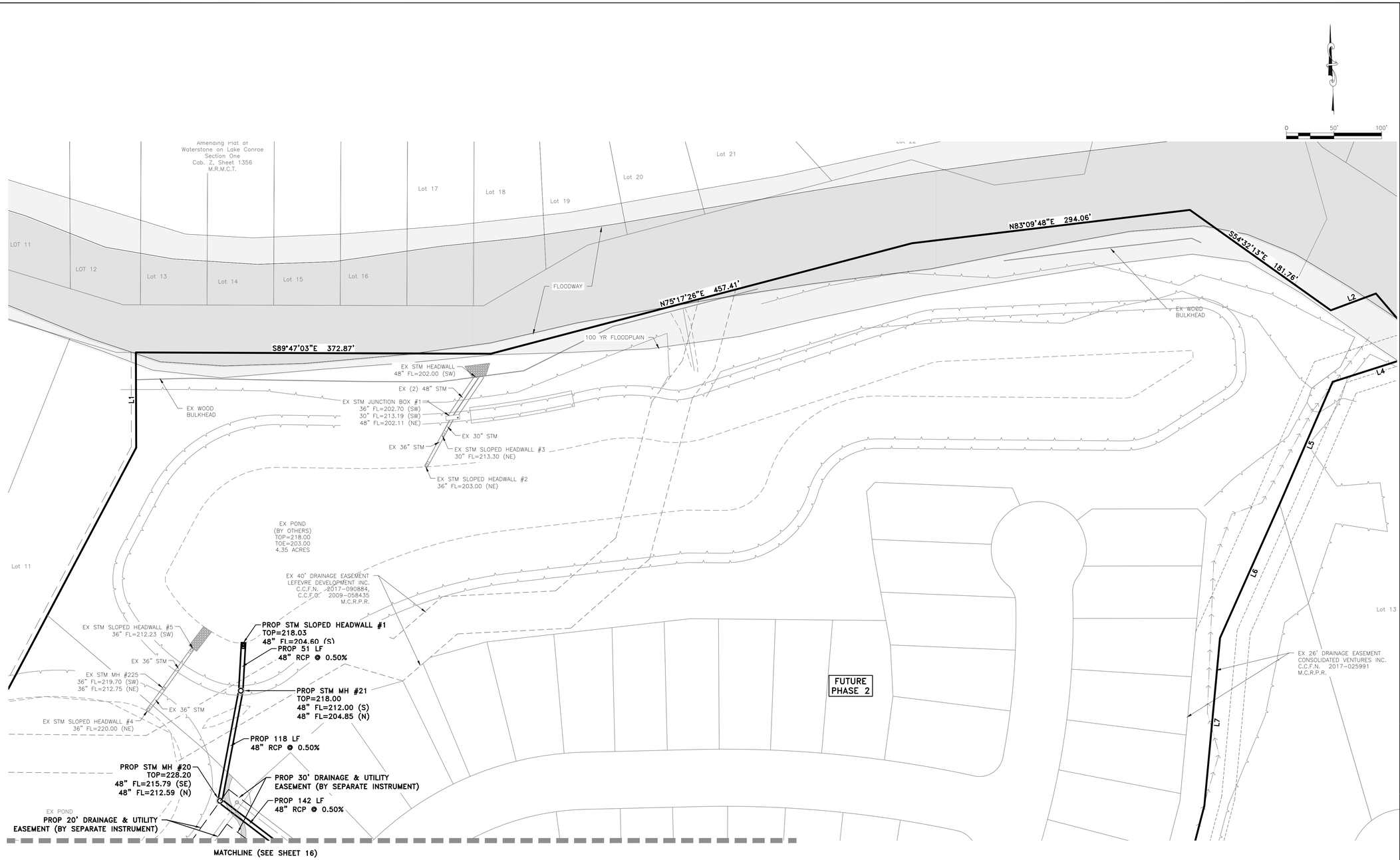
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	16

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RICHARD BAUTISTA
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PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
STORM SEWER PLAN 3 OF 3

DRAWING ISSUE

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DRAWING INFORMATION

PROJECT	10979	TDLR	**
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MATCHLINE (SEE SHEET 19)

PROP 910 LF DRAINAGE SWALE @ 3.47%

PROP STM C-1 INLET#A6

PROP STM C-1 INLET#A5

PROP STM MH #4

PROP STM C-2 INLET #A4

PROP STM C-1 INLET#A3

PROP STM MH #13

PROP STM C INLET#A18

PROP STM MH #12

PROP STM C-2 INLET#A17

PROP STM MH #11

PROP STM C INLET#A16

PROP STM MH #10

PROP STM C INLET#A13

PROP STM C-2 INLET#A15

PROP STM C-1 INLET#A14

PROP STM MH #9

PROP STM E-INLET #1

PROP STM MH #8

PROP STM C-1 INLET#A12

PROP STM C-1 INLET #A1

PROP STM C-1 INLET#A2

PROP STM MH #1

PROP STM MH #2

PROP STM MH #3

PROP STM C INLET #A11

DA-A1 0.95 2.88

DA-A2 0.92 2.77

DA-A3 1.02 3.04

DA-A4 1.79 5.26

DA-A5 0.91 2.66

DA-A6 1.20 3.47

DA-A11 0.29 1.06

DA-A12 0.86 3.12

DA-A13 0.29 1.06

DA-A14 0.68 2.41

DA-A15 1.52 5.38

DA-A16 0.05 0.18

DA-A17 1.18 4.32

DA-A18 0.23 0.79

DA-A19 1.71 5.27

DA-A20 0.87 2.94

DA-A23 0.94 2.97

DA-A24 0.66 2.08

OFFSITE DA-1A 3.02 11.89

OFFSITE DA-1B 5.64 19.20

OFFSITE-2A 2.35 9.97

ROCKY CREEK LANE

AUGUST WIND LANE

HONEY SUNSET STREET

WESTWOOD PASS LANE

WESTLAKE HOLLOW DRIVE

PHASE 2

PROP 288 LF DRAINAGE SWALE @ 0.80%

N74°43'49"W 494.19'

S1°56'38"E 631.38'

N15°18'17"E 324.88'

N80°16'35"E 105.10'

C3

C4

L16

PROP 962 LF DRAINAGE SWALE @ 1.01%

EX 26" UTILITY EASEMENT CITY OF MONTGOMERY C.F.N. 2008-105780 M.C.R.P.R

EX 16" ENTERGY TEXAS EASEMENT C.C.F.N. 2020-052315 M.C.R.P.R

CALVIN C THORELL CALLED 3.5819 Acres C.C.F.N. 2017-027089 O.P.R.M.C.T.

TBM #1 CUT SQUARE ELEV:280.53

LONE STAR PARKWAY 175' R.O.W.~ 30' HMAC C.C.F.N 2004-134114 O.P.R.M.C.T

EX 12" CITY OF MONTGOMERY WL

EX WL

FLOW

0 50' 100'

DRAINAGE LEGEND:

- PROP DRAINAGE AREA BREAKLINE
- DA-A1 / AREA / FLOW — PROP DRAINAGE AREA NUMBER; PROP DRAINAGE AREA ACRES & FLOW (5 YEAR)
- DA-A1 / AREA / FLOW — PROP OFFSITE DRAINAGE AREA NAME; PROP OFFSITE DRAINAGE AREA (100 YEAR)
- FLOW — DRAINAGE FLOW DIRECTION

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3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
DRAINAGE PLAN 1 OF 2

DRAWING ISSUE

#	DATE	BY	* COMMENT
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DRAWING INFORMATION

PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 50' (24x36) 1" = 100' (11x17)	SHEET	18

STATE OF TEXAS
JONATHAN T. WHITE
127058
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03/27/2025

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LONE STAR RIDGE PHASE 1

WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179

DRAINAGE PLAN 2 OF 2

#	DATE	BY	* COMMENT
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DRAWING ISSUE

DRAWING INFORMATION

PROJECT 10979 TDLR **
DRAWN BS REVIEWED BY JTW
SCALE 1" = 50' (24x36) 1" = 100' (11x17)
SHEET 19

CLIENT INFORMATION
MC MUC 179
RICHARD BAUTISTA
3200 SOUTHWEST FREEWAY, SUITE 2300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

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JONATHAN T. WHITE
127058
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

03/27/2025

PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

5 Year

Inlet Info

Inlet/MH From	Inlet/MH To	Drainage Area	Total Drainage Area	Runoff Co. "C"	DA C*A	Total C*A	Drainage Area Time of Conc. (Min)	Total Time of Conc. (Min)	Intensity (I)	Cf	Drainage Area Flow (cfs)	Total Flow (cfs)	Number of Barrels	Culvert Size (ft)	Slope	Area (A)	Perimeter (P)	R=(A/P)	Length (ft)	Roughness (n)	$Q_{capacity}$ (CFS)	$V_{full\ flow}$ (FPS)	Upstream FL	Downstream FL	HGL Change In Head (ft)	HGL Hydraulic Gradeline %	HGL Elevation of Hyd. Grad. Upstream (ft)	HGL Elevation of Hyd. Grad. Downstream(ft)
INLET A1	INLET A2	0.95	0.95	0.55	0.52	0.52	16.17	16.17	5.50	1.00	2.88	2.88	1	1.5	0.005	1.77	4.71	0.375	40	0.013	7.43	4.20	263.27	263.07	0.03	0.07	264.60	264.57
INLET A2	MH #1	0.92	1.87	0.55	0.51	1.03	15.85	16.33	5.48	1.00	2.77	5.64	1	1.5	0.007	1.77	4.71	0.375	114	0.012	9.71	5.49	257.76	256.93	0.28	0.25	258.71	258.43
MH #1	MH #2	0.00	1.87	0.55	0.00	1.03	0.00	16.68	5.43	1.00	0.00	5.58	1	1.5	0.007	1.77	4.71	0.375	123	0.012	9.73	5.51	256.83	255.93	0.30	0.24	257.73	257.43
MH #2	MH #3	0.00	1.87	0.55	0.00	1.03	0.00	17.05	5.38	1.00	0.00	5.53	1	1.5	0.012	1.77	4.71	0.375	102	0.013	11.53	6.53	253.73	252.50	0.28	0.28	254.28	254.00
INLET A3	INLET A4	1.02	1.02	0.55	0.56	0.56	16.73	16.73	5.42	1.00	3.04	3.04	1	1.5	0.007	1.77	4.71	0.375	30	0.013	8.57	4.85	257.08	256.88	0.03	0.08	258.41	258.38
MH #3	INLET A4	0.00	1.87	0.55	0.00	1.03	0.00	17.31	5.34	1.00	0.00	5.49	1	1.5	0.012	1.77	4.71	0.375	63	0.013	11.53	6.53	251.40	250.64	0.17	0.27	252.31	252.14
INLET A4	MH #4	1.79	4.68	0.55	0.98	2.57	17.61	17.47	5.32	1.00	5.24	13.69	1	2	0.012	3.14	6.28	0.500	170	0.012	26.84	8.54	250.55	248.51	0.53	0.31	251.04	250.51
INLET A5	INLET A6	0.91	0.91	0.55	0.50	0.50	15.00	17.64	5.29	1.00	2.65	2.65	1	1.5	0.006	1.77	4.71	0.375	35	0.013	7.94	4.49	248.23	248.03	0.02	0.06	249.55	249.53
MH #4	INLET A6	0.00	4.68	0.55	0.00	2.57	0.00	17.95	5.25	1.00	0.00	13.52	1	2	0.012	3.14	6.28	0.500	156	0.012	26.83	8.54	245.14	243.27	0.48	0.30	245.75	245.27
INLET A6	MH #5	1.20	6.79	0.55	0.66	3.73	15.38	18.24	5.21	1.00	3.44	19.47	1	2	0.012	3.14	6.28	0.500	139	0.013	24.79	7.89	240.64	238.97	1.03	0.74	242.00	240.97
MH #5	MH #6	0.00	6.79	0.55	0.00	3.73	0.00	18.53	5.18	1.00	0.00	19.33	1	2	0.012	3.14	6.28	0.500	149	0.012	26.86	8.55	237.95	236.16	0.93	0.62	240.51	239.58
INLET A7	INLET A8	1.55	1.55	0.55	0.85	0.85	16.34	16.34	5.48	1.00	4.67	4.67	1	1.5	0.005	1.77	4.71	0.375	41	0.013	7.33	4.15	238.20	238.00	0.08	0.20	239.58	239.50
MH #6	INLET A8	0.00	6.79	0.55	0.00	3.73	0.00	18.86	5.14	1.00	0.00	19.18	1	2.5	0.010	4.91	7.85	0.625	163	0.013	41.01	8.35	234.87	233.24	0.36	0.22	236.10	235.74
INLET A8	MH #7	0.87	9.21	0.55	0.48	5.07	16.62	19.03	5.11	1.00	2.45	25.90	1	2.5	0.010	4.91	7.85	0.625	88	0.013	41.01	8.35	233.14	232.26	0.35	0.40	235.11	234.76
INLET A9	INLET A10	0.20	0.20	0.55	0.11	0.11	2.89	10.00	6.66	1.00	0.73	0.73	1	1.5	0.007	1.77	4.71	0.375	28	0.013	8.87	5.02	233.42	233.22	0.00	0.00	234.72	234.72
MH #7	INLET A10	0.00	9.21	0.55	0.00	5.07	0.00	19.61	5.04	1.00	0.00	25.54	1	2.5	0.008	4.91	7.85	0.625	259	0.013	36.66	7.47	231.79	229.72	1.00	0.39	233.22	232.22
INLET A10	MH #14	0.41	9.82	0.55	0.23	5.40	11.04	19.80	5.02	1.00	1.13	27.10	1	3	0.005	7.07	9.42	0.750	76	0.013	47.16	6.67	228.56	228.18	0.13	0.16	231.31	231.18
INLET A11	INLET A12	0.29	0.29	0.55	0.16	0.16	1.44	10.00	6.66	1.00	1.06	1.06	1	1.5	0.005	1.77	4.71	0.375	70	0.013	7.43	4.20	266.98	266.63	0.01	0.01	268.14	268.13
INLET A12	MH #8	0.86	1.15	0.55	0.47	0.63	1.85	10.28	6.59	1.00	3.12	4.17	1	1.5	0.012	1.77	4.71	0.375	94	0.012	12.47	7.06	263.10	261.97	0.13	0.13	263.60	263.47
E-INLET #1	MH #9	2.35	2.35	0.40	0.94	0.94	15.11	15.11	5.62	1.00	5.28	5.28	1	2	0.005	3.14	6.28	0.500	30	0.012	17.33	5.51	256.60	256.45	0.01	0.05	258.46	258.45
MH #8	MH #9	0.00	1.15	0.55	0.00	0.63	0.00	10.50	6.54	1.00	0.00	4.14	1	1.5	0.012	1.77	4.71	0.375	97	0.012	12.44	7.04	259.36	258.20	0.13	0.13	259.83	259.70
INLET A13	INLET A14	0.29	0.29	0.55	0.16	0.16	1.54	10.00	6.66	1.00	1.06	1.06	1	1.5	0.007	1.77	4.71	0.375	28	0.013	8.87	5.02	255.89	255.69	0.00	0.01	257.19	257.19
MH #9	INLET A14	0.00	3.79	0.55	0.00	2.08	0.00	10.73	6.49	1.00	0.00	13.52	1	2	0.012	3.14	6.28	0.500	110	0.012	26.94	8.58	255.24	253.91	0.33	0.30	256.24	255.91
INLET A14	INLET A15	0.68	4.47	0.55	0.37	2.46	7.95	10.94	6.44	1.00	2.41	15.83	1	2	0.012	3.14	6.28	0.500	39	0.012	26.90	8.56	252.80	252.33	0.16	0.42	254.49	254.33
INLET A15	INLET A16	1.52	5.99	0.55	0.84	3.29	4.91	11.02	6.42	1.00	5.37	21.16	1	2	0.013	3.14	6.28	0.500	28	0.013	26.00	8.28	251.54	251.17	0.25	0.87	253.42	253.17
INLET A16	MH #10	0.05	6.04	0.55	0.03	3.32	1.15	11.08	6.41	1.00	0.18	21.30	1	2	0.012	3.14	6.28	0.500	109	0.012	26.86	8.55	249.87	248.56	0.82	0.75	251.38	250.56
MH #10	MH #11	0.00	6.04	0.55	0.00	3.32	0.00	11.29	6.37	1.00	0.00	21.15	1	2.5	0.012	4.91	7.85	0.625	123	0.013	44.83	9.13	248.24	246.77	0.33	0.26	249.60	249.27
INLET A17	INLET A18	1.18	1.18	0.55	0.65	0.65	2.42	10.00	6.66	1.00	4.32	4.32	1	1.5	0.005	1.77	4.71	0.375	39	0.013	7.52	4.26	250.57	250.37	0.07	0.17	251.94	251.87
MH #11	INLET A18	0.00	6.04	0.55	0.00	3.32	0.00	11.51	6.32	1.00	0.00	20.99	1	2.5	0.012	4.91	7.85	0.625	187	0.013	44.88	9.14	246.67	244.43	0.49	0.26	247.42	246.93
INLET A18	MH #12	0.23	7.45	0.55	0.13	4.10	1.27	11.85	6.25	1.00	0.79	25.60	1	2.5	0.012	4.91	7.85	0.625	28	0.012	48.23	9.83	244.29	243.96	0.09	0.33	246.55	246.46
MH #12	MH #13	0.00	7.45	0.55	0.00	4.10	0.00	11.90	6.24	1.00	0.00	25.56	1	2.5	0.012	4.91	7.85	0.625	25	0.012	48.67	9.91	242.98	242.68	0.08	0.33	245.26	245.18
INLET A19	INLET A20	1.71	1.71	0.55	0.94	0.94	15.48	15.48	5.61	1.00	5.27	5.27	1	1.5	0.006	1.77	4.71	0.375	32	0.013	8.30	4.70	239.79	239.59	0.08	0.25	241.17	241.09
MH #13	INLET A20	0.00	7.45	0.55	0.00	4.10	0.00	11.94	6.23	1.00	0.00	25.53	1	2.5	0.012	4.91	7.85	0.625	225	0.012	48.67	9.91	240.91	238.21	0.74	0.33	241.45	240.71
INLET A21	INLET A22	0.62	0.62	0.55	0.34	0.34	14.62	14.62	5.74	1.00	1.96	1.96	1	1.5	0.007	1.77	4.71	0.375	29	0.013	8.72	4.93	233.44	233.24	0.01	0.03	234.75	234.74
INLET A20	INLET A22	0.87	10.03	0.55	0.48	5.52	14.72	12.32	6.16	1.00	2.95	33.96	1	2.5	0.012	4.91	7.85	0.625	231	0.012	48.56	9.89	234.65	231.89	1.35	0.58	235.74	234.39
INLET A22	MH #14	0.78	11.43	0.55	0.43	6.29	14.75	12.71	6.08	1.00	2.61	38.23	1	3	0.005	7.07	9.42	0.750	56	0.012	51.09	7.23	230.79	230.51	0.16	0.28	233.67	233.51
MH #14	MH # 18	0.00	21.25	0.55	0.00	11.69	0.00	12.84	6.06	1.00	0.00	70.79	1	3.5	0.005	9.62	11.00	0.875	46	0.012	77.07	8.01	226.10	225.87	0.19	0.42	229.90	229.71
INLET A23	INLET A24	0.94	0.94	0.55	0.52	0.52	14.60	14.60	5.75	1.00	2.97	2.97	1	1.5	0.007	1.77	4.71	0.375	29	0.013	8.72	4.93	245.96	245.76	0.02	0.08	247.28	247.26
INLET A24	MH #15	0.66	1.60	0.55	0.36	0.88	14.37	14.70	5.73	1.00	2.08	5.04	1	1.5	0.012	1.77	4.71	0.375	129	0.012	12.43	7.03	242.18	240.64	0.25	0.20	242.39	242.14
INLET A25	INLET A26	0.63	0.63	0.55	0.35	0.35	14.61	14.61	5.75	1.00	1.99	1.99	1	1.5	0.006	1.77	4.71	0.375	31	0.013	8.43	4.77	241.26	241.06	0.01	0.04	242.57	242.56
MH #15	INLET A26	0.00	1.60	0.55	0.00	0.88	0.00	15.00	5.68	1.00	0.00	5.00	1	1.5	0.012	1.77	4.71	0.375	91	0.012	12.45	7.05	239.78	238.69	0.18	0.19	240.37	240.19
INLET A26	MH #16	0.80	3.03	0.55	0.44	1.67	14.67	15.22	5.65	1.00	2.49	9.41	1	1.5	0.012	1.77	4.71	0.375	58	0.012	12.59	7.12	237.65	236.94	0.40	0.68	238.84	238.44
MH #16	MH #17	0.00	3.03	0.55	0.00	1.67	10.00	15.74	5.57	1.00	0.00	9.28	1	2	0.005	3.14	6.28	0.500	129	0.012	17.26	5.49	234.84	234.20	0.18	0.14	236.38	236.20
MH #17	MH #18	0.00	3.03	0.55	0.00	1.67	0.00	16.16	5.50	1.00	0.00	9.17	1	2	0.005	3.14	6.28	0.500	139	0.012	17.39	5.53	231.57	230.87	0.19	0.14	233.06	232.87
MH #18	INLET A27	0.00	24.28	0.55	0.00	13.35	0.00	12.93	6.04	1.00	0.00	80.64	1	4	0.005	12.57	12.57	1.000	29	0.012	108.12	8.60	225.77	225.63	0.08	0.27	229.71	229.63
INLET A27	INLET A28	1.65	25.93	0.55	0.91	14.26	22.91	12.99	6.03	1.00	5.47	85.97	1	4	0.007	12.57	12.57	1.000	28	0.013	121.40	9.66	225.53	225.33	0.10	0.36	229.43	229.33
INLET A28	MH #19A	1.18	27.11	0.55	0.65	14.91	19.00	13.04	6.02	1.00	3.91	89.75	1	4	0.005	12.57	12.57	1.000	24	0.013	101.57	8.08	225.23	225.11	0.09	0.39	229.20	229.11
MH #19A	MH #19B	0.00	27.11	0.55	0.00	14.91	0.00	13.09	6.01	1.00	0.00	89.62	1	4	0.005	12.57	12.57	1.000	83	0.013	100.96	8.03	225.01	224.60	0.32	0.39	228.92	228.60
MH #19B	MH#20	0.00	27.11	0.55	0.00	14.91	0.00	13.26	5.98	1.00	0.00	89.15	1	4	0.005	12.57	12.57	1.000	142	0.013	101.57	8.08	216.50	215.79	0.55	0.38	220.34	219.79
MH#20	MH#21	0.00	27.11	0.55	0.00	14.91	0.00	13.55	5.93	1.00	0.00	88.37	1	4	0.005	12.57	12.57	1.000	118	0.013	101.57	8.08	212.59	212.00	0.45	0.38	216.45	216.00
MH#21	OUT	0.00	27.11	0.55	0.00	14.91	1.00	13.80	5.88	1.00	0.00	87.74	1	4	0.005	12.57	12.57	1.000	51	0.013	100.57	8.00	204.85	204.60	0.19	0.37	208.79	208.60

Starting TW Elevation: 208.60

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

DATE

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 12229
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
DRAINAGE CALCULATIONS 1 OF 3

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE		SHEET	20

STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

03/27/2025

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 – LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\08 STORM SEWER PLAN.DWG Mar. 27, 2025 – 1:55 PM BRIAN STROKA

100 Year

Inlet Info

Inlet/MH From	Inlet/MH To	Drainage Area	Total Drainage Area	Runoff Co. "C"	DA C*A	Total C*A	Drainage Area Time of Conc. (Min)	Total Time of Conc. (Min)	Intensity (I)	Cf	Drainage Area Flow (cfs)	Total Flow (cfs)	Number of Barrels	Diameter (ft)	Slope	Area (A)	Perimeter (P)	R=(A/P)	Length (ft)	Roughness (n)	$Q_{capacity}$ (CFS)	$V_{full\ flow}$ (FPS)	Upstream FL	Downstream FL	HGL Change In Head (ft)	HGL Hydraulic Gradeline %	HGL Elevation of Hyd. Grad. Upstream (ft)	HGL Elevation of Hyd. Grad. Downstream(ft)	CRITICAL ELEVATION
INLET A1	INLET A2	0.95	0.95	0.55	0.52	0.52	16.17	16.17	9.53	1.25	6.22	6.22	1	1.5	0.005	1.77	4.71	0.375	40	0.013	7.43	4.20	263.27	263.07	0.14	0.35	264.71	264.57	267.70
INLET A2	MH #1	0.92	1.87	0.55	0.51	1.03	15.85	16.33	9.49	1.25	6.00	12.20	1	1.5	0.007	1.77	4.71	0.375	114	0.012	9.71	5.49	257.76	256.93	1.31	1.15	260.13	258.82	267.89
MH #1	MH #2	0.00	1.87	0.55	0.00	1.03	0.00	16.68	9.40	1.25	0.00	12.08	1	1.5	0.007	1.77	4.71	0.375	123	0.012	9.73	5.51	256.83	255.93	1.39	1.13	258.82	257.43	267.08
MH #2	MH #3	0.00	1.87	0.55	0.00	1.03	0.00	17.05	9.30	1.25	0.00	11.96	1	1.5	0.012	1.77	4.71	0.375	102	0.013	11.53	6.53	253.73	252.50	1.32	1.30	256.84	255.52	264.97
INLET A3	INLET A4	1.02	1.02	0.55	0.56	0.56	16.73	16.73	9.38	1.25	6.58	6.58	1	1.5	0.007	1.77	4.71	0.375	30	0.013	8.57	4.85	257.08	256.88	0.12	0.39	258.50	258.38	261.80
MH #3	INLET A4	0.00	1.87	0.55	0.00	1.03	0.00	17.31	9.24	1.25	0.00	11.88	1	1.5	0.012	1.77	4.71	0.375	63	0.013	11.53	6.53	251.40	250.64	0.81	1.28	255.52	254.71	262.88
INLET A4	MH #4	1.79	4.68	0.55	0.98	2.57	17.61	17.47	9.20	1.25	11.32	29.60	1	2	0.012	3.14	6.28	0.500	170	0.012	26.84	8.54	250.55	248.51	2.48	1.46	254.71	252.23	261.80
INLET A5	INLET A6	0.91	0.91	0.55	0.50	0.50	15.00	17.64	9.16	1.25	5.73	5.73	1	1.5	0.006	1.77	4.71	0.375	35	0.013	7.94	4.49	248.23	248.03	0.10	0.30	250.12	250.01	252.96
MH #4	INLET A6	0.00	4.68	0.55	0.00	2.57	0.00	17.95	9.08	1.25	0.00	29.23	1	2	0.012	3.14	6.28	0.500	156	0.012	26.83	8.54	245.14	243.27	2.22	1.42	252.23	250.01	257.71
INLET A6	MH #5	1.20	6.79	0.55	0.66	3.73	15.38	18.24	9.01	1.25	7.44	42.08	1	2	0.012	3.14	6.28	0.500	139	0.013	24.79	7.89	240.64	238.97	4.81	3.46	250.01	245.20	253.51
MH #5	MH #6	0.00	6.79	0.55	0.00	3.73	0.00	18.53	8.95	1.25	0.00	41.76	1	2	0.012	3.14	6.28	0.500	149	0.012	26.86	8.55	237.95	236.16	4.33	2.90	245.20	240.88	249.62
INLET A7	INLET A8	1.55	1.55	0.55	0.85	0.85	16.34	16.34	9.49	1.25	10.11	10.11	1	1.5	0.005	1.77	4.71	0.375	41	0.013	7.33	4.15	238.20	238.00	0.38	0.93	239.88	239.50	243.81
MH #6	INLET A8	0.00	6.79	0.55	0.00	3.73	0.00	18.86	8.87	1.25	0.00	41.41	1	2.5	0.010	4.91	7.85	0.625	163	0.013	41.01	8.35	234.87	233.24	1.66	1.02	240.88	239.21	245.79
INLET A8	MH #7	0.87	9.21	0.55	0.48	5.07	16.62	19.03	8.83	1.25	5.28	55.92	1	2.5	0.010	4.91	7.85	0.625	88	0.013	41.01	8.35	233.14	232.26	1.64	1.86	239.21	237.58	244.11
INLET A9	INLET A10	0.20	0.20	0.55	0.11	0.11	2.89	10.00	11.60	1.25	1.59	1.59	1	1.5	0.007	1.77	4.71	0.375	28	0.013	8.87	5.02	233.42	233.22	0.01	0.02	234.73	234.72	241.35
MH #7	INLET A10	0.00	9.21	0.55	0.00	5.07	0.00	19.61	8.70	1.25	0.00	55.10	1	2.5	0.008	4.91	7.85	0.625	259	0.013	36.66	7.47	231.79	229.72	4.68	1.81	237.58	232.90	243.32
INLET A10	MH #14	0.41	9.82	0.55	0.23	5.40	11.04	19.80	8.66	1.25	2.44	58.48	1	3	0.005	7.07	9.42	0.750	76	0.013	47.16	6.67	228.56	228.18	0.58	0.76	232.90	232.32	241.36
INLET A11	INLET A12	0.29	0.29	0.55	0.16	0.16	1.44	10.00	11.60	1.25	2.31	2.31	1	1.5	0.005	1.77	4.71	0.375	70	0.013	7.43	4.20	266.98	266.63	0.03	0.05	268.16	268.13	271.13
INLET A12	MH #8	0.86	1.15	0.55	0.47	0.63	1.85	10.28	11.48	1.25	6.79	9.07	1	1.5	0.012	1.77	4.71	0.375	94	0.012	12.47	7.06	263.10	261.97	0.60	0.63	264.07	263.47	271.13
E-INLET #1	MH #9	2.35	2.35	0.40	0.94	0.94	15.11	15.11	9.82	1.25	11.54	11.54	1	2	0.005	3.14	6.28	0.500	30	0.012	17.33	5.51	256.60	256.45	0.07	0.22	258.52	258.45	261.75
MH #8	MH #9	0.00	1.15	0.55	0.00	0.63	0.00	10.50	11.39	1.25	0.00	9.00	1	1.5	0.012	1.77	4.71	0.375	97	0.012	12.44	7.04	259.36	258.20	0.61	0.62	260.31	259.70	267.23
INLET A13	INLET A14	0.29	0.29	0.55	0.16	0.16	1.54	10.00	11.60	1.25	2.31	2.31	1	1.5	0.007	1.77	4.71	0.375	28	0.013	8.87	5.02	255.89	255.69	0.01	0.05	257.20	257.19	259.97
MH #9	INLET A14	0.00	3.79	0.55	0.00	2.08	0.00	10.73	11.29	1.25	0.00	29.43	1	2	0.012	3.14	6.28	0.500	110	0.012	26.94	8.58	255.24	253.91	1.59	1.43	258.23	256.64	263.27
INLET A14	INLET A15	0.68	4.47	0.55	0.37	2.46	7.95	10.94	11.21	1.25	5.24	34.44	1	2	0.012	3.14	6.28	0.500	39	0.012	26.90	8.56	252.80	252.33	0.77	1.96	256.64	255.87	259.99
INLET A15	INLET A16	1.52	5.99	0.55	0.84	3.29	4.91	11.02	11.18	1.25	11.68	46.04	1	2	0.013	3.14	6.28	0.500	28	0.013	26.00	8.28	251.54	251.17	1.16	4.12	255.87	254.71	259.48
INLET A16	MH #10	0.05	6.04	0.55	0.03	3.32	1.15	11.08	11.16	1.25	0.38	46.33	1	2	0.012	3.14	6.28	0.500	109	0.012	26.86	8.55	249.87	248.56	3.90	3.55	254.71	250.82	259.50
MH #10	MH #11	0.00	6.04	0.55	0.00	3.32	0.00	11.29	11.08	1.25	0.00	45.99	1	2.5	0.012	4.91	7.85	0.625	123	0.013	44.83	9.13	248.24	246.77	1.55	1.25	250.82	249.27	256.77
INLET A17	INLET A18	1.18	1.18	0.55	0.65	0.65	2.42	10.00	11.60	1.25	9.41	9.41	1	1.5	0.005	1.77	4.71	0.375	39	0.013	7.52	4.26	250.57	250.37	0.31	0.80	252.18	251.87	255.17
MH #11	INLET A18	0.00	6.04	0.55	0.00	3.32	0.00	11.51	10.99	1.25	0.00	45.64	1	2.5	0.012	4.91	7.85	0.625	187	0.013	44.88	9.14	246.67	244.43	2.32	1.23	249.25	246.93	256.26
INLET A18	MH #12	0.23	7.45	0.55	0.13	4.10	1.27	11.85	10.87	1.25	1.72	55.65	1	2.5	0.012	4.91	7.85	0.625	28	0.012	48.23	9.83	244.29	243.96	0.44	1.56	246.90	246.46	255.17
MH #12	MH #13	0.00	7.45	0.55	0.00	4.10	0.00	11.90	10.85	1.25	0.00	55.56	1	2.5	0.012	4.91	7.85	0.625	25	0.012	48.67	9.91	242.98	242.68	0.39	1.56	245.57	245.18	254.08
INLET A19	INLET A20	1.71	1.71	0.55	0.94	0.94	15.48	15.48	9.72	1.25	11.43	11.43	1	1.5	0.006	1.77	4.71	0.375	32	0.013	8.30	4.70	239.79	239.59	0.38	1.18	241.47	241.09	247.60
MH #13	INLET A20	0.00	7.45	0.55	0.00	4.10	0.00	11.94	10.83	1.25	0.00	55.48	1	2.5	0.012	4.91	7.85	0.625	225	0.012	48.67	9.91	240.91	238.21	3.51	1.55	244.27	240.76	253.41
INLET A21	INLET A22	0.62	0.62	0.55	0.34	0.34	14.62	14.62	9.96	1.25	4.25	4.25	1	1.5	0.007	1.77	4.71	0.375	29	0.013	8.72	4.93	233.44	233.24	0.05	0.16	234.79	234.74	242.10
INLET A20	INLET A22	0.87	10.03	0.55	0.48	5.52	14.72	12.32	10.70	1.25	6.40	73.78	1	2.5	0.012	4.91	7.85	0.625	231	0.012	48.56	9.89	234.65	231.89	6.37	2.74	240.76	234.39	247.98
INLET A22	MH #14	0.78	11.43	0.55	0.43	6.29	14.75	12.71	10.57	1.25	5.67	83.02	1	3	0.005	7.07	9.42	0.750	56	0.012	51.09	7.23	230.79	230.51	0.74	1.31	234.25	233.51	242.23
MH #14	MH # 18	0.00	21.25	0.55	0.00	11.69	0.00	12.84	10.52	1.25	0.00	153.72	1	3.5	0.005	9.62	11.00	0.875	46	0.012	77.07	8.01	226.10	225.87	0.92	1.98	232.32	231.40	240.81
INLET A23	INLET A24	0.94	0.94	0.55	0.52	0.52	14.60	14.60	9.97	1.25	6.44	6.44	1	1.5	0.007	1.77	4.71	0.375	29	0.013	8.72	4.93	245.96	245.76	0.11	0.37	247.37	247.26	252.52
INLET A24	MH #15	0.66	1.60	0.55	0.36	0.88	14.37	14.70	9.94	1.25	4.51	10.94	1	1.5	0.012	1.77	4.71	0.375	129	0.012	12.43	7.03	242.18	240.64	1.19	0.92	243.33	242.14	252.61
INLET A25	INLET A26	0.63	0.63	0.55	0.35	0.35	14.61	14.61	9.97	1.25	4.32	4.32	1	1.5	0.006	1.77	4.71	0.375	31	0.013	8.43	4.77	241.26	241.06	0.05	0.17	242.61	242.56	248.51
MH #15	INLET A26	0.00	1.60	0.55	0.00	0.88	0.00	15.00	9.85	1.25	0.00	10.84	1	1.5	0.012	1.77	4.71	0.375	91	0.012	12.45	7.05	239.78	238.69	0.83	0.90	241.13	240.30	249.79
INLET A26	MH #16	0.80	3.03	0.55	0.44	1.67	14.67	15.22	9.79	1.25	5.39	20.40	1	1.5	0.012	1.77	4.71	0.375	58	0.012	12.59	7.12	237.65	236.94	1.86	3.20	240.30	238.44	248.45
MH #16	MH #17	0.00	3.03	0.55	0.00	1.67	10.00	15.74	9.65	1.25	0.00	20.09	1	2	0.005	3.14	6.28	0.500	129	0.012	17.26	5.49	234.84	234.20	0.87	0.67	237.07	236.20	247.94
MH #17	MH #18	0.00	3.03	0.55	0.00	1.67	0.00	16.16	9.53	1.25	0.00	19.86	1	2	0.005	3.14	6.28	0.500	139	0.012	17.39	5.53	231.57	230.87	0.91	0.65	233.78	232.87	249.44
MH #18	INLET A27	0.00	24.28	0.55	0.00	13.35	0.00	12.93	10.49	1.25	0.00	175.11	1	4	0.005	12.57	12.57	1.000	29	0.012	108.12	8.60	225.77	225.63	0.37	1.26	231.40	231.04	240.33
INLET A27	INLET A28	1.65	25.93	0.55	0.91	14.26	22.91	12.99	10.47	1.25	11.88	186.67	1	4	0.007	12.57	12.57	1.000	28	0.013	121.40	9.66	225.53	225.33	0.47	1.68	231.04	230.56	240.33
INLET A28	MH #19A	1.18	27.11	0.55	0.65	14.91	19.00	13.04	10.46	1.25	8.48	194.87	1	4	0.005	12.57	12.57	1.000	24	0.013	101.57	8.08	225.23	225.11	0.44	1.83	230.56	230.12	240.33
MH #19A	MH #19B	0.00	27.11	0.55	0.00	14.91	0.00	13.09	10.44	1.25	0.00	194.57	1	4	0.005	12.57	12.57	1.000	83	0.013	100.96	8.03	225.01	224.60	1.52	1.82	230.12	228.60	239.93
MH #19B	MH#20	0.00	27.11	0.55	0.00	14.91	0.00	13.26	10.38	1.25	0.00	193.52	1	4	0.005	12.57	12.57	1.000	142	0.013	101.57	8.08	216.50	215.79	2.58	1.81	222.37	219.79	232.39
MH#20	MH#21	0.00	27.11	0.55	0.00	14.91	0.00	13.55	10.29	1.25	0.00	191.77	1	4	0.005	12.57	12.57	1.000	118	0.013	101.57	8.08	212.59	212.00	2.10	1.77	218.10	216.00	218.00
MH#21	OUT	0.00	27.11	0.55	0.00	14.91	1.00	13.80	10.21	1.25	0.00	190.35	1	4	0.005	12.57	12.57	1.000	51	0.013	100.57	8.00	204.85	204.60	0.90	1.75	209.50	208.60	219.00

Starting TW Elevation: 208.60

CITY OF MONTGOMERY, CITY ENGINEER
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DATE

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MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 12229
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
TAYLOR MORRISON
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3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179

DRAINAGE CALCULATIONS 2 OF 3

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE		SHEET	21

STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

03/27/2025

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 – LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\08 STORM SEWER PLAN.DWG Mar. 27, 2025 – 1:55 PM BRIAN STROKA

Drainage Area: Offsite DA-1A

Segment:	Flow Type	n	length	slope	Paved?	V, if req'd.>>>>	Time (hr)	Time (min
1	sheet	0.24	185	0.0570	no	N/A	0.21	12.54
2	shallow		0	0.0000	no	0	#DIV/0!	#DIV/0!
3	channel		839	Varies	no	3	0.08	4.66
4	channel		0	Varies	no	3	0.00	0.00
			1024					17.20

Drainage Area: Offsite DA-1B

Segment:	Flow Type	n	length	slope	Paved?	V, if req'd.>>>>	Time (hr)	Time (min
1	sheet	0.24	300	0.0230	no	N/A	0.44	26.53
2	shallow		403	0.0590	no	3.919056	0.03	1.71
3	channel		415	Varies	no	3	0.04	2.31
4	channel		0	Varies	no	3	0.00	0.00
			1118					28.84

Weighted C-value Calculation: Offsite DA-1A

Material	Acreage	C-Value
Pasture	3.02	0.35
	Weighted C:	0.35

Weighted C-value Calculation: Offsite DA-1B

Material	Acreage	C-Value
Pasture	4.38	0.35
1/8 Acre Residential	1.26	0.55
	Weighted C:	0.39

Drainage Calculations (5-Yr)

Drainage Area	Area	Tc	C	I	C_f	Q
OFFSITE DA-1A	3.02	17.20	0.35	5.25	1	5.55
OFFSITE DA-1B	5.64	28.84	0.39	4.00	1	8.90

Drainage Calculations (25-Yr)

Drainage Area	Area	Tc	C	I	C_f	Q
OFFSITE DA-1A	3.02	17.20	0.35	7.24	1.1	8.42
OFFSITE DA-1B	5.64	28.84	0.39	5.60	1.1	13.71

Drainage Calculations (100-Yr)

Drainage Area	Area	Tc	C	I	C_f	Q
OFFSITE DA-1A	3.02	17.20	0.35	9.00	1.25	11.89
OFFSITE DA-1B	5.64	28.84	0.39	6.90	1.25	19.20

Drainage Ditch Capacity-OFFSITE 1A

Cross-Section	Proposed Min Depth	Right Sideslope (ft):1	Left Sideslope (ft):1	Bottom Width	Top Width	Area (A)	Wetted Perimeter (P)	R=(A/P)	Slope (S) (ft/ft)	Roughness (n)	>>>>	$Q_{capacity}$ (CFS)	$V_{full\ flow}$ (FPS)	50% 100-Yr Flow*	Capacity?
1-1	1.50	3	3	1	10.00	8.25	10.49	0.787	0.0136	0.027		45.12	5.47	5.95	yes

Drainage Ditch Capacity-OFFSITE 1A

Cross-Section	Proposed Min Depth	Right Sideslope (ft):1	Left Sideslope (ft):1	Bottom Width	Top Width	Area (A)	Wetted Perimeter (P)	R=(A/P)	Slope (S) (ft/ft)	Roughness (n)	>>>>	$Q_{capacity}$ (CFS)	$V_{full\ flow}$ (FPS)	100-Yr Flow*	Capacity?
2-2	1.50	3	3	1	10.00	8.25	10.49	0.787	0.0264	0.027		62.87	7.62	11.89	yes

Drainage Ditch Capacity-OFFSITE 1B

Cross-Section	Proposed Min Depth	Right Sideslope (ft):1	Left Sideslope (ft):1	Bottom Width	Top Width	Area (A)	Wetted Perimeter (P)	R=(A/P)	Slope (S) (ft/ft)	Roughness (n)	>>>>	$Q_{capacity}$ (CFS)	$V_{full\ flow}$ (FPS)	25% 100-Yr Flow* + OFFSITE 1A	Capacity?
3-3	1.75	3	3	2	12.50	12.69	13.07	0.971	0.0789	0.027		192.31	15.16	16.69	yes

Drainage Ditch Capacity-OFFSITE 1B

Cross-Section	Proposed Min Depth	Right Sideslope (ft):1	Left Sideslope (ft):1	Bottom Width	Top Width	Area (A)	Wetted Perimeter (P)	R=(A/P)	Slope (S) (ft/ft)	Roughness (n)	>>>>	$Q_{capacity}$ (CFS)	$V_{full\ flow}$ (FPS)	50% 100-Yr Flow* + OFFSITE 1A	Capacity?
4-4	1.75	3	3	2	12.50	12.69	13.07	0.971	0.0286	0.027		115.79	9.13	21.49	yes

Drainage Ditch Capacity-OFFSITE 1B

Cross-Section	Proposed Min Depth	Right Sideslope (ft):1	Left Sideslope (ft):1	Bottom Width	Top Width	Area (A)	Wetted Perimeter (P)	R=(A/P)	Slope (S) (ft/ft)	Roughness (n)	>>>>	$Q_{capacity}$ (CFS)	$V_{full\ flow}$ (FPS)	100-Yr Flow* + OFFSITE 1A	Capacity?
5-5	1.75	3	3	2	12.50	12.69	13.07	0.971	0.0331	0.027		124.56	9.82	31.09	yes

Drainage Area: Offsite DA-2A

Segment	Flow Type	n	length	slope	Paved?	V, if req'd.>>>>	Time (hr)	Time (min
1	sheet	0.4	100	0.0350	no	N/A	0.23	14.02
2	shallow		228	0.0460	no	3.460465	0.02	1.10
3	shallow		287	0.0125	no	1.803892	0.04	2.65
			615					15.11

Weighted C-value Calculation: Offsite DA-2A

Material	Acreage	C-Value
Pasture	2.35	0.35
	Weighted C:	0.35

Drainage Calculations (5-Yr)

Drainage Area	Area	Tc	C	I	C_f	Q
OFFSITE DA-2A	2.35	15.11	0.35	5.62	1	4.62

Drainage Calculations (25-Yr)

Drainage Area	Area	Tc	C	I	C_f	Q
OFFSITE DA-2A	2.35	15.11	0.35	7.78	1.1	7.04

Drainage Calculations (100-Yr)

Drainage Area	Area	Tc	C	I	C_f	Q
OFFSITE DA-2A	2.35	15.11	0.35	9.70	1.25	9.97

Drainage Ditch Capacity-OFFSITE 2A

Cross-Section	Proposed Min Depth	Right Sideslope (ft):1	Left Sideslope (ft):1	Bottom Width	Top Width	Area (A)	Wetted Perimeter (P)	R=(A/P)	Slope (S) (ft/ft)	Roughness (n)	>>>>	$Q_{capacity}$ (CFS)	$V_{full\ flow}$ (FPS)	100-Yr Flow*	Capacity?
6-6	1.00	3	3	2	8.00	5.00	8.32	0.601	0.004	0.027		12.39	2.48	9.97	yes

5 Year

Inlet Info

Inlet/MH From	Inlet/MH To	Drainage Area	Total Drainage Area	Runoff Co. "C"	DA C*A	Total C*A	Drainage Area Time of Conc.	Total Time of Conc. (Min)	Drainage Area Time of Conc. (Min)	Total Time of Conc. (Min)	Intensity (I)	Cf	Drainage Area Flow (cfs)	Total Flow (cfs)	Number of Barrels	Culvert Size (ft)	Slope	Perimeter Area (A)	Perimeter (P)	R=(A/P)	Length (ft)	Roughness (n)	$Q_{capacity}$ (CFS)	$V_{full\ flow}$ (FPS)	Upstream FL	Downstream FL	HGL Change In Head (ft)	HGL Hydraulic Gradeline %	HGL Elevation of Hyd. Grad. Upstream	HGL Elevation of Hyd. Grad. Downstream(ft)
HEADWALL #1	MH #22	3.02	3.02	0.35	1.06	1.06	17.20	17.20	17.20	17.20	5.25	1.00	5.55	5.55	1	1.5	0.021	1.77	4.71	0.375	28	0.013	15.11	8.55	259.52	258.94	0.08	0.28	260.52	260.44
MH #22	OUT	0.00	3.02	0.35	0.00	1.06	15.00	17.20	0.00	17.21	5.35	1.00	0.00	5.66	1	1.5	0.021	1.77	4.71	0.375	88	0.013	15.10	8.55	258.59	256.77	0.26	0.29	258.53	258.27
																														258.27

100 Year

Inlet Info

Inlet/MH From	Inlet/MH To	Drainage Area	Total Drainage Area	Runoff Co. "C"	DA C*A	Total C*A	Drainage Area Time of Conc.	Total Time of Conc. (Min)	Drainage Area Time of Conc. (Min)	Total Time of Conc. (Min)	Intensity (I)	Cf	Drainage Area Flow (cfs)	Total Flow (cfs)	Number of Barrels	Culvert Diameter (ft)	Slope	Perimeter Area (A)	Perimeter (P)	R=(A/P)	Length (ft)	Roughness (n)	$Q_{capacity}$ (CFS)	$V_{full\ flow}$ (FPS)	Upstream FL	Downstream FL	HGL Change In Head (ft)	HGL Hydraulic Gradeline %	HGL Elevation of Hyd. Grad. Upstream	HGL Elevation of Hyd. Grad. Downstream(ft)
HEADWALL #1	MH #22	3.02	3.02	0.35	1.06	1.06	17.20	17.20	17.20	17.20	9.00	1.25	11.89	11.89	1	1.5	0.021	1.77	4.71	0.375	28	0.013	15.11	8.55	259.52	258.94	0.36	1.28	260.80	260.44
MH #22	OUT	0.00	3.02	0.35	0.00	1.06	15.00	17.20	0.00	17.21	9.00	1.25	0.00	11.89	1	1.5	0.021	1.77	4.71	0.375	88	0.013	15.10	8.55	258.59	256.77	1.13	1.28	259.40	258.27
																														258.27

Inlet No.	Inlet Type	Slope (%)	100-Yr Flow	Proposed Inlet Size	Proposed Inlet Length (ft)
A1	On-Grade	0.005	6.22	C-1	10
A2	On-Grade	0.005	6.00	C-1	10
A3	On-Grade	0.0266	6.58	C-1	10
A4	On-Grade	0.0266	11.32	C-2	15
A5	On-Grade	0.0266	5.72	C-1	10
A6	On-Grade	0.0266	7.43	C-1	10
A7	On-Grade	0.0196	10.11	C-2	15
A8	On-Grade	0.0196	5.28	C-1	10
A9	On-Grade	0.0196	1.59	C	5
A10	On-Grade	0.0196	2.44	C	5
A11	On-Grade	0.0283	2.31	C	5
A12	On-Grade	0.0283	6.79	C-1	10
A13	On-Grade	0.0283	2.31	C	5
A14	On-Grade	0.0283	5.24	C-1	10
A15	On-Grade	0.0138	11.68	C-2	15
A16	On-Grade	0.0138	0.38	C	5
A17	On-Grade	0.0138	9.41	C-2	15
A18	On-Grade	0.0138	1.72	C	5
A19	On-Grade	0.0313	11.43	C-2	15
A20	On-Grade	0.0313	6.39	C-1	10
A21	On-Grade	0.0313	4.25	C	5
A22	On-Grade	0.0313	5.66	C-1	10
A23	On-Grade	0.0373	6.44	C-1	10
A24	On-Grade	0.0373	4.51	C	5
A25	On-Grade	0.0373	4.32	C	5
A26	On-Grade	0.0373	5.39	C-1	10
A27	Sag	0.0313	11.87	C-2	15
A28	Sag	0.0313	8.47	C-2	15

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FIRM REGISTRATION NUMBER 12220
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
DRAINAGE CALCULATIONS 3 OF 3

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

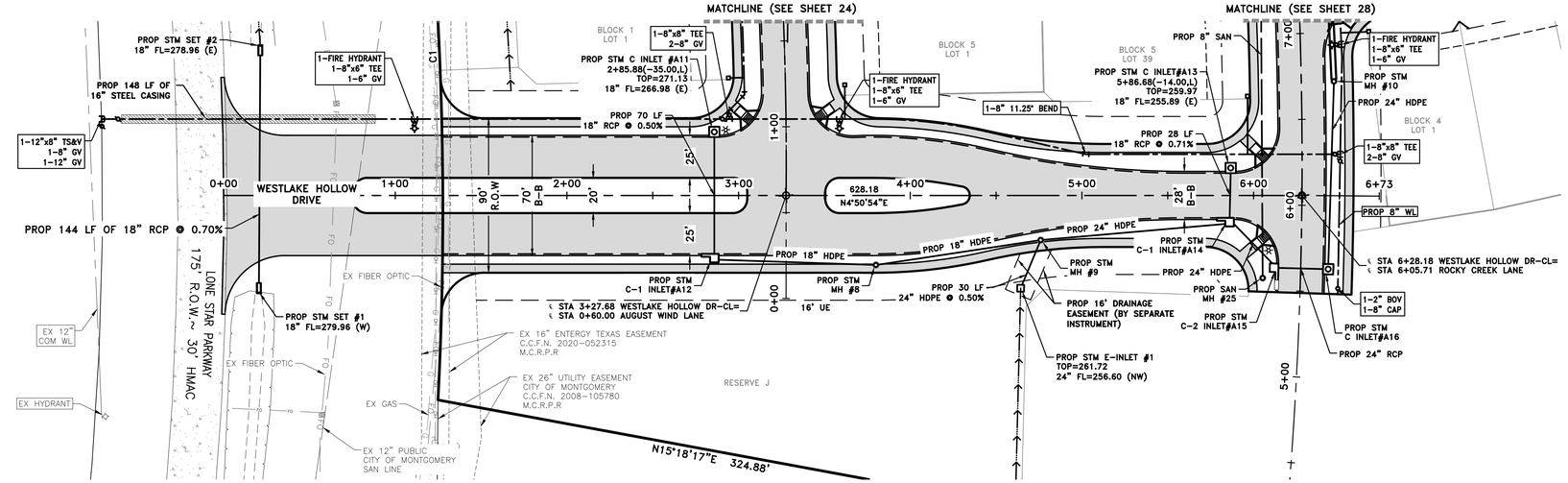
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE		SHEET	22

STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

03/27/2025

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 – LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\08 STORM SEWER PLAN.DWG Mar. 27, 2025 – 1:55 PM BRIAN STROKA

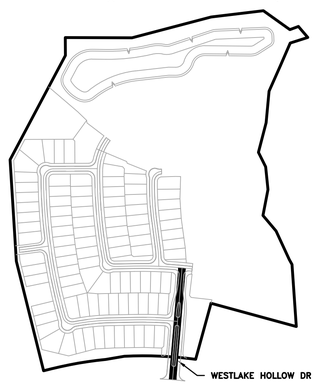


NOTES:

1. ALL LONGSIDE LEADS SHALL INCLUDE STACKS, RISERS, TEES, WYES, AND ALL APPURTENANCES TO END AT A DEPTH OF 4'-5' BELOW NATURAL GROUND. (SEE DETAIL SHT. 41-44)
2. ALL SANITARY SEWER SERVICE LINES TO BE 1% SLOPE, UNLESS OTHERWISE NOTED
3. ALL FIRE HYDRANTS TO BE LOCATED 3' BEHIND BACK OF CURB WITH BOTTOM FLANGE 3" ABOVE TOP OF CURB.
4. ALL UTILITY LEADS UNDER PAVEMENT IN CUL-DE-SACS AND/OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE.
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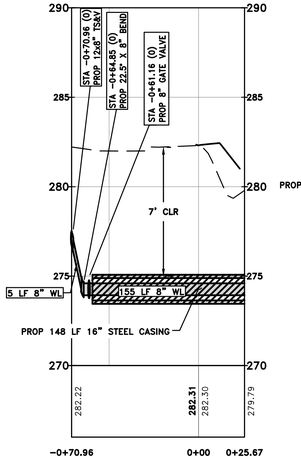
LEGEND:

- DOUBLE WATER METER
- SINGLE WATER METER
- 6" DOUBLE SAN SWR LEAD
- 4" SINGLE SAN SWR LEAD
- PROP STREET LIGHT LOCATION (BY OTHERS)

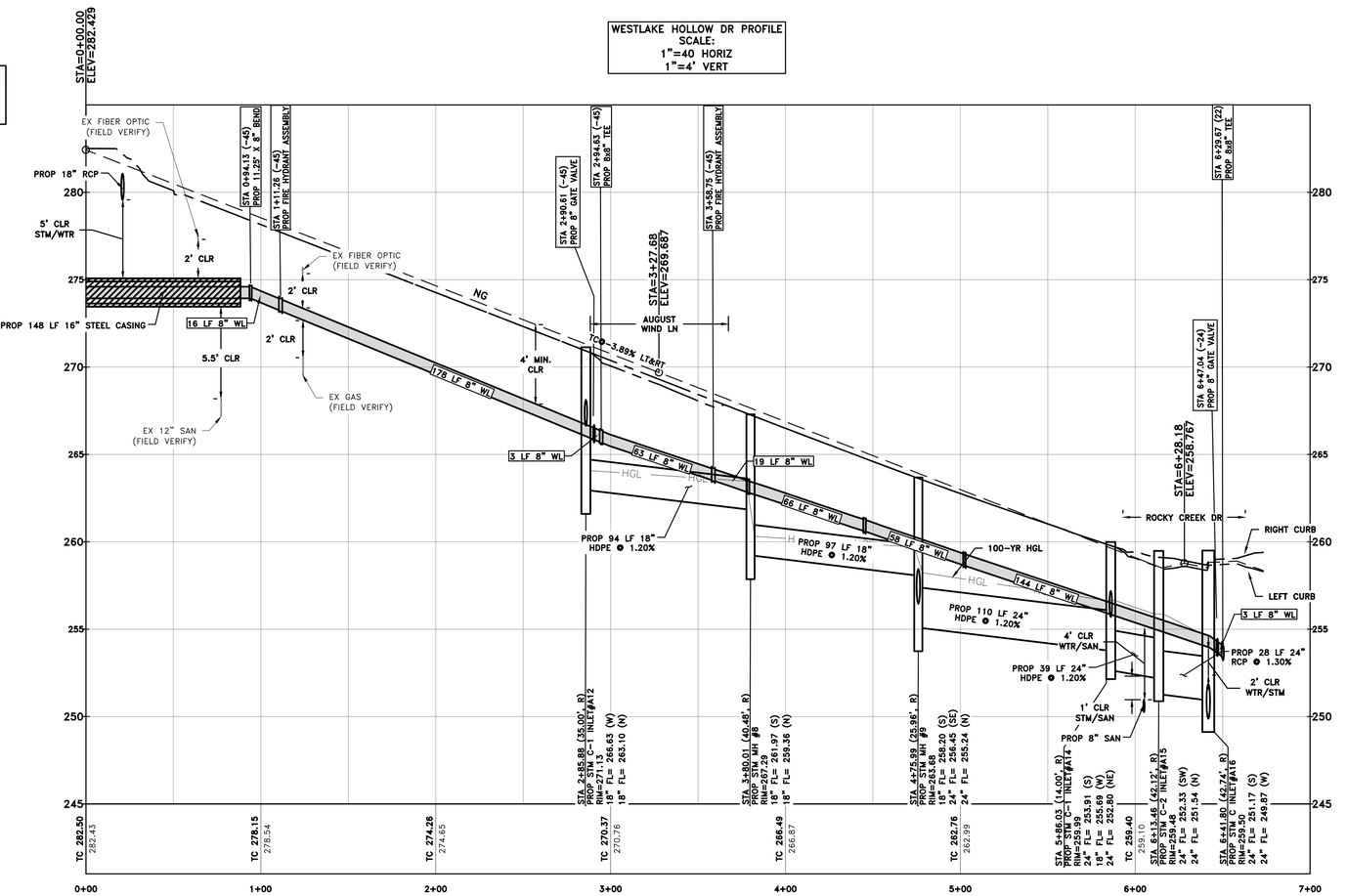


VICINITY MAP
N.T.S

LONESTAR PARKWAY WL CROSSING PROFILE
SCALE:
1"=40' HORIZ
1"=4' VERT



WESTLAKE HOLLOW DR PROFILE
SCALE:
1"=40 HORIZ
1"=4' VERT



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

DATE

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 22320
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
WESTLAKE HOLLOW DRIVE
STA 0+00 TO 7+00

DRAWING ISSUE

#	DATE	BY	* COMMENT
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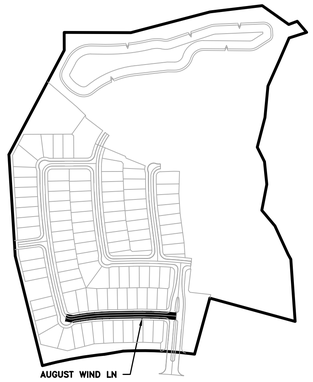
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	23

STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

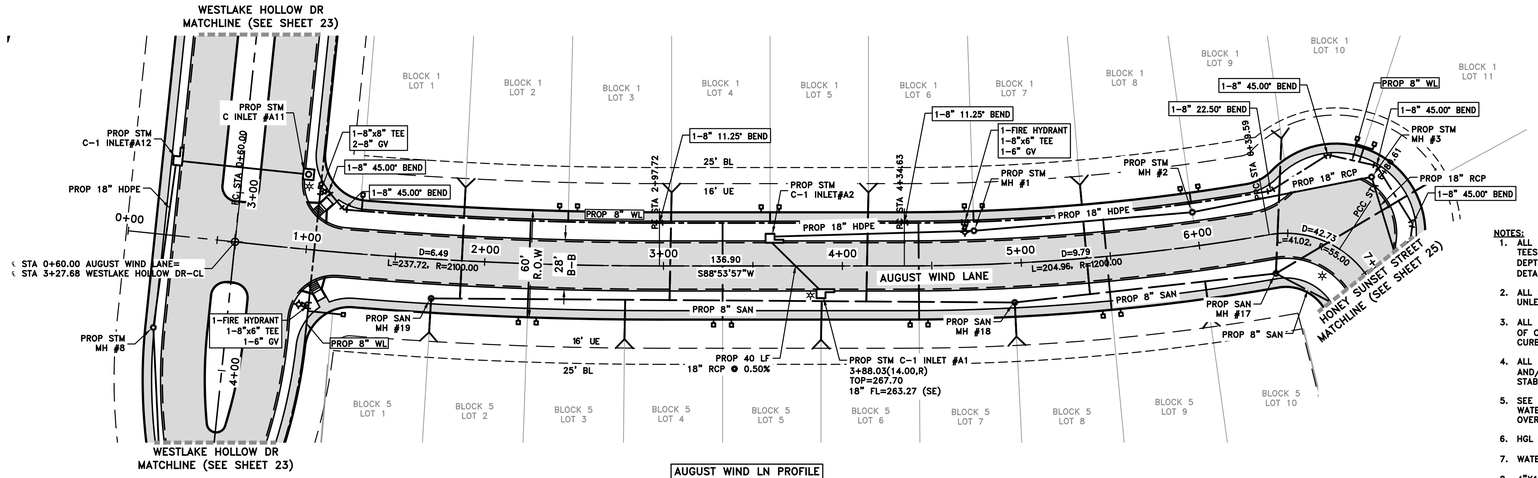
03/27/2025

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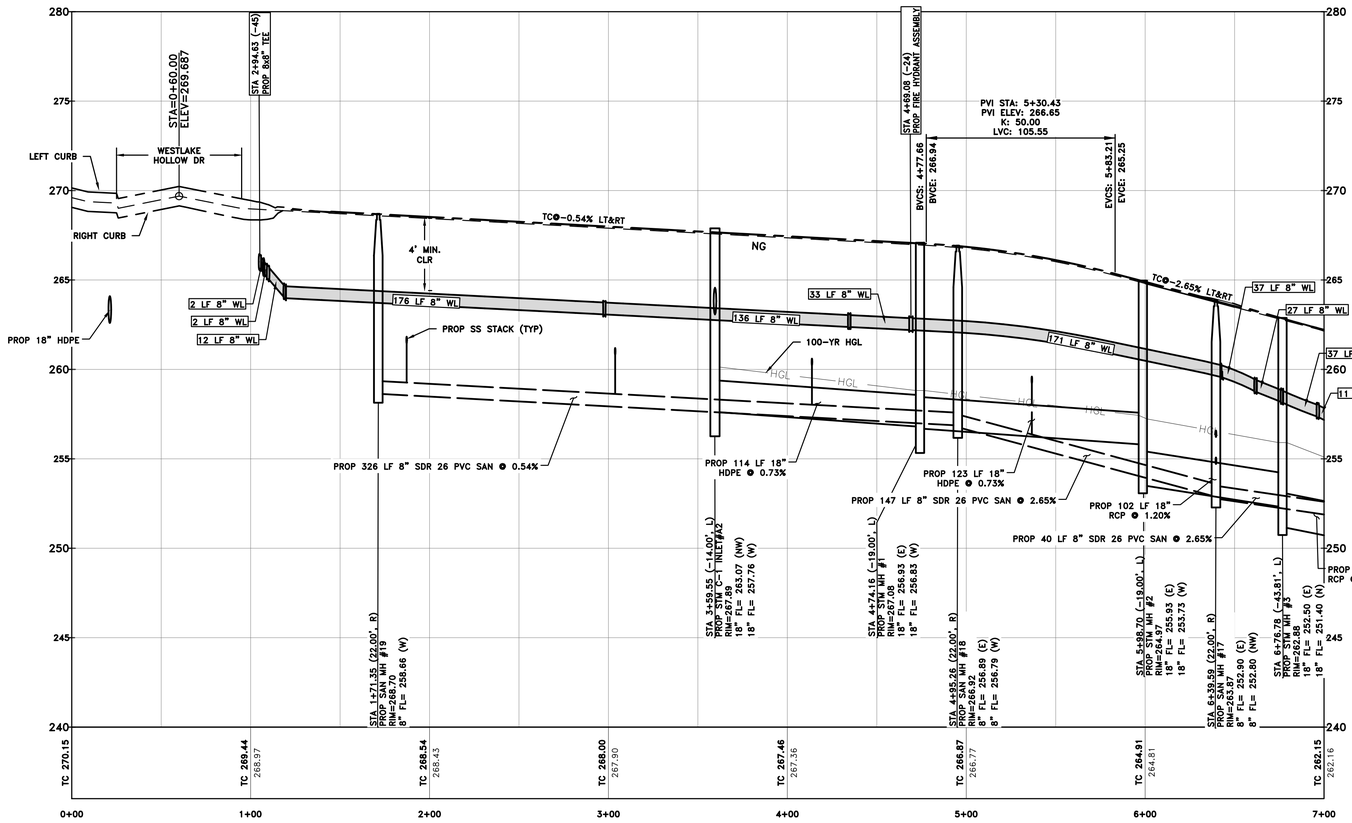
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VICINITY MAP
N.T.S



AUGUST WIND LN PROFILE
SCALE:
1"=40' HORIZ
1"=4' VERT



VERTICAL CURVE TABLE			
Station	Elevation	Grade Percent (%)	Location
4+77.66	266.94'	-0.54%	PVC
4+80.00	266.92'	-0.56%	
4+90.00	266.85'	-0.69%	
5+00.00	266.77'	-0.89%	
5+10.00	266.66'	-1.09%	
5+20.00	266.53'	-1.29%	
5+30.00	266.38'	-1.49%	
5+30.43	266.37'	-1.59%	Crest
5+40.00	266.21'	-1.69%	
5+50.00	266.02'	-1.89%	
5+60.00	265.81'	-2.09%	
5+70.00	265.59'	-2.29%	
5+80.00	265.34'	-2.49%	
5+83.21	265.25'	-2.62%	PVT

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LEGEND:

- DOUBLE WATER METER
- SINGLE WATER METER
- 6" DOUBLE SAN SWR LEAD
- 4" SINGLE SAN SWR LEAD
- PROP STREET LIGHT LOCATION (BY OTHERS)

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

DATE

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 22220
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
AUGUST WIND LANE STA 0+00 TO 7+00

DRAWING ISSUE			
#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

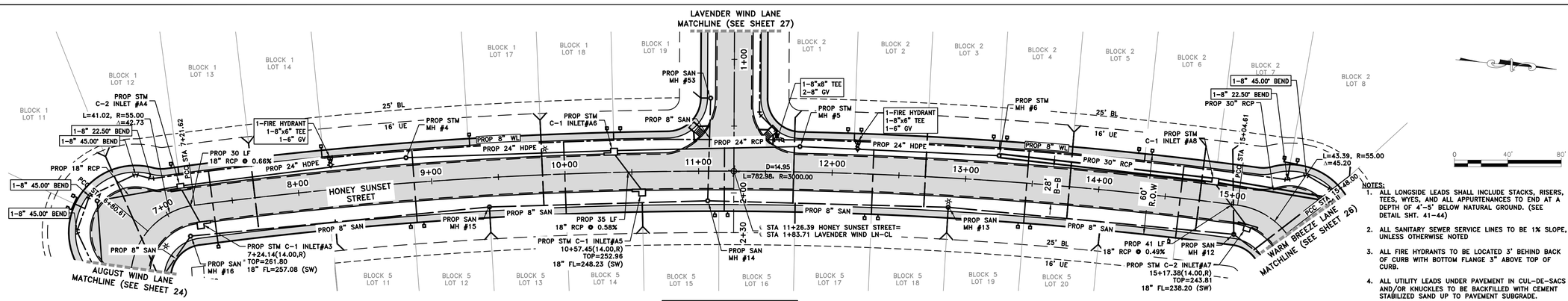
DRAWING INFORMATION			
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	24

STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

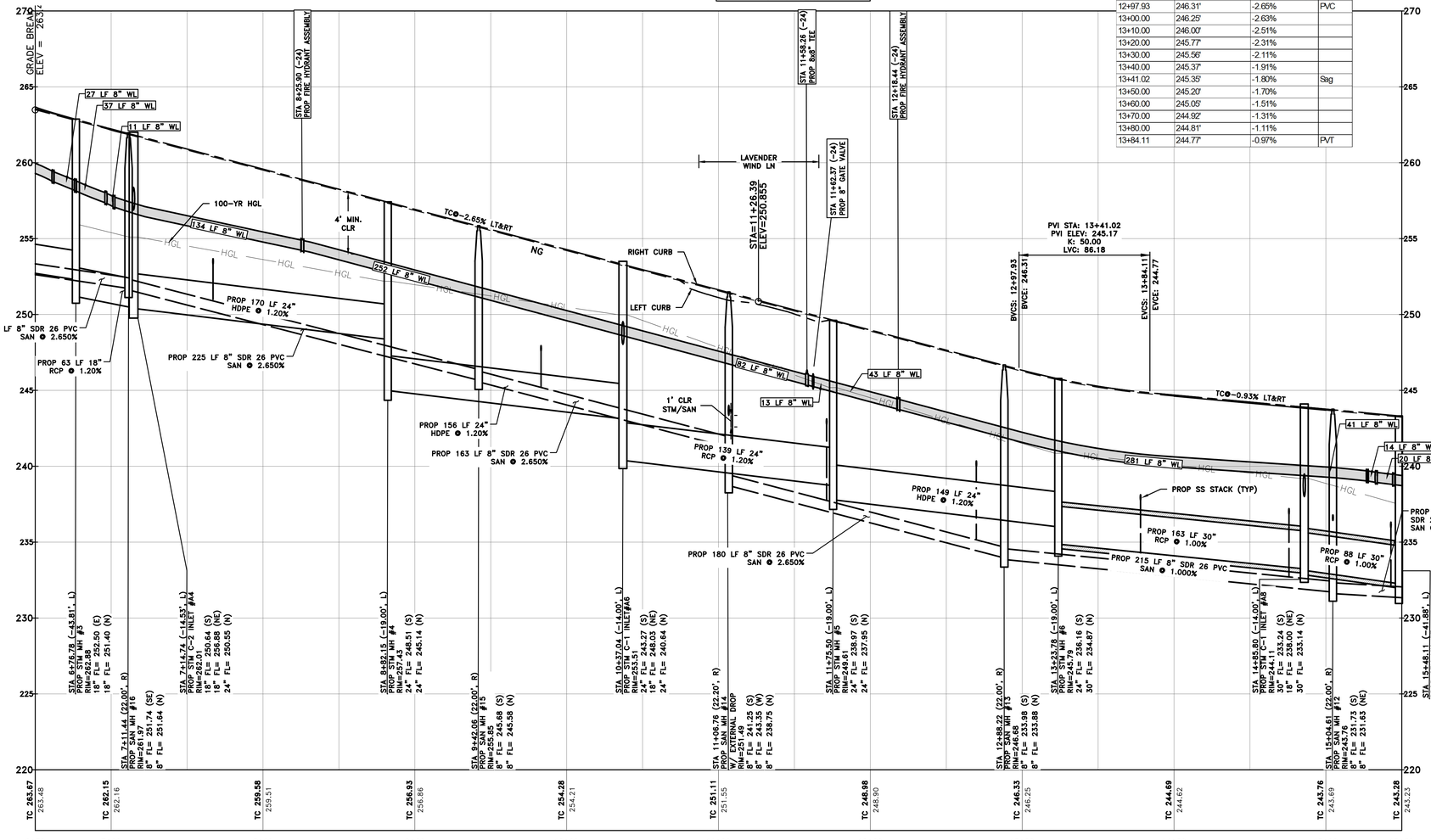
03/27/2025

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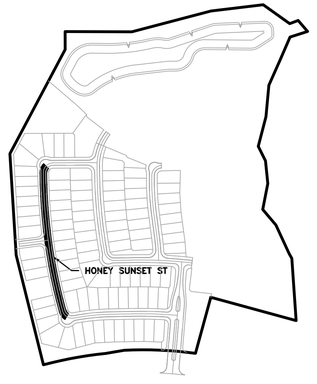
HONEY SUNSET ST PROFILE
SCALE:
1"=40' HORIZ
1"=4' VERT



VERTICAL CURVE TABLE			
Station	Elevation	Grade Percent (%)	Location
12+97.93	246.31'	-2.65%	PVC
13+00.00	246.25'	-2.63%	
13+10.00	246.00'	-2.51%	
13+20.00	245.77'	-2.31%	
13+30.00	245.56'	-2.11%	
13+40.00	245.37'	-1.91%	
13+41.02	245.35'	-1.80%	Sag
13+50.00	245.20'	-1.70%	
13+60.00	245.05'	-1.51%	
13+70.00	244.92'	-1.31%	
13+80.00	244.81'	-1.11%	
13+84.11	244.77'	-0.97%	PVT

NOTES:
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- SINGLE WATER METER
- 6" DOUBLE SAN SWR LEAD
- 4" SINGLE SAN SWR LEAD
- PROP STREET LIGHT LOCATION (BY OTHERS)



VICINITY MAP
N.T.S

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

DATE

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 12230
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
HONEY SUNSET ST STA 7+00 TO 15+50

DRAWING ISSUE			
#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

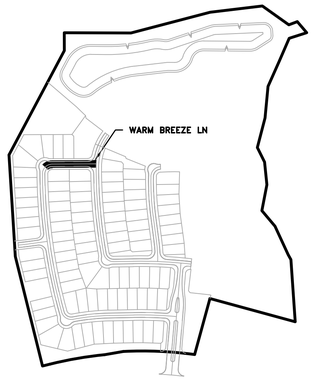
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PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	25

STATE OF TEXAS
JONATHAN T. WHITE
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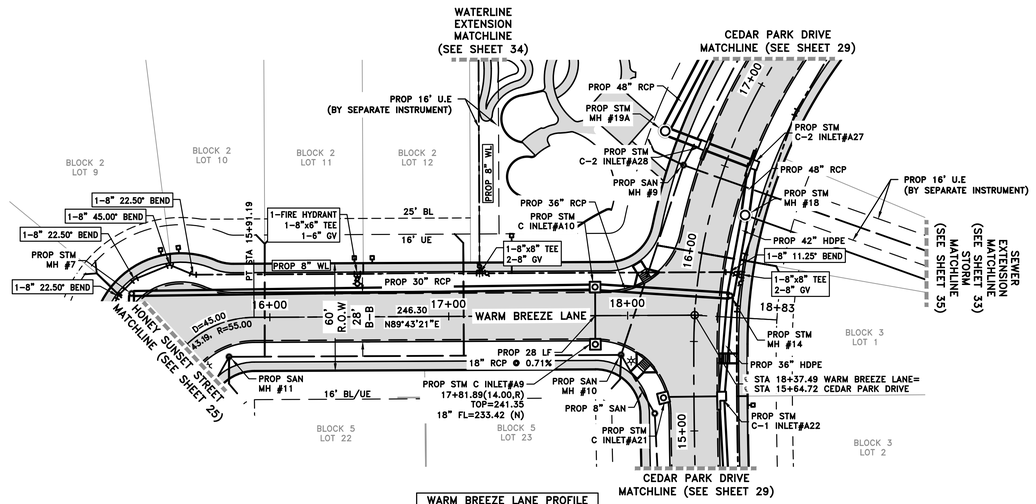
03/27/2025

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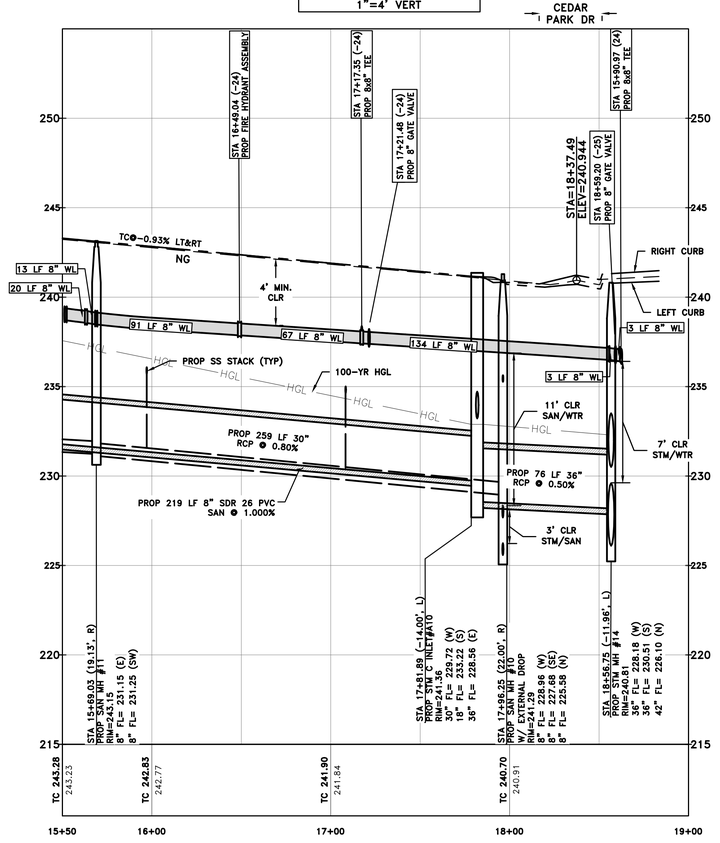
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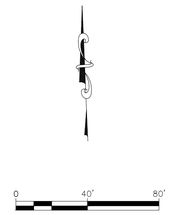


VICINITY MAP
N.T.S



WARM BREEZE LANE PROFILE
SCALE:
1"=40' HORIZ
1"=4' VERT





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L SQUARED ENGINEERING
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CLIENT INFORMATION
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RICHARD BAUTISTA
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WARM BREEZE LANE STA 15+50 TO 19+00

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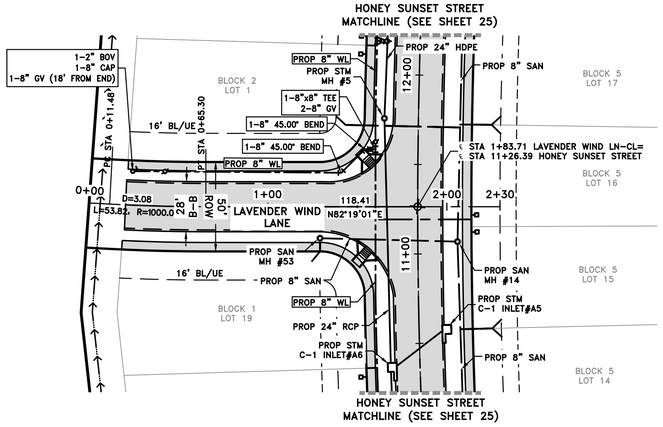
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	26



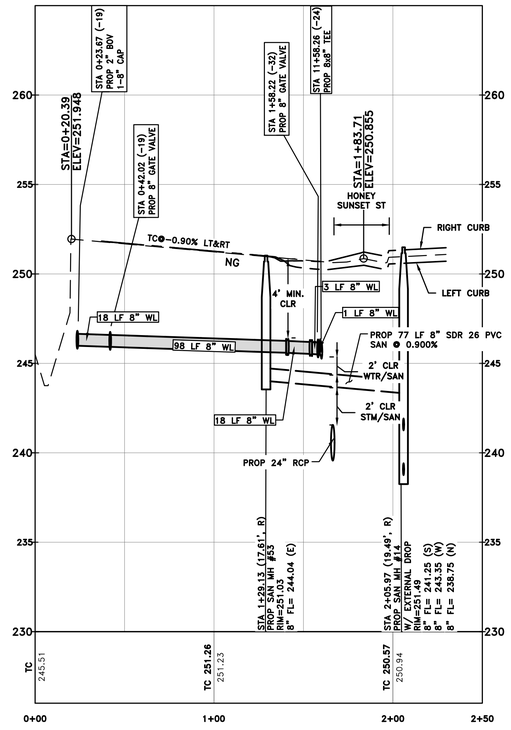
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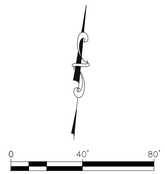
*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 - LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\16 WARM BREEZE LANE P&P.DWG Mar 27, 2025-1:58 PM BRIAN STROKA



LAVENDER WIND LANE PROFILE
SCALE:
1"=40 HORIZ
1"=4' VERT



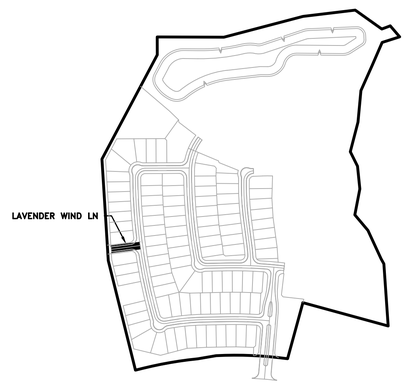


NOTES:

1. ALL LONGSIDE LEADS SHALL INCLUDE STACKS, RISERS, TEES, WYES, AND ALL APPURTENANCES TO END AT A DEPTH OF 4'-5' BELOW NATURAL GROUND. (SEE DETAIL SHT. 41-44)
2. ALL SANITARY SEWER SERVICE LINES TO BE 1% SLOPE, UNLESS OTHERWISE NOTED
3. ALL FIRE HYDRANTS TO BE LOCATED 3' BEHIND BACK OF CURB WITH BOTTOM FLANGE 3" ABOVE TOP OF CURB.
4. ALL UTILITY LEADS UNDER PAVEMENT IN CUL-DE-SACS AND/OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE.
5. SEE PROFILE FOR ACTUAL LOCATION OF EACH WATERLINE APPURTENANCE. PROFILE VIEW GOVERNS OVER PLAN VIEW.
6. HGL IS FOR THE 100-YR EVENT IN STORM SEWER.
7. WATER AND SANITARY SHALL MAINTAIN 9' SEPARATION.
8. 4"X12" CURB TO BE IN FRONT OF ALL LOTS, AND 6" CURBS TO BE LOCATED ON ALL SIDE LOT, MEDIANS, ECT.
9. ALL UTILITY LEADS UNDER PAVEMENT TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE.
10. ALL MANHOLES TO BE SET TO FINISHED GRADE WITH A MINIMUM OF 6" OF ADJUSTMENT RINGS.
11. ALL TOP OF CURB ELEVATIONS ARE BASED ON 4" CURB. CONTRACTOR SHALL ADD .17 FEET TO THE TOP OF CURB ELEVATIONS SHOWN ON PLANS TO DETERMINE TOP OF CURB ELEVATIONS WHERE 6" CONCRETE CURB IS PROPOSED.
12. EXISTING GRADES ARE THE PROPOSED GRADES FROM MASS GRADING & DETENTION PLAN SET.
13. ALL PROP SANITARY SEWER TO BE SDR 26 PVC UNLESS OTHERWISE NOTED.
14. ALL PROP WATERLINE TO BE C-900 DR-18 PVC UNLESS OTHERWISE NOTED.
15. MANHOLES LOCATED WITHIN SIDEWALKS WILL NEED TO BE FLUSH TO GRADE. MANHOLES FLUSH TO GRADE MUST INCLUDE STEEL INFILTRATION DISH.
16. LIGHT POLE LOCATION TO BE CONFIRMED BY ENTERGY.

LEGEND:

- DOUBLE WATER METER
- SINGLE WATER METER
- 6" DOUBLE SAN SWR LEAD
- 4" SINGLE SAN SWR LEAD
- PROP STREET LIGHT LOCATION (BY OTHERS)



VICINITY MAP
N.T.S

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

DATE

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 12230
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
LAVENDER WIND LANE STA 0+00 TO 2+50

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

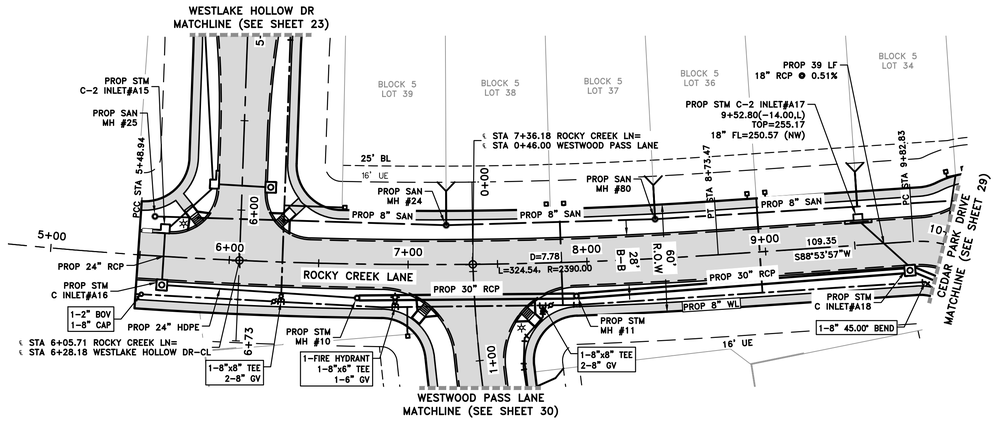
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	27

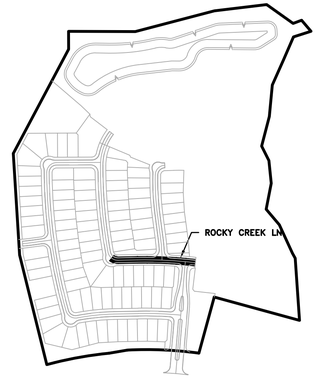
STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

03/27/2025

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 - LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\17 LAVENDER WIND LN P&P.DWG Mar. 27, 2025-1:59 PM BRIAN STROKA

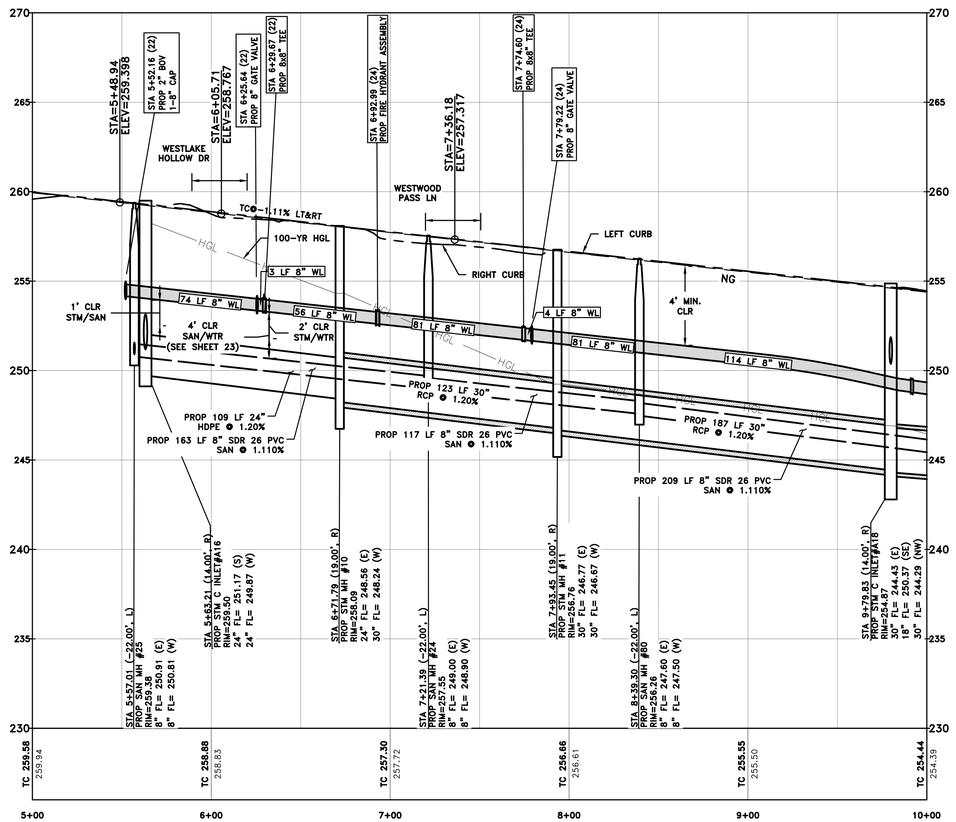




VICINITY MAP
N.T.S



ROCKY CREEK LANE PROFILE
SCALE:
1"=40 HORIZ
1"=4' VERT



NOTES:

1. ALL LONGSIDE LEADS SHALL INCLUDE STACKS, RISERS, TEES, WYES, AND ALL APPURTENANCES TO END AT A DEPTH OF 4'-5' BELOW NATURAL GROUND. (SEE DETAIL SHT. 41-44)
2. ALL SANITARY SEWER SERVICE LINES TO BE 1% SLOPE, UNLESS OTHERWISE NOTED
3. ALL FIRE HYDRANTS TO BE LOCATED 3' BEHIND BACK OF CURB WITH BOTTOM FLANGE 3" ABOVE TOP OF CURB.
4. ALL UTILITY LEADS UNDER PAVEMENT IN CUL-DE-SACS AND/OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE.
5. SEE PROFILE FOR ACTUAL LOCATION OF EACH WATERLINE APPURTENANCE. PROFILE VIEW GOVERNS OVER PLAN VIEW.
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7. WATER AND SANITARY SHALL MAINTAIN 9' SEPARATION.
8. 4"X12" CURB TO BE IN FRONT OF ALL LOTS, AND 6" CURBS TO BE LOCATED ON ALL SIDE LOT, MEDIANS, ECT.
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16. LIGHT POLE LOCATION TO BE CONFIRMED BY ENTERGY.

LEGEND:

- DOUBLE WATER METER
- SINGLE WATER METER
- 6" DOUBLE SAN SWR LEAD
- 4" SINGLE SAN SWR LEAD
- PROP STREET LIGHT LOCATION (BY OTHERS)

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

DATE

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 12230
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
ROCKY CREEK LANE STA 5+00 TO 10+00

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	28

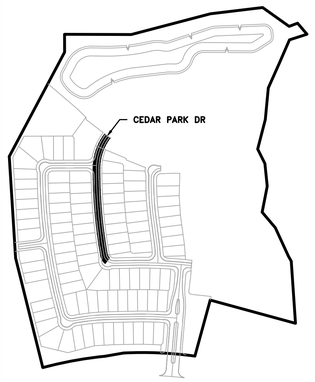
STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

03/27/2025

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

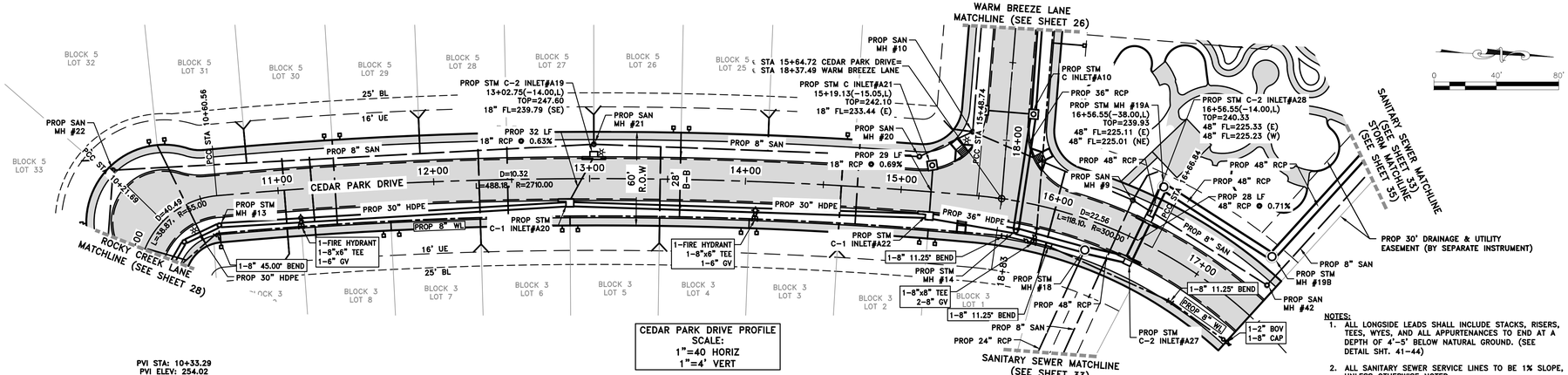
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L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 – LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\19 CEDAR PARK DRIVE P&P.DWG Mar. 27, 2025–2:00 PM BRIAN STROKA

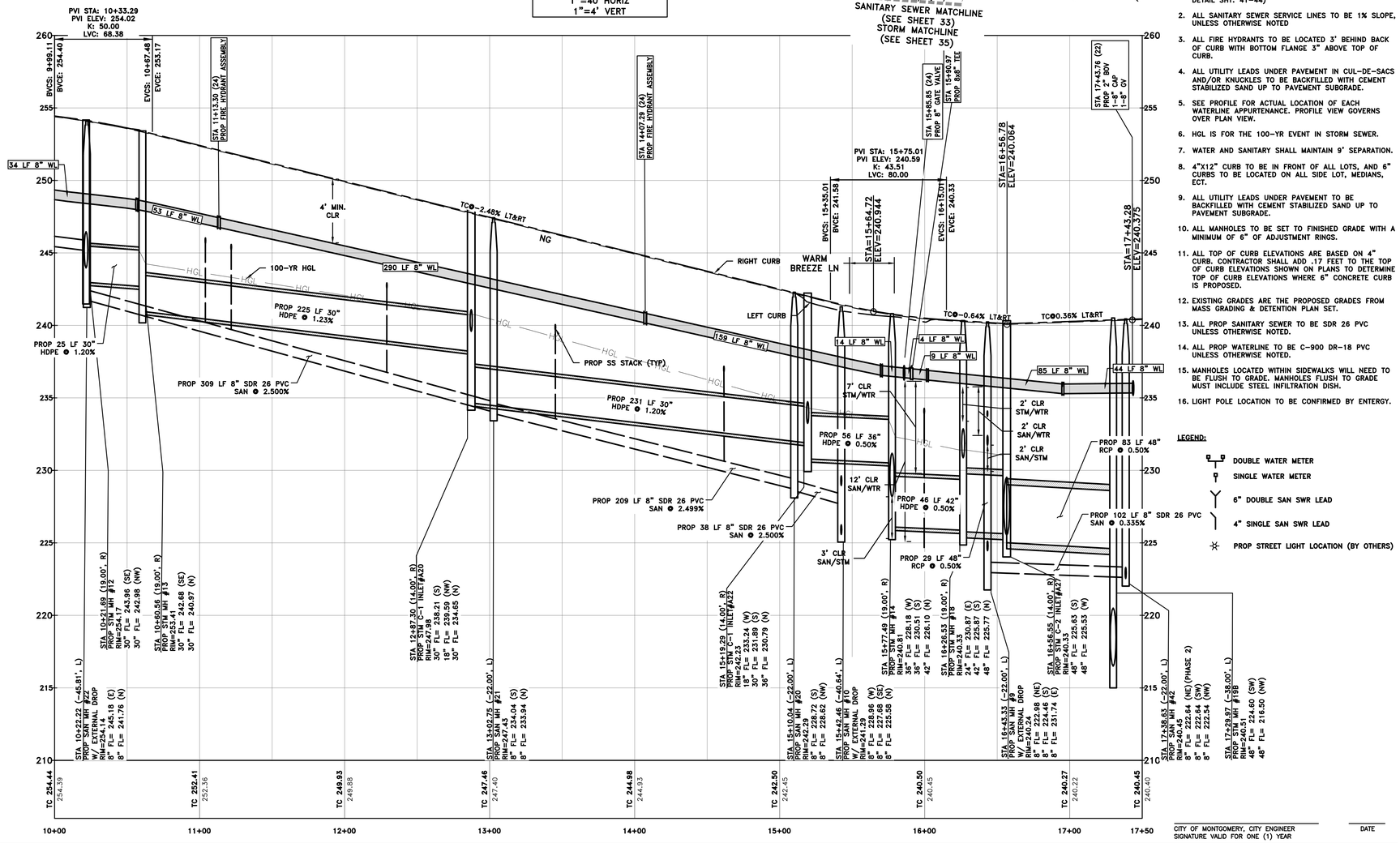


VICINITY MAP
N.T.S

VERTICAL CURVE TABLE			
Station	Elevation	Grade Percent (%)	Location
12+97.93	246.31'	-2.65%	PVC
13+00.00	246.25'	-2.63%	
13+10.00	246.00'	-2.51%	
13+20.00	245.77'	-2.31%	
13+30.00	245.56'	-2.11%	
13+40.00	245.37'	-1.91%	
13+41.02	245.35'	-1.80%	Sag
13+50.00	245.20'	-1.70%	
13+60.00	245.05'	-1.51%	
13+70.00	244.92'	-1.31%	
13+80.00	244.81'	-1.11%	
13+84.11	244.77'	-0.97%	PVT



CEDAR PARK DRIVE PROFILE
SCALE:
1"=40 HORIZ
1"=4' VERT



NOTES:

1. ALL LONGSIDE LEADS SHALL INCLUDE STACKS, RISERS, TEES, WYES, AND ALL APPURTENANCES TO END AT A DEPTH OF 4'-5' BELOW NATURAL GROUND. (SEE DETAIL SHT. 41–44)
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16. LIGHT POLE LOCATION TO BE CONFIRMED BY ENTERGY.

LEGEND:

- DOUBLE WATER METER
- SINGLE WATER METER
- 6" DOUBLE SAN SWR LEAD
- 4" SINGLE SAN SWR LEAD
- PROP STREET LIGHT LOCATION (BY OTHERS)

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

DATE

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 12330
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
CEDAR PARK DRIVE 10+00 TO 17+00

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

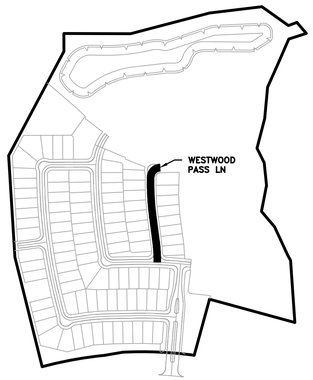
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PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	29

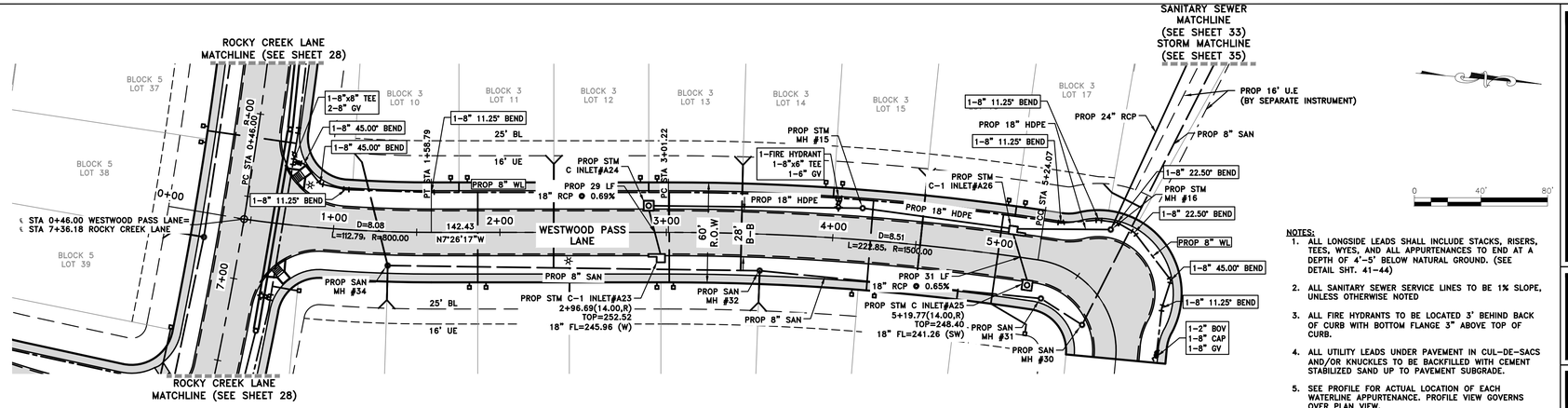
STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

03/27/2025

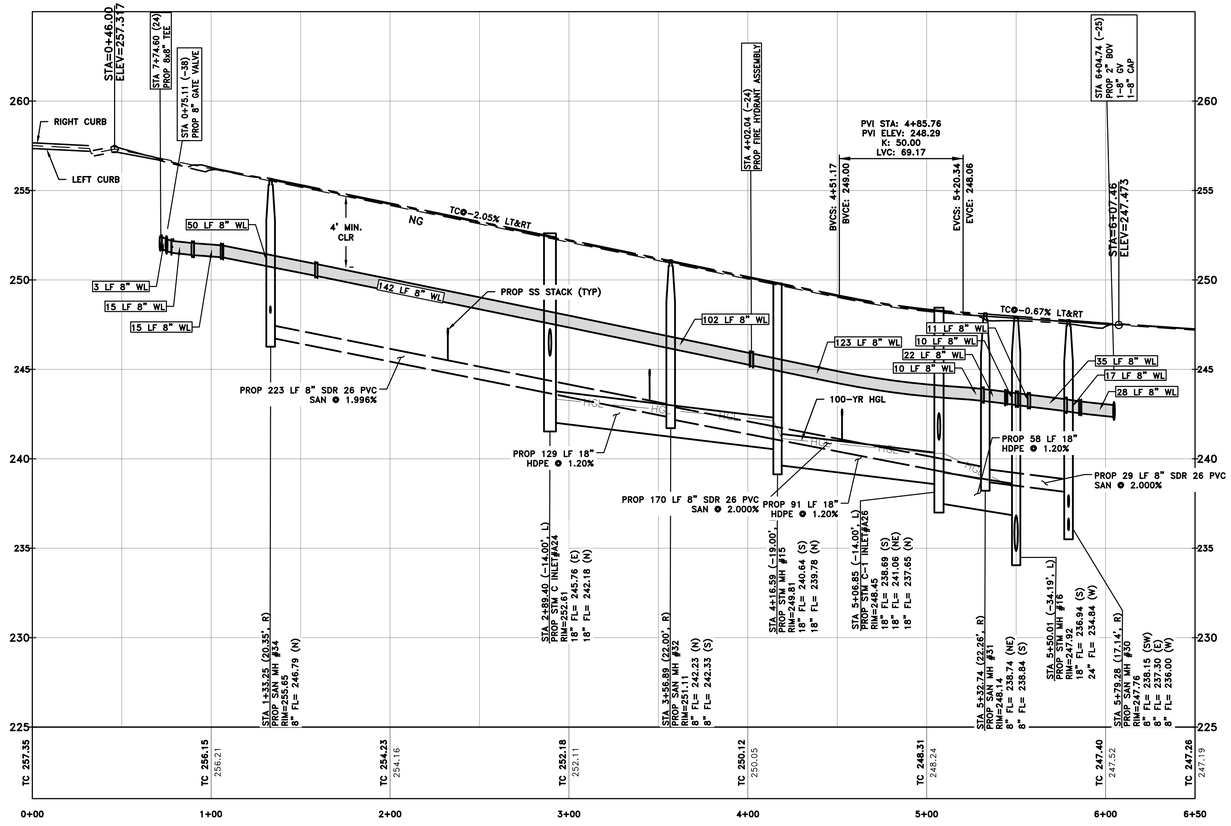
*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE



VICINITY MAP
N.T.S



WESTWOOD PASS LANE PROFILE
SCALE:
1"=40' HORIZ
1"=4' VERT



VERTICAL CURVE TABLE			
Station	Elevation	Grade Percent (%)	Location
4+51.17	249.00'	-2.05%	PVC
4+56.00	248.90'	-2.01%	
4+66.00	248.72'	-1.86%	
4+76.00	248.55'	-1.66%	
4+85.76	248.41'	-1.46%	Sag
4+86.00	248.41'	-1.36%	
4+96.00	248.28'	-1.26%	
5+06.00	248.17'	-1.06%	
5+16.00	248.09'	-0.86%	
5+20.34	248.06'	-0.71%	PVT

NOTES:

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16. LIGHT POLE LOCATION TO BE CONFIRMED BY ENTERGY.

LEGEND:

- DOUBLE WATER METER
- SINGLE WATER METER
- 6" DOUBLE SAN SWR LEAD
- 4" SINGLE SAN SWR LEAD
- PROP STREET LIGHT LOCATION (BY OTHERS)

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

DATE

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 22329
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
WESTWOOD PASS LANE
0+00 TO 5+50

DRAWING ISSUE			
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0	03/27/25	JTW	FOR PERMIT

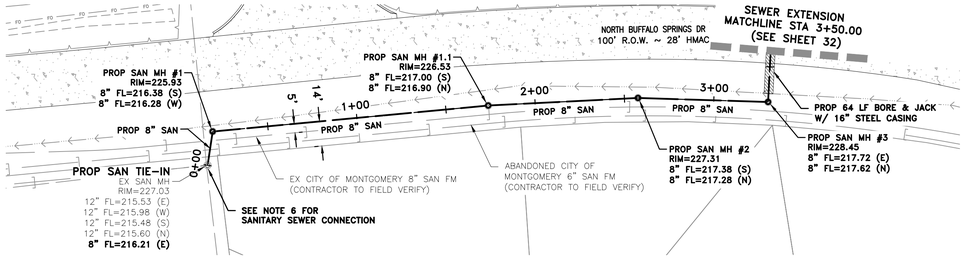
DRAWING INFORMATION			
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	30

STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

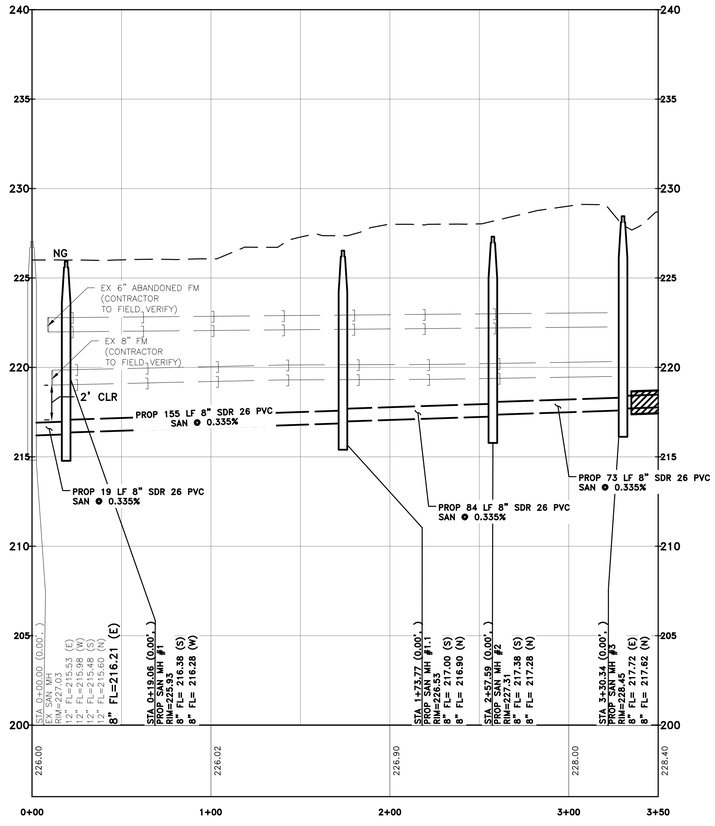
03/27/2025

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L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 - LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\20 WESTWOOD PASS LANE P&P.DWG Mar 27, 2025-2:01 PM BRIAN STROKA

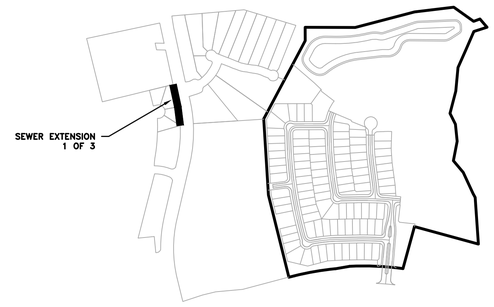


SEWER EXTENSION PROFILE
SCALE:
1"=40' HORIZ
1"=4' VERT



NOTES:

1. WATER AND SANITARY SHALL MAINTAIN 9' SEPARATION HORIZONTAL SEPARATION & 2' VERTICAL SEPARATION.
2. WATERLINES, INCLUDING SERVICE LINES, MUST ALWAYS CROSS OVER SANITARY SEWER LINES AND SERVICE LEADS, UNLESS SPECIFICALLY SHOWN, LABELED AND APPROVED OTHERWISE. ALL CROSSINGS MUST BE PER TCEQ REQUIREMENTS.
3. ALL WATERLINE FITTINGS, APPURTENANCES, LEADS AND METER BOXES ARE SHOWN AS A GRAPHICAL REPRESENTATION ONLY AND NOT DRAWN TO SCALE.
4. ALL WATERLINES TO MAINTAIN A MINIMUM OF 5' COVER.
5. MANHOLES WILL BE LOCATED A MINIMUM OF 6" ABOVE FINISHED GRADE.
6. 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 MANHOLES 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 PROTRUDE MORE THAN 3-INCHES PAST THE INSIDE FACE OF THE MANHOLE WALL. FILL THE ENTIRE VOID AROUND THE PROPOSED PIPE WITH NON-SHRINK WATERPROOF GROUT. SLOPE AT INVERT OF MANHOLE SHALL BE CONSTRUCTED UNDER POINT OF SANITARY SEWER CONNECTION. BACKFILL THE EXCAVATION 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.



VICINITY MAP
N.T.S

CITY OF MONTGOMERY, CITY ENGINEER
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LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
SEWER EXTENSION STA 0+00 TO 3+50

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0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

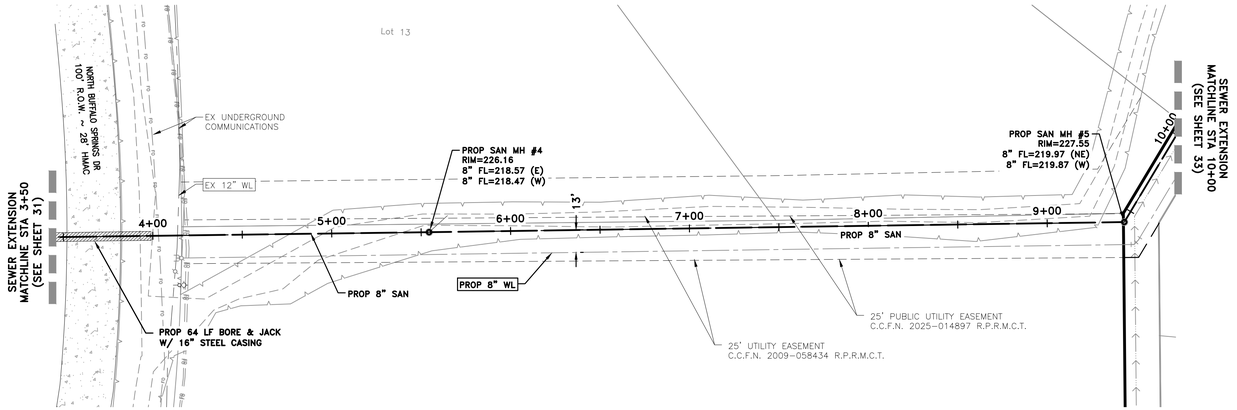
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	31

STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

03/27/2025

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 - LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\21 SEWER EXTENSION P&P.DWG Mar. 27, 2025-2:01 PM BRIAN STROKA



0 40' 80'

NOTES:

1. WATER AND SANITARY SHALL MAINTAIN 9' SEPARATION HORIZONTAL SEPARATION & 2' VERTICAL SEPARATION.

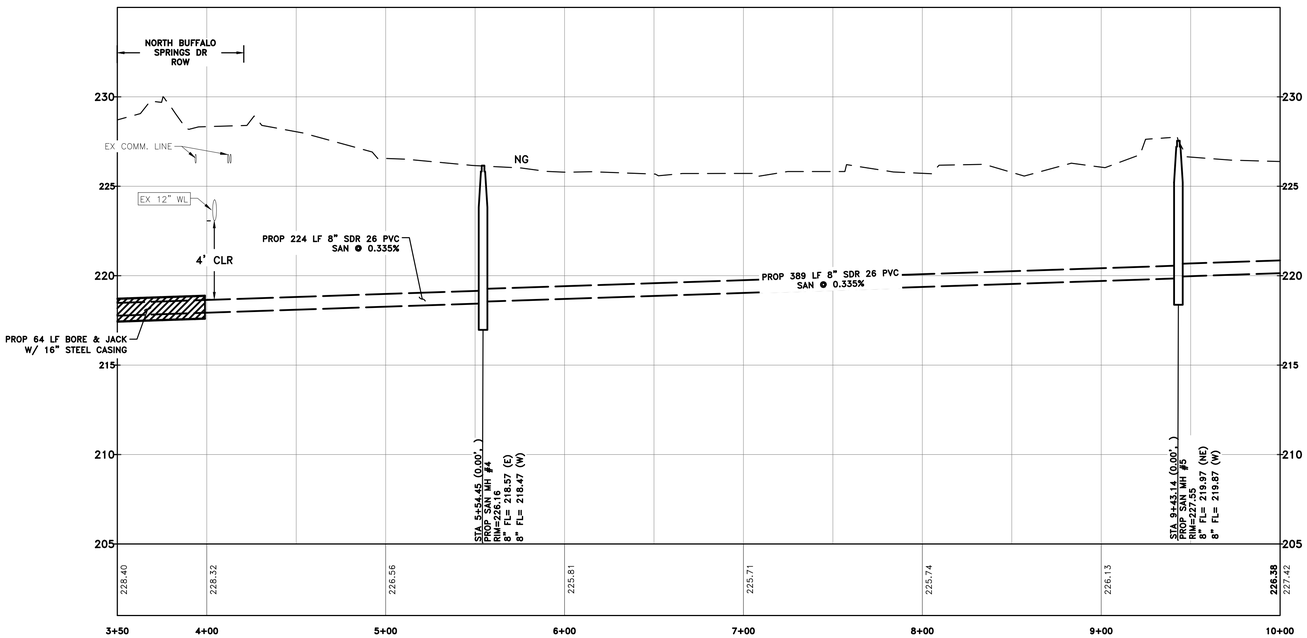
2. WATERLINES, INCLUDING SERVICE LINES, MUST ALWAYS CROSS OVER SANITARY SEWER LINES AND SERVICE LEADS, UNLESS SPECIFICALLY SHOWN, LABELED AND APPROVED OTHERWISE. ALL CROSSINGS MUST BE PER TCEQ REQUIREMENTS.

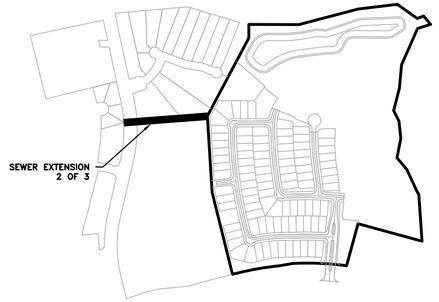
3. ALL WATERLINE FITTINGS, APPURTENANCES, LEADS AND METER BOXES ARE SHOWN AS A GRAPHICAL REPRESENTATION ONLY AND NOT DRAWN TO SCALE.

4. ALL WATERLINES TO MAINTAIN A MINIMUM OF 5' COVER.

5. MANHOLES WILL BE LOCATED A MINIMUM OF 6" ABOVE FINISHED GRADE.

SEWER EXTENSION PROFILE
SCALE:
1"=40' HORIZ
1"=4' VERT





VICINITY MAP
N.T.S

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

DATE

L SQUARED ENGINEERING
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FIRM REGISTRATION NUMBER 12230
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
SEWER EXTENSION STA 3+50 TO 10+00

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

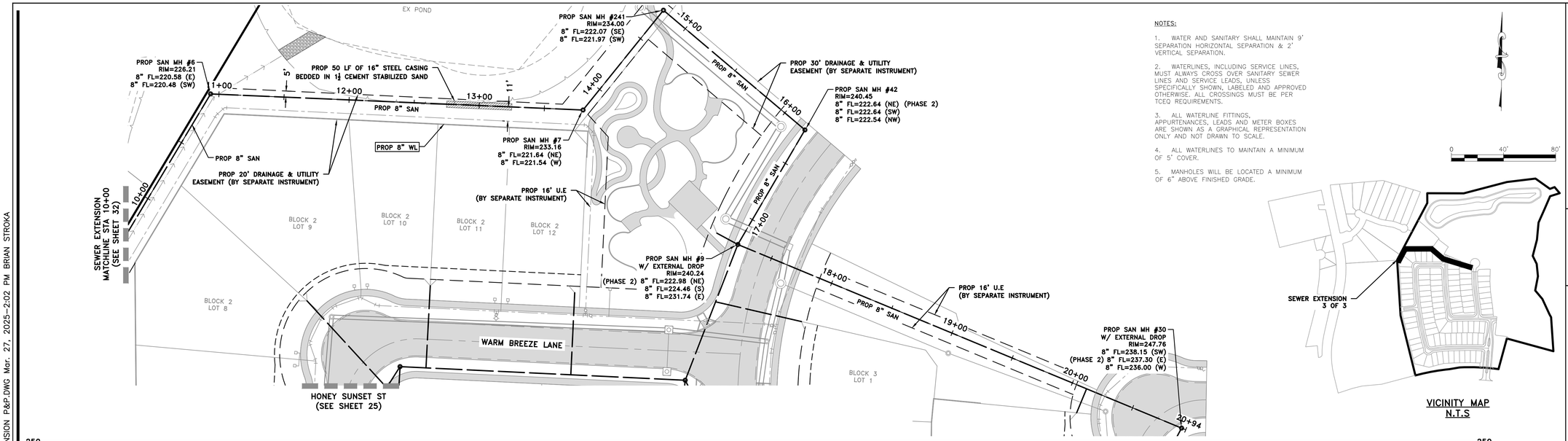
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	32

STATE OF TEXAS
JONATHAN T. WHITE
127058
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PROFESSIONAL ENGINEER

03/27/2025

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

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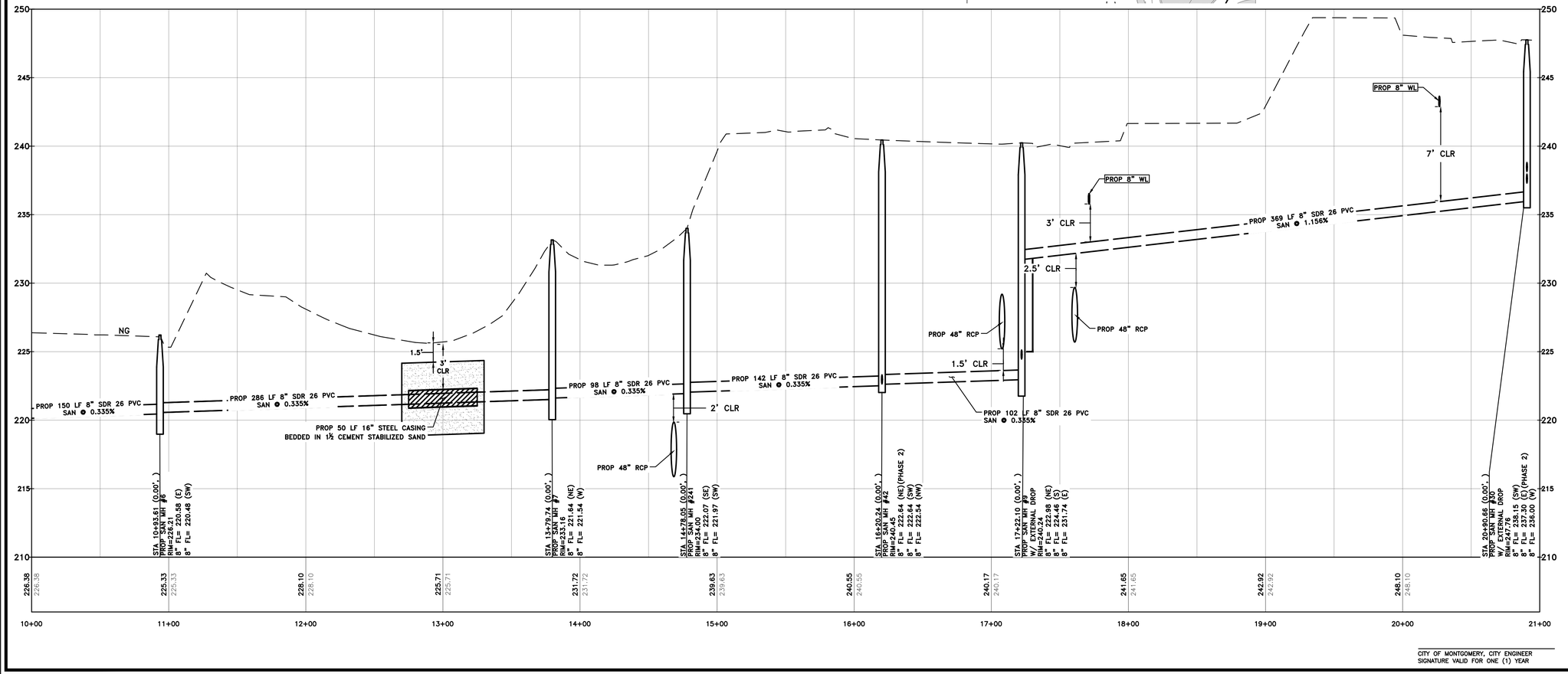


NOTES:

1. WATER AND SANITARY SHALL MAINTAIN 9' SEPARATION HORIZONTAL SEPARATION & 2' VERTICAL SEPARATION.
2. WATERLINES, INCLUDING SERVICE LINES, MUST ALWAYS CROSS OVER SANITARY SEWER LINES AND SERVICE LEADS, UNLESS SPECIFICALLY SHOWN, LABELED AND APPROVED OTHERWISE. ALL CROSSINGS MUST BE PER TCEQ REQUIREMENTS.
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4. ALL WATERLINES TO MAINTAIN A MINIMUM OF 5' COVER.
5. MANHOLES WILL BE LOCATED A MINIMUM OF 6" ABOVE FINISHED GRADE.

0 40' 80'

VICINITY MAP
N.T.S



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3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
SEWER EXTENSION STA 10+00 TO 16+00

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

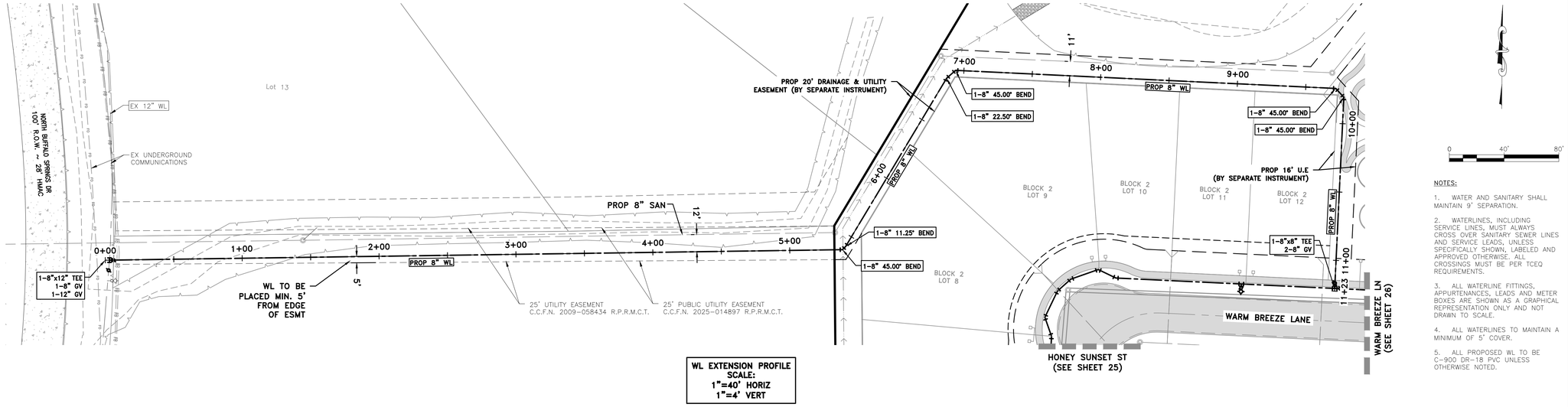
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	33

STATE OF TEXAS
JONATHAN T. WHITE
127058
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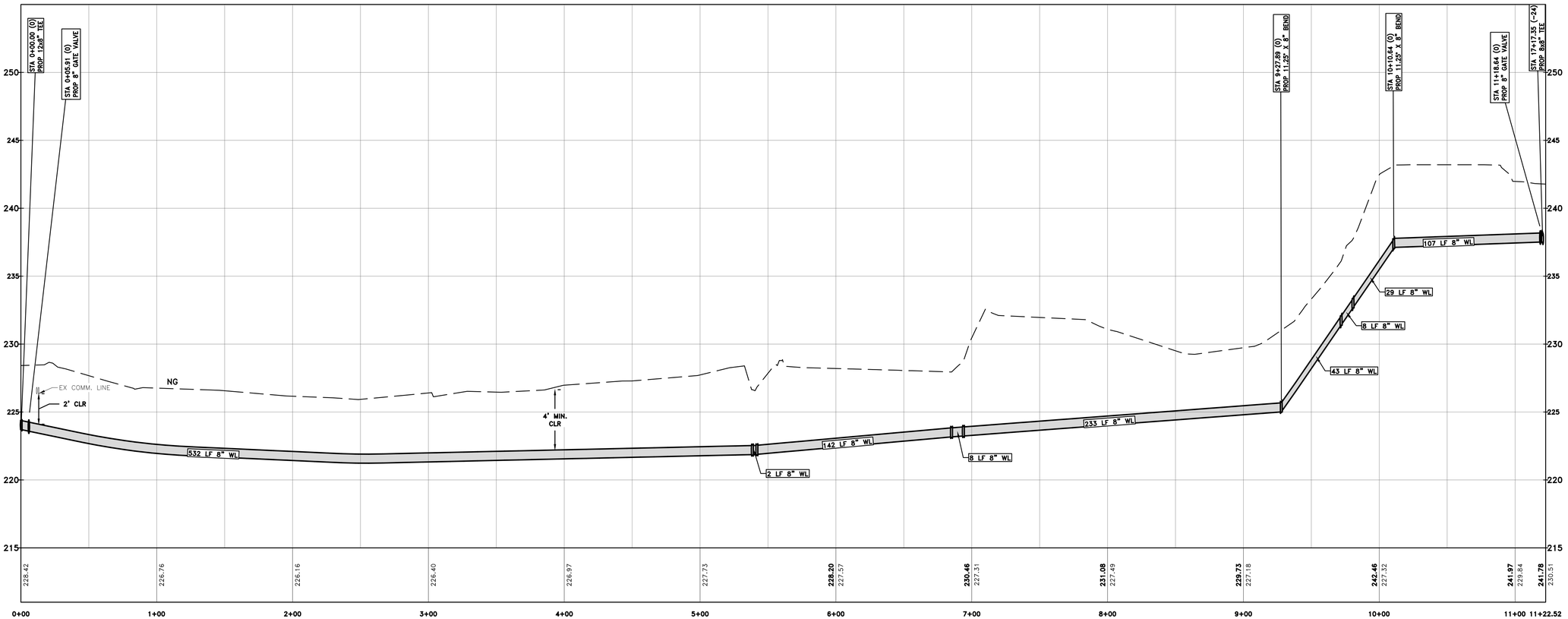
03/27/2025

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L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 - LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\21 SEWER EXTENSION P&P.DWG Mar. 27, 2025 - 2:02 PM BRIAN STROKA



WL EXTENSION PROFILE
SCALE:
1"=40' HORIZ
1"=4' VERT



CITY OF MONTGOMERY, CITY ENGINEER
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DATE

NOTES:

1. WATER AND SANITARY SHALL MAINTAIN 9' SEPARATION.
2. WATERLINES, INCLUDING SERVICE LINES, MUST ALWAYS CROSS OVER SANITARY SEWER LINES AND SERVICE LEADS, UNLESS SPECIFICALLY SHOWN, LABELED AND APPROVED OTHERWISE. ALL CROSSINGS MUST BE PER TCEQ REQUIREMENTS.
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4. ALL WATERLINES TO MAINTAIN A MINIMUM OF 5' COVER.
5. ALL PROPOSED WL TO BE C-900 DR-18 PVC UNLESS OTHERWISE NOTED.

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3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
WATERLINE EXTENSION 0+00 TO 12+00

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

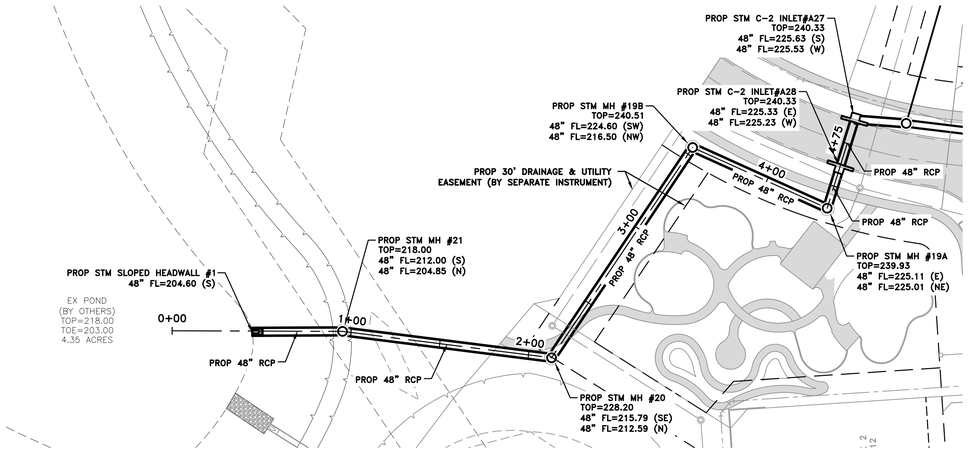
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	34

STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

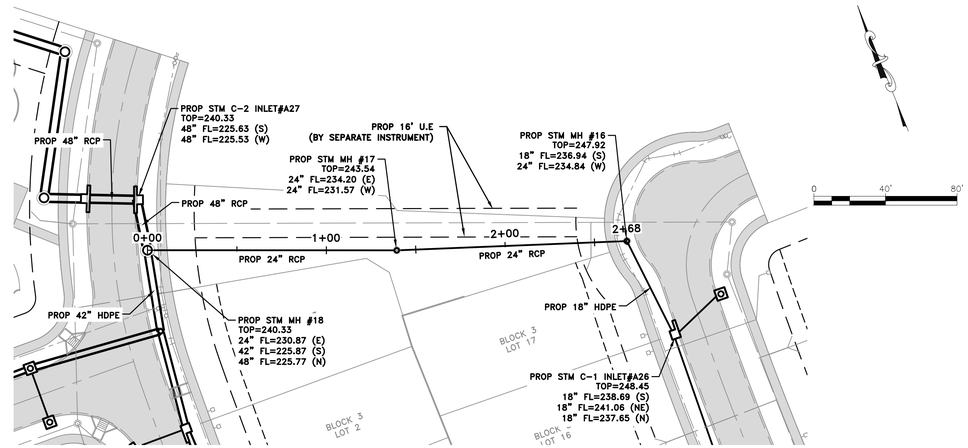
03/27/2025

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L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 - LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\25 WATER EXTENSION P&P.DWG Mar. 27, 2025-2:03 PM BRIAN STROKA



STORM 1-1 PROFILE
SCALE:
1"=40' HORIZ
1"=4' VERT



STORM 2-2 PROFILE
SCALE:
1"=40' HORIZ
1"=4' VERT

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FIRM REGISTRATION NUMBER 22329
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
STORM PLAN & PROFILE

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	35

STATE OF TEXAS
JONATHAN T. WHITE
127058
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03/27/2025

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L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 - LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\26 STORM P&P.DWG Mar. 27, 2025-2:03 PM BRIAN STROKA

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 - LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\24 VERTICAL CURVE TABLE.DWG Mar. 27, 2025-2:04 PM BRIAN STROKA

AUGUST WIND LANE 0+00 TO 7+00

SAN LEAD TABLE			
STATION & OFFSET	LENGTH	START FL	END FL
1+71.35, 40.91	18.91	264.45	264.26
1+87.17, -41.00	62.21	261.89	261.27
2+78.53, 41.00	22.00	263.87	263.65
3+04.55, -41.00	60.11	261.26	260.66
3+88.03, 41.24	21.56	263.28	263.06
4+14.55, -41.00	60.87	260.66	260.06
4+95.26, 41.00	19.00	262.67	262.48
5+36.43, -41.00	61.19	259.66	259.05
6+00.42, 41.01	20.75	260.65	260.45
6+47.71, -53.04	75.55	256.99	256.24
6+91.29, -62.17	101.28	255.74	254.72

HONEY SUNSET STREET 7+00 TO 15+50

SAN LEAD TABLE			
STATION & OFFSET	LENGTH	START FL	END FL
7+66.99, -41.00	62.74	253.74	253.11
8+25.08, 40.73	17.79	254.69	254.51
9+42.06, 41.00	19.00	251.60	251.41
9+83.03, -41.00	63.89	248.01	247.37
10+57.45, 41.00	17.92	248.54	248.36
11+71.52, -40.62	64.00	243.18	242.54
11+72.83, 41.00	17.61	245.48	245.30
12+69.77, -41.00	63.52	240.41	239.78
12+88.22, 41.00	19.00	242.42	242.23
13+77.78, -41.00	64.88	238.19	237.54
14+03.61, 41.00	17.07	240.44	240.27
14+95.73, -40.97	63.60	237.09	236.45
15+45.44, -63.75	90.36	236.61	235.70

WARM BREEZE LANE 15+50 TO 19+00

SAN LEAD TABLE			
STATION & OFFSET	LENGTH	START FL	END FL
15+54.33, 32.15	15.10	239.28	239.13
15+97.35, -41.00	63.00	236.14	235.51
17+08.35, -41.00	62.99	235.07	234.44
17+95.60, 35.61	13.63	235.43	235.29

ROCKY CREEK LANE 5+00 TO 10+00

SAN LEAD TABLE			
STATION & OFFSET	LENGTH	START FL	END FL
7+21.39, -41.01	19.01	253.30	253.11
8+39.30, -41.00	19.00	252.01	251.82
9+52.80, -41.00	18.89	250.75	250.56

CEDAR PARK DRIVE 10+00 TO 17+00

SAN LEAD TABLE			
STATION & OFFSET	LENGTH	START FL	END FL
10+19.88, -59.72	14.64	249.88	249.72
10+81.25, -41.00	20.11	248.66	248.46
11+04.17, 40.99	61.16	246.09	245.48
11+22.45, 40.99	60.74	245.64	245.03
11+92.00, -41.00	21.83	245.92	245.70
12+29.31, 41.00	60.61	242.99	242.39
13+02.75, -41.00	19.00	243.17	242.98
13+45.30, 41.00	61.70	240.12	239.50
14+13.50, -41.00	20.99	240.43	240.22
14+61.30, 41.01	61.58	237.24	236.63
15+99.67, 42.19	67.58	234.35	233.67

WESTWOOD PASS LANE 0+00 TO 5+50

SAN LEAD TABLE			
STATION & OFFSET	LENGTH	START FL	END FL
1+14.86, -40.97	63.95	249.75	249.11
1+33.43, 41.00	20.66	251.44	251.24
2+32.41, -41.00	62.31	247.35	246.73
2+41.69, 41.00	19.56	249.22	249.02
3+44.81, -40.99	63.22	245.04	244.41
3+56.89, 41.00	19.00	246.85	246.66
4+52.84, -40.99	65.36	242.82	242.17
4+78.22, 41.00	17.03	244.43	244.26
5+43.75, -53.34	19.90	243.76	243.56

CITY OF MONTGOMERY, CITY ENGINEER
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CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
SANITARY LEAD TABLE

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	AS NOTED	SHEET	36

STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

03/27/2025

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

SWPP PLAN LEGEND:

- CONTINUOUS FILTER FABRIC FENCE
- SC — STABILIZED CONSTRUCTION ENTRANCE
- IPB — INLET PROTECTION BARRIER (PHASE I & PHASE II)
- SBB — STRAW BALE BARRIER
- CTW — CONCRETE TRUCK WASHOUT

SWPP PLAN NOTES:

1. ADDITIONAL EROSION PROTECTION MEASURES MAY BE NECESSARY DURING CONSTRUCTION.
2. HYDROMULCH IN DISTURBED AREAS TO BE WATERED UNTIL 80% ESTABLISHED.

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DATE

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CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179

SWPP PLAN 1 OF 3

DRAWING ISSUE			
#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION			
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE		SHEET	
1" = 40' (24x36) 1" = 80' (11x17)		37	

STATE OF TEXAS
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MATCHLINE (SEE SHEET 39)

MATCHLINE (SEE SHEET 39)

PROP 3,983 LF OF FILTER FABRIC FENCE

WARM BREEZE LANE

HONEY SUNSET STREET

CEDAR PARK DRIVE

WESTWOOD PASS LANE

LAVENDER WIND LANE

BLOCK 2 LOT 1
BLOCK 2 LOT 2
BLOCK 2 LOT 3
BLOCK 2 LOT 4
BLOCK 2 LOT 5
BLOCK 2 LOT 6
BLOCK 2 LOT 7
BLOCK 2 LOT 8
BLOCK 2 LOT 9
BLOCK 2 LOT 10
BLOCK 2 LOT 11
BLOCK 2 LOT 12

BLOCK 1 LOT 17

BLOCK 3 LOT 1
BLOCK 3 LOT 2
BLOCK 3 LOT 3
BLOCK 3 LOT 4
BLOCK 3 LOT 5
BLOCK 3 LOT 6
BLOCK 3 LOT 7
BLOCK 3 LOT 8
BLOCK 3 LOT 11
BLOCK 3 LOT 12
BLOCK 3 LOT 13
BLOCK 3 LOT 14
BLOCK 3 LOT 15
BLOCK 3 LOT 16
BLOCK 3 LOT 17

BLOCK 4 LOT 2
BLOCK 4 LOT 3
BLOCK 4 LOT 4
BLOCK 4 LOT 5
BLOCK 4 LOT 6
BLOCK 4 LOT 7
BLOCK 4 LOT 8

BLOCK 5 LOT 15
BLOCK 5 LOT 16
BLOCK 5 LOT 17
BLOCK 5 LOT 18
BLOCK 5 LOT 19
BLOCK 5 LOT 20
BLOCK 5 LOT 21
BLOCK 5 LOT 22
BLOCK 5 LOT 23
BLOCK 5 LOT 24
BLOCK 5 LOT 25
BLOCK 5 LOT 26
BLOCK 5 LOT 27
BLOCK 5 LOT 28
BLOCK 5 LOT 29
BLOCK 5 LOT 30

25' BL
16' UE

IPB

S3°32'53"E 568.53'

SET 5/8" I.R. (SEE 245'E 5)

MATCHLINE (SEE SHEET 37)

0 40' 80'

SWPP PLAN LEGEND:

- CONTINUOUS FILTER FABRIC FENCE
- SC — STABILIZED CONSTRUCTION ENTRANCE
- IPB — INLET PROTECTION BARRIER (PHASE I & PHASE II)
- SBB — STRAW BALE BARRIER
- CTW — CONCRETE TRUCK WASHOUT

SWPP PLAN NOTES:

1. ADDITIONAL EROSION PROTECTION MEASURES MAY BE NECESSARY DURING CONSTRUCTION.
2. HYDROMULCH IN DISTURBED AREAS TO BE WATERED UNTIL 80% ESTABLISHED.

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OFFICE: 936-647-0420

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TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179

SWPP PLAN 2 OF 3

DRAWING ISSUE

#	DATE	BY	* COMMENT
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DRAWING INFORMATION

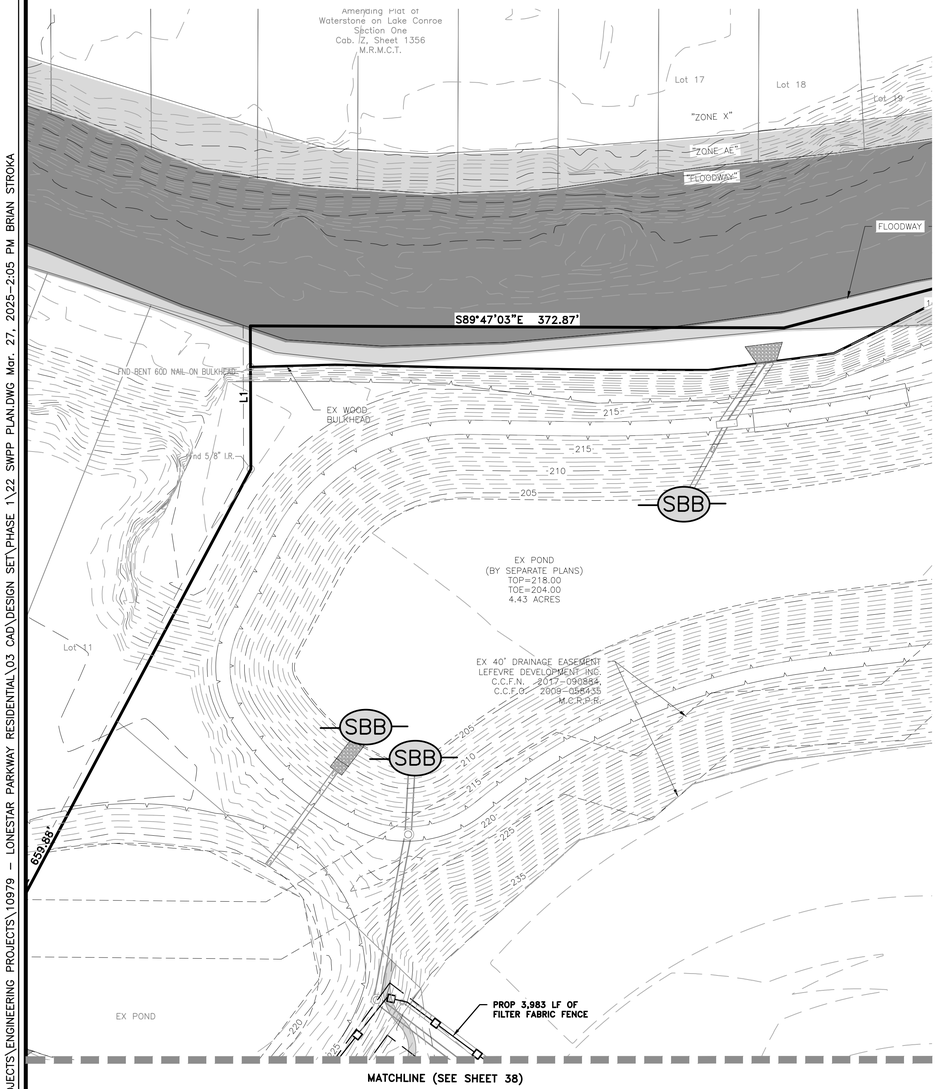
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	38

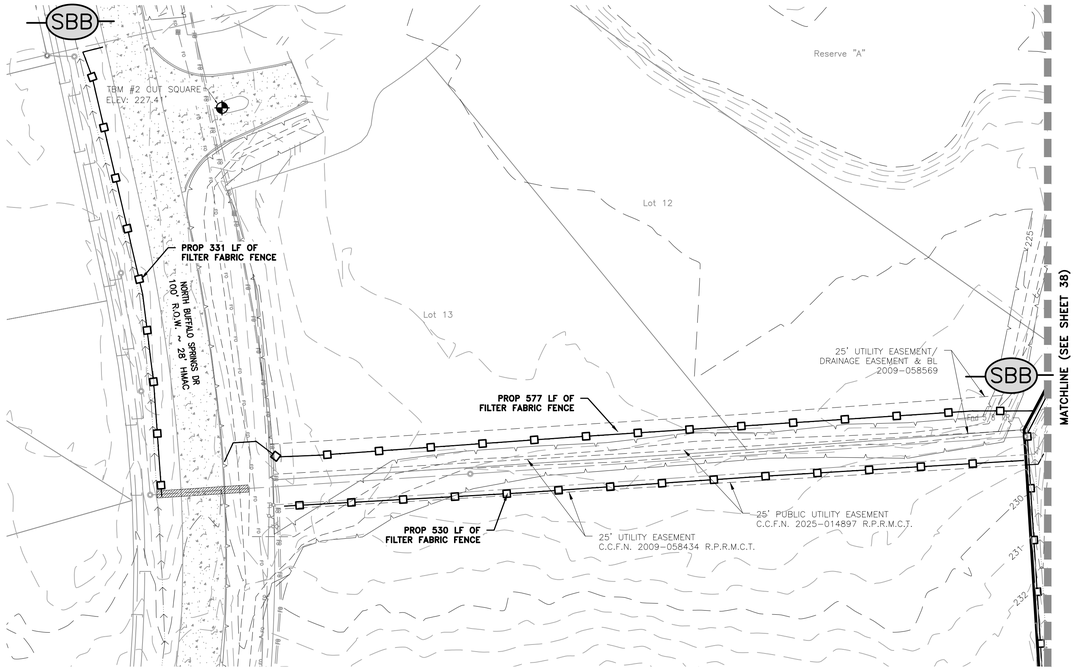
STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

03/27/2025

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0 50' 100'

SWPP PLAN LEGEND:

- CONTINUOUS FILTER FABRIC FENCE
- SC — STABILIZED CONSTRUCTION ENTRANCE
- IPB — INLET PROTECTION BARRIER (PHASE I & PHASE II)
- SBB — STRAW BALE BARRIER
- CTW — CONCRETE TRUCK WASHOUT

SWPP PLAN NOTES:

1. ADDITIONAL EROSION PROTECTION MEASURES MAY BE NECESSARY DURING CONSTRUCTION.

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

DATE

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LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179

SWPP PLAN 3 OF 3

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

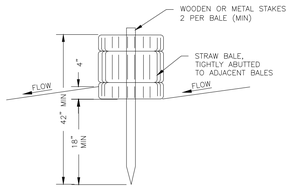
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	1" = 50' (24x36) 1" = 100' (11x17)	SHEET	39

STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

03/27/2025

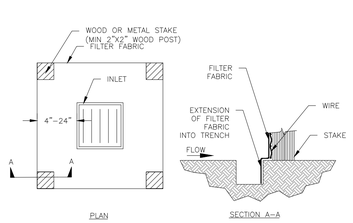
*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 - LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\22 SWPP PLAN.DWG Mar. 27, 2025 - 2:05 PM BRIAN STROKA



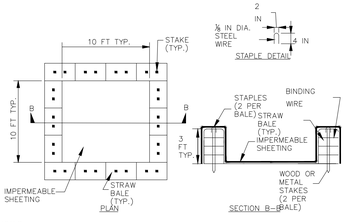
NOTES:
1. STRAW BALE BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTRURBING ACTIVITIES.
2. BALES SHALL CONSIST OF APPROXIMATELY 5 CF OF CERTIFIED WEED FREE HAY OR STRAW AND WEIGH NOT LESS THAN 35 POUNDS.
3. BALES ARE TO BE PLACED IN A SINGLE ROW WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
4. EACH BALE IS TO BE SECURELY ANCHORED WITH AT LEAST TWO STAKES AND THE FIRST STAKE IS TO BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
5. STAKES ARE TO BE A MINIMUM OF 42" LONG. METAL STAKES SHALL BE STANDARD "T" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD STAKES SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2".
6. BALES ARE TO BE BOUND WITH EITHER WIRE OR STRING AND ORIENTED SUCH THAT THE BINDINGS ARE AROUND THE SIDES AND NOT ALONG THE TOPS AND BOTTOMS OF THE BALE.
7. GAPS BETWEEN BALES ARE TO BE CHINKED (FILLED BY WEDGING) WITH STRAW OR THE SAME MATERIAL AS THE BALE.
8. END BALES ARE TO EXTEND UPSLOPE SO THE TRAPPED RUNOFF CANNOT FLOW AROUND THE ENDS OF THE BARRIER.
9. CONTRACTOR SHALL INSPECT STRAW BALE BARRIERS IMMEDIATELY AFTER EACH RAINFALL. AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL.
10. DAMANGED OR INEFFECTIVE BARRIERS SHALL PROMPTLY BE REPAIRED. UNTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
11. SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALE BARRIERS WHEN IT ACCUMULATES TO APPROXIMATELY ½ THE HEIGHT OF THE BARRIER.
12. STRAW BALE BARRIERS SHALL BE REMOVED WHEN ADEQUATED VEGETATIVE COVER IS ATTAINED.

STRAW BALE BARRIER DETAIL
NTS



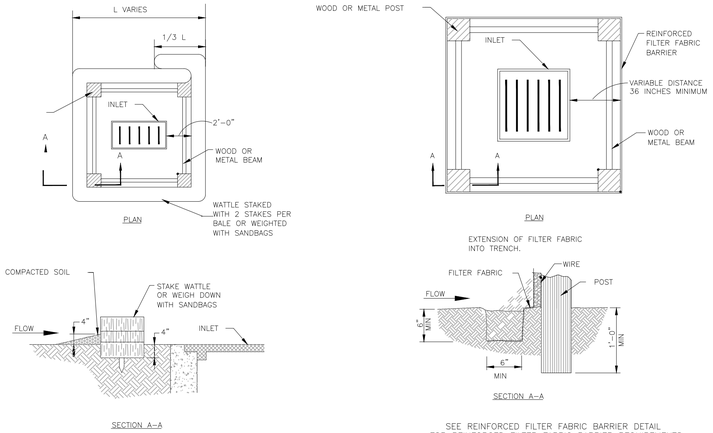
NOTES:
1. SET 2 INCH BY 2 INCH WOODEN STAKES SPACED A MAX OF 6 FEET APART AND EMBEDDED A MIN OF 12 INCHES.
2. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH STAPLES.
3. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH TIES SPACED EVERY 24" AT TOP & MIDSECTION.
4. MINIMUM HEIGHT OF FILTER SHOULD BE 18 INCHES AND A MAXIMUM OF 36 INCHES ABOVE NATURAL GROUND.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED 6" AT THE POSTS, & FOLDED.
6. SEE STANDARD SPECIFICATION FOR FILTER FABRIC BARRIER.

SILT FENCE INLET PROTECTION BARRIER
NTS



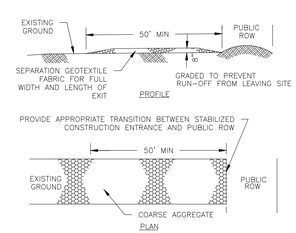
NOTES:
1. CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3' MINIMUM DEPTH
2. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
3. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
4. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
5. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
6. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

CONCRETE TRUCK WASHOUT DETAIL
NTS



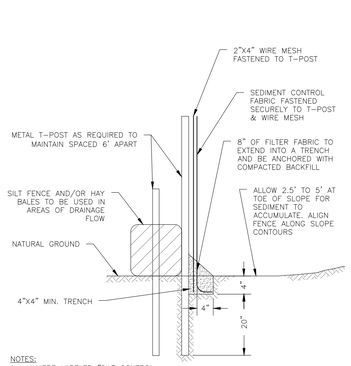
INLET PROTECTION BARRIER FOR STAGE 1 INLETS
NTS

SEE REINFORCED FILTER FABRIC BARRIER DETAIL
FOR REINFORCED FILTER FABRIC BARRIER REQUIREMENTS



NOTES:
1. LENGTH SHALL BE AS SHOWN ON THE CONSTR. DRAWINGS, BUT NOT LESS THAN 50 FEET.
2. THICKNESS SHALL BE NOT LESS THAN 8 INCHES.
3. WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
4. STABILIZATION FOR OTHER AREAS SHALL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTR. EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
5. STABILIZED AREA MAY BE WIDENED/ LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA.
6. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
7. SEE STANDARD SPECIFICATION FOR STABILIZED CONSTRUCTION EXIT.
8. STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.

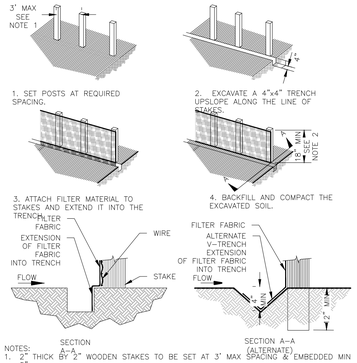
STABILIZED CONSTRUCTION EXIT DETAIL
NTS



NOTES:
1. WHERE LABELED "SILT CONTROL FENCE," HAY BALE MAY BE OMITTED.

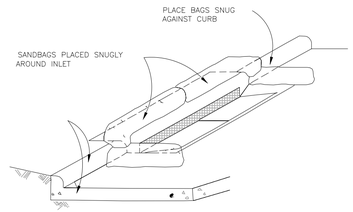
2. WHERE LABELED "HAY BALLE BARRIER," THE ENTRIE SILT FENCE ASSEMBLY SHALL BE BUILT

SILT FENCE ASSEMBLY
NTS



NOTES:
1. 2" THICK BY 2" WOODEN STAKES TO BE SET AT 3' MAX SPACING & EMBEDDED MIN 8".
2. IF PREASSEMBLED FENCE W/SUPPORT NETTING USED, SPACING OF POSTS MAY BE INCREASED TO 8' MAX.
3. ATTACH FILTER FABRIC TO WOODEN STAKES.
4. FILTER FABRIC FENCE SHALL HAVE MIN HEIGHT OF 18" & MAX HEIGHT OF 36" ABOVE NAT. GRND.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6" AT THE POSTS, AND FOLDED.
6. SEE STANDARD SPECIFICATION FOR FILTER FABRIC FENCE.

FILTER FABRIC FENCE DETAIL
NTS



SEE CONSTRUCTION HANDBOOK SECTION 4.3.4 FOR
SANDBAG DESIGN AND MAINTENANCE REQUIREMENTS

GENERAL NOTES:

1. BAGS OR WATTLES CAN BE USED FOR THIS APPLICATION.
2. PROVIDE WOVEN OR UNWOVEN GEOTEXTILE FILTER FABRIC FOR BAGS.
3. PROVIDE COARSE SAND AND AGGREGATE MIX FOR FILL MATERIAL FOR BAGS. USE ONLY PARTICLES CONSISTING OF CLEAN, HARD, DURABLE MATERIALS FREE FROM ADHERENT COATINGS, SALT, ALKALI, DIRT, CLAY, LOAM, SHALE, SOFT OR FLAKY MATERIALS, OR ORGANIC AND INJURIOUS MATTER.
4. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.

INLET PROTECTION BARRIER FOR STAGE 2 INLETS
NTS

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MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179

SWPP DETAILS

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

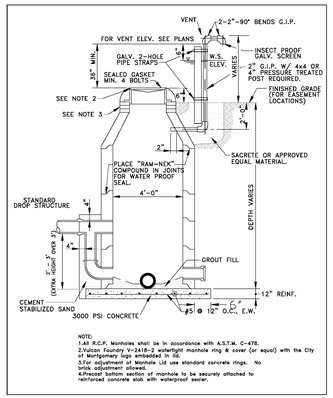
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	AS NOTED	SHEET	40

STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

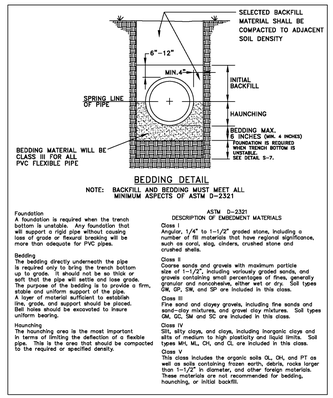
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*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

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REVISIONS	CITY OF MONTGOMERY STANDARD PRECAST MANHOLE W/ DROP CONNECTION & VENT	SEWER S-5



BEDDING DETAIL

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

Foundation
A foundation is required when the trench bottom is unstable. Any foundation that is required for pipe bedding or backfilling less of grade or flexural stability will be more than adequate for PVC pipes.

Bedding
The bedding directly underneath the pipe is required only to bring the trench bottom to grade. Any unstable soil or soft spots that the pipe will settle and lose grade. The purpose of the bedding is to provide a firm, stable and uniform support of the pipe. A layer of material sufficient to establish line, grade, and support should be placed. Bell holes should be excavated to insure uniform bearing.

Haunching
The haunching area is the most important in terms of limiting the deflection of a flexible pipe. This is the area that should be compacted to the required or specified density.

ASTM D-2321
DESCRIPTION OF EMBEDMENT MATERIALS

Class I
Angular, 1/4" to 1-1/2" graded stone, including a number of fill materials that have rejoinal significance, such as coral, slag, cinders, crushed stone and crushed shells.

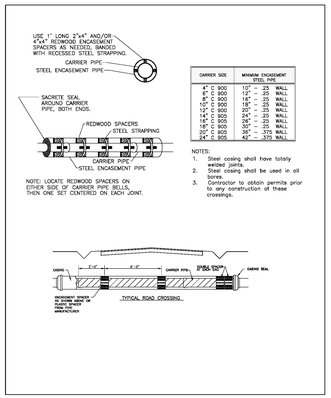
Class II
Coarse sands and gravels with maximum particle size of 1-1/2", including variously graded sands, and gravels containing small percentages of fines, generally granular and noncohesive, either wet or dry. Soil types GW, GP, SW, and SP are included in this class.

Class III
Fine sand and clayey gravels, including fine sands and sand-clay mixtures, and gravel clay mixtures. Soil types GM, GC, SM and SC are included in this class.

Class IV
Silt, silty clays, and clays, including inorganic clays and silts of medium to high plasticity and liquid limits. Soil types MH, ML, CH, and CL are included in this class.

Class V
This class includes the organic soils OL, OH, and PT as well as soils containing frozen earth, debris, rocks larger than 1-1/2" in diameter, and other foreign materials. These materials are not recommended for bedding, haunching, or initial backfill.

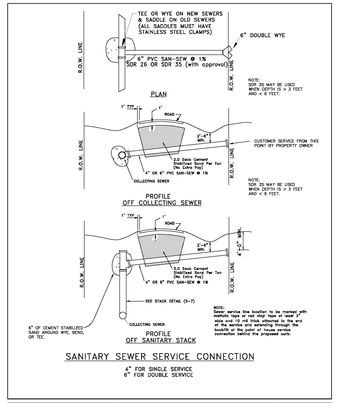
REVISIONS	CITY OF MONTGOMERY TYPICAL SANITARY SEWER BEDDING AND TRENCH DETAIL	SEWER S-1



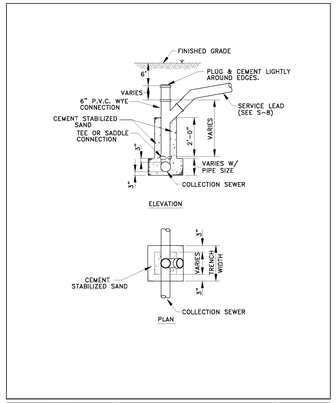
CARRIER SIZE	MINIMUM ENCASEMENT STEEL PIPE
4" C 900	10" - .25 WALL
6" C 900	12" - .25 WALL
8" C 900	16" - .25 WALL
10" C 900	18" - .25 WALL
12" C 900	20" - .25 WALL
14" C 905	24" - .25 WALL
16" C 905	30" - .25 WALL
18" C 905	30" - .25 WALL
20" C 905	36" - .375 WALL
24" C 905	42" - .375 WALL

NOTES:
1. Steel casing shall have totally welded joints.
2. Steel casing shall be used in all bores.
3. Contractor to obtain permits prior to any construction at these crossings.

REVISIONS	CITY OF MONTGOMERY STANDARD BORED CROSSING WITH STEEL CASING FOR SEWER LINES (OR WATERLINES)	SEWER S-3



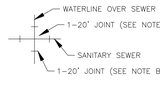
REVISIONS 10-2013 REVISED SERVICE GRADE & NOTES	CITY OF MONTGOMERY RESIDENTIAL SANITARY SEWER SERVICE CONNECTION	SEWER S-8



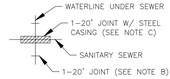
REVISIONS 10-2013 - REVISED NOTES	CITY OF MONTGOMERY SANITARY SEWER STACK DETAIL	SEWER S-7

CONSTRUCT WATER LINE-SANITARY SEWER CROSSING PER THE FOLLOWING REQUIREMENTS:

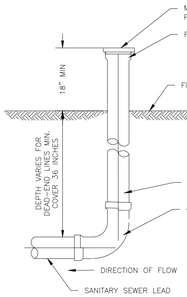
1
A. PROVIDE MINIMUM 2' VERTICAL CLEARANCE
B. PLACE ONE FULL SECTION (MIN. 18 FT) OF WATERLINE CENTERED AT SANITARY SEWER CROSSING. PROVIDE RESTRAINED JOINTS ON WATERLINE, SPACED AT LEAST 9 FEET HORIZONTALLY FROM CENTERLINE SAND, AS PER TAC § 290.44.
C. WHERE A WATERLINE CROSSES A SEWER MAIN OR LATERAL WITHOUT 2' CLEARANCE, WATERLINE MUST BE 6" ABOVE SEWER MAIN OR LATERAL. SEWER MUST HAVE A PRESSURE RATED PIPE OF AT LEAST 150 PSI AND SHALL BE EMBEDDED IN CEMENT STABILIZED SAND FOR A TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12" BEYOND THE JOINT ON EACH END.
D. PLACE ONE FULL SECTION (MIN 18 FT) OF 150 PSI SANITARY SEWER CENTERED AT WATERLINE CROSSING, SPACED AT LEAST 9 FEET HORIZONTALLY FROM CENTERLINE OF WATERLINE, AND EMBED IN CEMENT STABILIZED SAND.
E. WATERLINES, INCLUDING SERVICE LEADS, SHALL ALWAYS CROSS OVER SANITARY SEWER LINES AND SERVICE LEADS UNLESS SPECIFICALLY LABELED AND APPROVED OTHERWISE.



2
A. ANY SANITARY SEWER MAIN OR LATERAL THAT CROSSES OVER A NEW WATERLINE SHALL BE ENCASED IN 18' OR LONGER SECTION OF PIPE CENTERED ON THE WATERLINE OR CONSTRUCTED WITH DUCTILE IRON OR STEEL PIPE WITH MECHANICAL WELDED JOINTS.



WATER LINE AND SANITARY SEWER CROSSING NOTES AND DETAIL
NTS

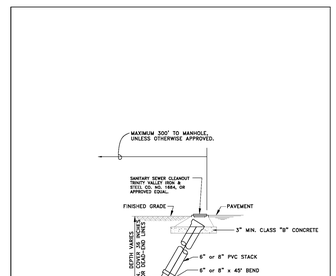


SANITARY SEWER LEAD TEMPORARY STUB UP DETAIL
NTS

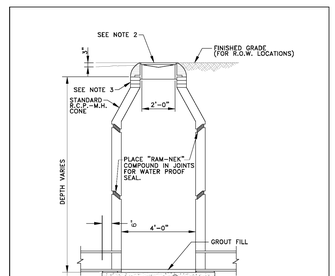


NOTE: BACKFILL AND BEDDING MUST MEET ALL MINIMUM ASPECTS OF ASTM D-2321

REVISIONS	CITY OF MONTGOMERY TYPICAL ROADWAY TRENCH BEDDING AND BACKFILL DETAIL	SEWER S-2



REVISIONS	CITY OF MONTGOMERY CLEAN OUT DETAIL	SEWER S-10



REVISIONS	CITY OF MONTGOMERY STANDARD PRECAST MANHOLE	SEWER S-4

SADDLES FOR EXISTING FIELD CONNECTIONS



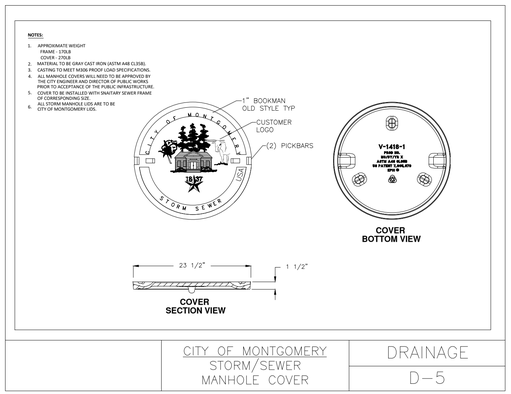
TEE SADDLE		
In	Sx	Wt. Lbs
4"x4"-x	8"x	3.0
6"x4"-x	8"x	3.5
8"x4"-x	8"x	4.5
10"x4"-x	8"x	5.5
12"x4"-x	8"x	6.5
15"x4"-x	8"x	8.0
8"x6"-x	8"x	4.0

WYE SADDLE		
In	Sx	Wt. Lbs
4"x4"-x	8"x	3.5
6"x4"-x	8"x	4.0
6"x6"-x	8"x	5.0
8"x4"-x	8"x	5.0
8"x6"-x	8"x	5.0
10"x4"-x	8"x	5.0
10"x6"-x	8"x	5.0
10"x8"-x	8"x	5.0
12"x4"-x	8"x	5.0
12"x6"-x	8"x	5.0
12"x8"-x	8"x	5.0

GENERAL NOTES
1. THE BASE OF ALL SADDLES ARE CURVED TO FIT THE SIZE OF THE PIPE FOR WHICH IT WAS MADE.
2. ALL SADDLE CONNECTIONS TO PVC AND CAST PIPE SHALL HAVE FERRO SYSTEMS STAINED ON PIPE WITH STAINLESS STEEL BANDS AROUND THEM.
3. ALL SADDLE CONNECTIONS SHALL BE BORESCENED WITH CEMENT STABILIZED SAND.

PROCEDURE FOR PLACING SADDLE CONNECTION TO PVC SURFACES
1. PLACE SADDLE IN POSITION ON PIPE.
2. MARK HOLE GUIDE FOR CUT IN PIPE USING SADDLE AS A TEMPLATE.
3. REMOVE SADDLE FROM PIPE.
4. BORE A HOLE INTO PIPE WALL OR HOLE GUIDE MARK.
5. THE HOLE SHOULD BE 1/2" OUTSIDE THE HOLE GUIDE MARK.
6. WIPE CLEAN AND DRY BOTH THE UNDERSIDE OF THE SADDLE AND THE MATING SURFACE OF THE PIPE.
7. APPLY PRIMER TO BOTH MATING SURFACES.
8. CHECK THE SURFACES WHILE STILL WET WITH PRIMER TO SEE THAT ENS SURFACES HAVE BEEN ETCHED.
9. LIBERALLY PUTTY CEMENT BASE ON MATING SURFACE OF SADDLE AND PIPE.
10. IMMEDIATELY SCRITTION THE SADDLE OVER THE HOLE IN THE PIPE AND DRAW DOWN WITH STAINLESS STEEL BANDS.
11. THE SADDLE MUST NOT BE MOVED ONCE IT MAKES CONTACT WITH THE PIPE.

CITY OF CONROE ENGINEERING	SANITARY SEWER: TEE AND WYE SADDLES FOR EXISTING FIELD CONNECTION	Revision Date 03/01/2018
	Approved By:	SWR-15



CITY OF MONTGOMERY STORM/SEWER MANHOLE COVER	DRAINAGE D-5

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

DATE

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 22339
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
SANITARY SEWER DETAILS

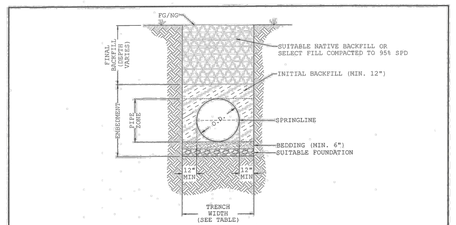
DRAWING ISSUE			
#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION			
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	AS NOTED	SHEET	41

STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER
03/27/2025

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 - LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\23 DETAILS.DWG Mar. 27, 2025-2:05 PM BRIAN STROKA



ASTM D-2321
DESCRIPTION OF BACKFILL MATERIALS ALLOWED BY CITY OF CONROE

CLASS I:
ANGULAR, 1/4" TO 1-1/2" GRADED STONE, INCLUDING A NUMBER OF FILL MATERIALS THAT HAVE REGIONAL SIGNIFICANCE, SUCH AS CORAL, SLAG, CINDERS, CRUSHED STONE AND CRUSHED SHELLS.

CLASS II:
FINE SAND AND CLAYEY GRAVELS; INCLUDING FINE SANDS AND SAND-CLAY MIXTURES, AND GRAVEL CLAY MIXTURES. SOIL TYPES GM, GC, SM AND SC ARE INCLUDED IN THIS CLASS.

MINIMUM TRENCH WIDTHS FOR POLYPROPYLENE PIPES (ASTM F2881)

INTERNAL PIPE DIAMETER	MINIMUM TRENCH WIDTH FOR SINGLE BARREL PIPE	MINIMUM TRENCH WIDTH FOR DOUBLE BARREL PIPE
18"	45"	79"
24"	52"	92"
30"	60"	107"
36"	66"	115"
42"	72"	121"
48"	80"	144"
60"	91"	170"

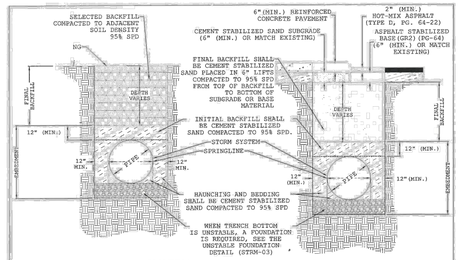
NOTES

1. POLYPROPYLENE PIPE FOR STORM SEWER SHALL BE DUAL WALL WITH SMOOTH INTERIOR WALL AND ANNULAR CORRUGATED PROFILE OUTER WALL, MANUFACTURED PER ASTM-F2881.
2. POLYPROPYLENE PIPES ARE ALLOWED ONLY IN NON-PAVED AREAS OF STREET RIGHT-OF-WAY AND EASEMENTS.
3. FOUNDATION: WHERE TRENCH BOTTOM IS UNSTABLE, PROVIDE PIPE FOUNDATION USING CLASS-1 BEDDING MATERIAL WITH GEO-TEXTILE FABRIC. REMOVE UNSUITABLE MATERIAL TO A DEPTH REQUIRED BY THE ENGINEER.
4. PIPE EMBEDMENT: PIPE BEDDING, EMBEDMENT, AND INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (2 SACKS/TON), COMPACTED TO 95% SPD.
5. FINAL BACKFILL: PROVIDE SUITABLE NATIVE MATERIAL OR SELECT FILL FOR FINAL BACKFILL. FINAL BACKFILL SHALL BE COMPACTED IN LAYERS NO MORE THAN 6" THICK MIN. 95% SPD.
6. MINIMUM COVER: PROVIDE MINIMUM 24 INCH OF COVER (FROM TOP OF PIPE TO NG OR FG). ADDITIONAL COVER MAY BE REQUIRED TO COUNTERACT BUOYANCY DUE TO GROUNDWATER.

CITY OF CONROE ENGINEERING — 300 W. DAVIS P.O. BOX 3066 CONROE, TEXAS 77305 (936) 522-3100

STORM WATER SYSTEM
TRENCH BACKFILL DETAIL FOR POLYPROPYLENE PIPE STORM SEWER
Approved By:

Revision Date 11/ 16 /2022
STRM-04



STORM WATER SYSTEM BEDDING DETAIL OUTSIDE ROADWAY AREAS

STORM WATER SYSTEM BEDDING DETAIL INSIDE ROADWAY AREAS

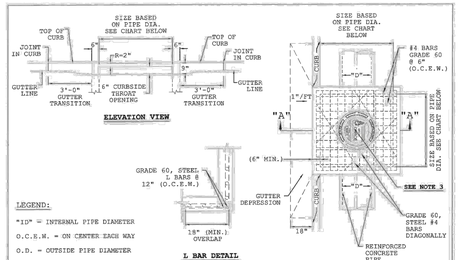
NOTES FOR STORM WATER SYSTEM INSTALLATION / REPAIR:

1. ALL TRENCHES UNDER CURB OR PAVING MUST BE BACKFILLED PER DETAIL ABOVE.
2. ANY PAVEMENT DAMAGED DURING TRENCHING SHALL BE REMOVED AND REPLACED TO ORIGINAL CONDITION OR BETTER.
3. PERMISSION FOR A STREET CUT MUST BE OBTAINED IN WRITING BY THE CITY ENGINEERING DEPARTMENT.
4. STREET SURFACING SHALL BE TRIMMED TO A NEAT STRAIGHT LINE WITH THE EDGES FREE OF LOOSE MATERIAL.
5. ALL COLD JOINT SURFACES SHALL BE TACKED WITH EMULSION WHICH SHALL HAVE "BROKEN" PRIOR TO PATCHING.
6. COMPLETED PATCH SHALL NOT DEVIATE FROM EXISTING SURFACE MORE THAN 0.03 FT. / 10 FT. IN PROFILE OR 0.05 FT / 10 FT. IN CROSS-SECTION WHEN MEASURED WITH A 10 FT. STRAIGHT EDGE. COMPLETE PATCH SHALL NOT POND WATER IN EXCESS OF 0.01 FOOT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REPAIRED AND PAVED SECTION FOR ONE YEAR AFTER COMPLETION.
8. ALL CEMENT STABILIZED SAND SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 100 PSI WITHIN TWO (2) DAYS OF INSTALLATION.
9. RUBBER GASKETS SHALL BE REQUIRED FOR ALL JOINTS ON PROPOSED REINFORCED CONCRETE STORM WATER SYSTEMS, UNLESS OTHERWISE SHOWN IN THE PLANS.

CITY OF CONROE ENGINEERING — 300 W. DAVIS P.O. BOX 3066 CONROE, TEXAS 77305 (936) 522-3100

STORM WATER SYSTEM
BEDDING AND TRENCH DETAIL (RCP - REINFORCED CONCRETE PIPE)
Approved By:

Revision Date 03/ 03 /2020
STRM-01



LEGEND:

"ID" = INTERNAL PIPE DIAMETER
O.C.E.W. = ON CENTER EACH WAY
O.D. = OUTSIDE PIPE DIAMETER

NOTES:

1. ALL C INLETS SHALL BE PRE-CAST OR CAST IN PLACE AND SHALL CONFORM TO ASTM C478, ASTM CR58, ASTM C-913 AND ASTM C990 OR LATEST REVISION.
2. ALL STRUCTURES SHALL BE DESIGNED TO H20 LOADING.
3. MANHOLE RING AND COVER (32" MIN.) SHALL BE IN ACCORDANCE TO THE CITY OF CONROE RING AND COVER DETAIL (STRM-14).
4. FOR PIPE DIAMETER SEE PLAN AND PROFILE SHEET
5. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
6. A TIMBER GRATE WITH FILTER FABRIC SHALL BE USED DURING STAGE I AND II CONSTRUCTION TIMES, SEE EROSION CONTROL DETAILS.
7. ALL PIPE SIZES GREATER THAN 60 INCH DIAMETER SHALL HAVE THE STRUCTURE DESIGNED, SIGNED AND SEALED BY A LICENSED ENGINEER AND PROVIDED TO THE CITY OF CONROE ENGINEERING DEPARTMENT FOR APPROVAL.

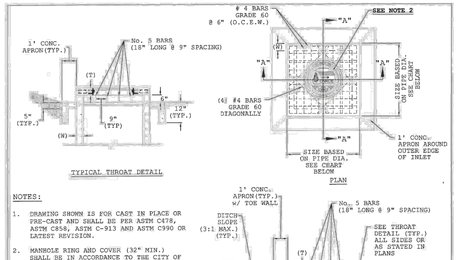
TYPE "C" INLET SIZE CHART (MAXIMUM DEPTH 25 FEET)

INTERNAL PIPE DIA.	INTERNAL BOX SIZE (MIN.)	EXTERNAL BOX SIZE (MIN.)	BASE SLAB THICKNESS (B) (MIN.)	WALL THICKNESS (W) (MIN.)	TOP SLAB THICKNESS (T) (MIN.)
24" to 48"	5' x 5'	6' x 6'	6"	6"	6"
60"	6' x 6'	7' x 7'	9"	8"	6"

CITY OF CONROE ENGINEERING — 300 W. DAVIS P.O. BOX 3066 CONROE, TEXAS 77305 (936) 522-3100

STORM WATER SYSTEM
"TYPE C" INLET
Approved By:

Revision Date 03/ 03 /2020
STRM-09



NOTES:

1. DRAWING SHOWN IS FOR CAST IN PLACE OR PRE-CAST AND SHALL BE PER ASTM C478, ASTM C858, ASTM C-913 AND ASTM C990 OR LATEST REVISION.
2. MANHOLE RING AND COVER (32" MIN.) SHALL BE IN ACCORDANCE TO THE CITY OF CONROE RING AND COVER DETAIL (STRM-14).
3. ALL TYPE "E" INLETS SHALL HAVE AN INTERNAL CLEARANCE OF (6" MIN.) FROM PIPE OPENING TO INTERIOR CORNER OF BOX, AS LISTED IN THE CHART BELOW. ALL OTHER SIZE TYPE "E" INLETS SHALL REQUIRE THE CITY OF CONROE ENGINEERING DEPARTMENT APPROVAL.
4. ALL PIPES ENTERING A TYPE "E" INLET SHALL HAVE AN ANGLE EQUAL TO OR LESS THAN 7°.
5. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
6. O.C.E.W. = ON CENTER EACH WAY
7. ALL STRUCTURES SHALL BE DESIGNED TO H20 LOADING.
8. ALL PIPE SIZES GREATER THAN 60 INCH DIAMETER SHALL HAVE THE STRUCTURE DESIGNED, SIGNED AND SEALED BY A LICENSED ENGINEER AND PROVIDED TO THE CITY OF CONROE ENGINEERING DEPARTMENT FOR APPROVAL.
9. O.C.E.W. = ON CENTER EACH WAY
10. ID = INTERNAL PIPE DIAMETER

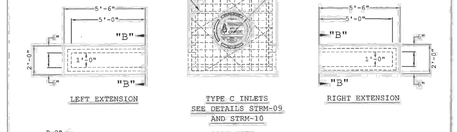
INLET SIZE CHART (MAXIMUM DEPTH 25 FEET)

INTERNAL PIPE DIA.	INTERNAL BOX SIZE (MIN.)	EXTERNAL BOX SIZE (MIN.)	BASE SLAB THICKNESS (B) (MIN.)	WALL THICKNESS (W) (MIN.)	TOP SLAB THICKNESS (T) (MIN.)
24" to 48"	5' x 5'	6' x 6'	6"	6"	6"
60"	6' x 6'	7' x 7'	9"	8"	6"

CITY OF CONROE ENGINEERING — 300 W. DAVIS P.O. BOX 3066 CONROE, TEXAS 77305 (936) 522-3100

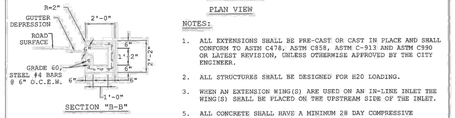
STORM WATER SYSTEM
TYPE "E" INLET
Approved By:

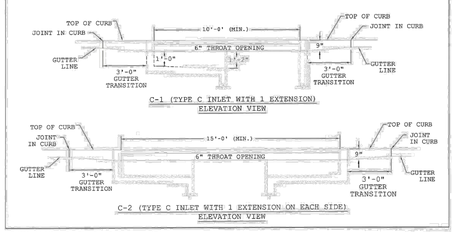
Revision Date 03/ 03 /2020
STRM-12



NOTES:

1. ALL EXTENSIONS SHALL BE PRE-CAST OR CAST IN PLACE AND SHALL CONFORM TO ASTM C478, ASTM CR58, ASTM C-913 AND ASTM C990 OR LATEST REVISION, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
2. ALL STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
3. WHEN AN EXTENSION WING(S) ARE USED ON AN IN-LINE INLET THE WING(S) SHALL BE PLACED ON THE UPSTREAM SIDE OF THE INLET.
5. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
6. C-2 INLETS SHALL BE PLACED ON SAG AREAS.

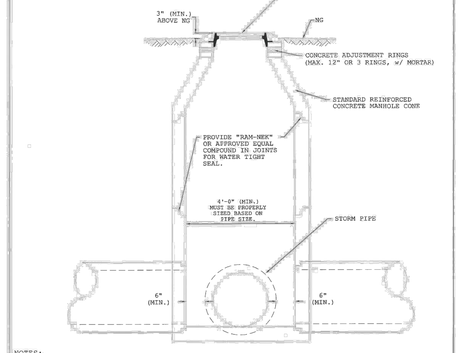




CITY OF CONROE ENGINEERING — 300 W. DAVIS P.O. BOX 3066 CONROE, TEXAS 77305 (936) 522-3100

STORM WATER SYSTEM
EXTENSION WING FOR "TYPE C" INLET
Approved By:

Revision Date 03/ 03 /2020
STRM-11



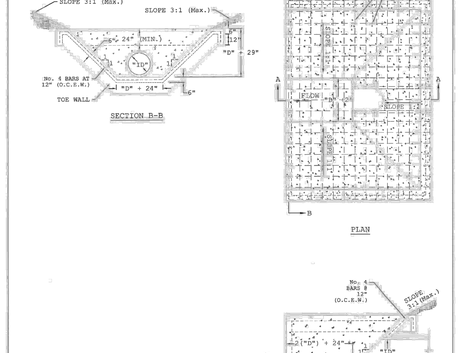
NOTES:

1. DRAWING SHOWN IS FOR CAST IN PLACE OR PRE-CAST AND SHALL BE PER ASTM C478, ASTM C858, ASTM C-913 AND ASTM C990 OR LATEST REVISION.
2. MANHOLE RING AND COVER (32" MIN.) SHALL BE IN ACCORDANCE TO THE CITY OF CONROE RING AND COVER DETAIL (STRM-14).
3. PROVIDE PRECAST CONCRETE ADJUSTMENT RINGS WITH TOTAL ADJUSTMENT HEIGHT NOT TO EXCEED 12 INCHES OR 3 RINGS. IF RINGS ARE USED, THEY SHALL BE MORTARED IN PLACE.
4. FOR PIPE DIAMETER SEE PLAN AND PROFILE SHEET
5. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
6. ALL STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
7. MAXIMUM PIPE SIZE ALLOWED IS 36".

CITY OF CONROE ENGINEERING — 300 W. DAVIS P.O. BOX 3066 CONROE, TEXAS 77305 (936) 522-3100

STORM WATER SYSTEM
MANHOLE
Approved By:

Revision Date 03/ 03 /2020
STRM-07



GENERAL NOTES:

1. REINFORCING STEEL SHALL BE PLACED WITH THE CENTER OF THE OUTSIDE LAYER OF BARS 3" FROM THE SURFACE OF THE CONCRETE.
2. ALL REINFORCING STEEL SHALL BE GRADE 60.
3. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
4. ALL CONCRETE SHALL BE A MONOLITHIC POUR.
5. FOR PIPE DIAMETER SEE PLAN AND PROFILE SHEET.
6. "ID" = INTERNAL PIPE DIAMETER
7. O.C.E.W. = ON CENTER EACH WAY

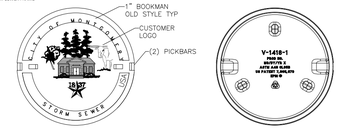
CITY OF CONROE ENGINEERING — 300 W. DAVIS P.O. BOX 3066 CONROE, TEXAS 77305 (936) 522-3100

STORM WATER SYSTEM
SLOPING HEADWALL WITH CONCRETE APRON
Approved By:

Revision Date 03/ 03 /2020
STRM-21

NOTES:

1. APPROXIMATE WEIGHT COVER - 170LB COVER - 270LB
2. MATERIAL TO BE GRAY CAST IRON (ASTM A48 CLS30).
3. CASTING TO MEET H20(6 PROOF LOAD SPECIFICATIONS.
4. ALL MANHOLE COVERS WILL NEED TO BE APPROVED BY THE CITY ENGINEER AND DIRECTOR OF PUBLIC WORKS PRIOR TO ACCEPTANCE OF THE PUBLIC INFRASTRUCTURE.
5. ALL MANHOLE COVERS TO MATCH EXISTING SANITARY SEWER FRAME OF CORRESPONDING SIZE.
6. ALL STORM MANHOLE LIDS ARE TO BE CITY OF MONTGOMERY LIDS.



CITY OF MONTGOMERY
STORM/SEWER
MANHOLE COVER

DRAINAGE
D-5

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

DATE

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 22320
3307 W. DAVIS STREET #100
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CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
STORM SEWER DETAILS

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	AS NOTED	SHEET	42

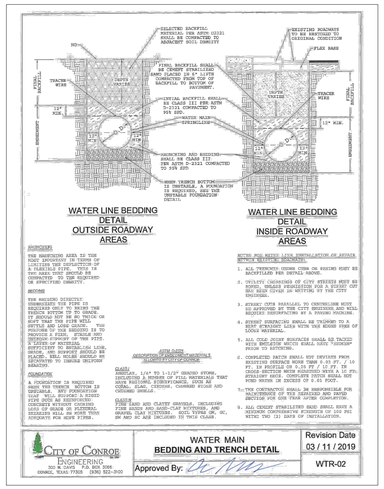
STATE OF TEXAS — JONATHAN T. WHITE — 127058 — LICENSED PROFESSIONAL ENGINEER

03/27/2025

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 - LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\23 DETAILS.DWG Mar. 27, 2025 - 2:05 PM BRIAN STROKA

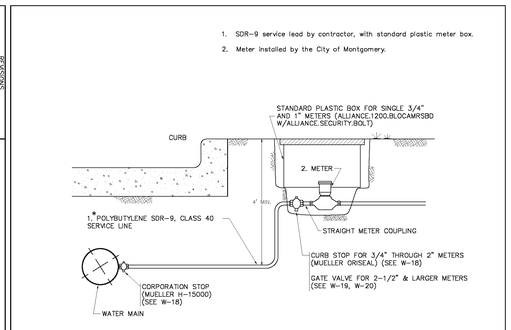
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CITY OF CONROE ENGINEERING
300 W. DAVIS P.O. BOX 3066
CONROE, TEXAS 77305 (936) 522-3100

WATER MAIN BEDDING AND TRENCH DETAIL

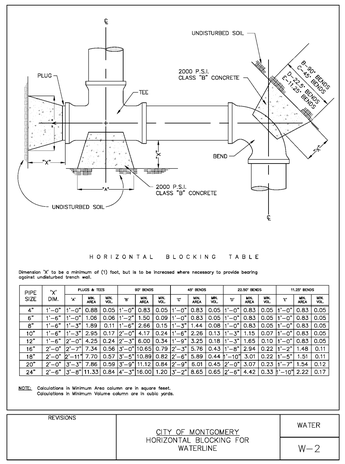
Revision Date: 03 / 11 / 2019
Approved By:
WTR-02



REVISIONS: 10-01 REVISED SIZE

CITY OF MONTGOMERY
WATER SERVICE CONNECTION

WATER W-8



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.

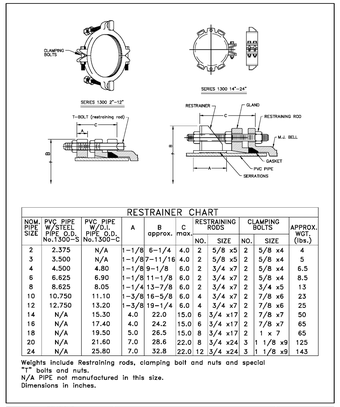
PIPE SIZE	"X" DIM.	PLUGS & TEES "X"	PLUGS & TEES MIN. AREA	90° BENDS "X"	90° BENDS MIN. AREA	45° BENDS "X"	45° BENDS MIN. AREA	22.50° BENDS "X"	22.50° BENDS MIN. AREA	11.25° BENDS "X"	11.25° BENDS MIN. AREA
4"	1'-0"	1'-0"	0.69	1'-0"	0.83	1'-0"	0.83	1'-0"	0.83	1'-0"	0.83
6"	1'-0"	1'-0"	1.06	1'-0"	1.50	1'-0"	0.83	1'-0"	0.83	1'-0"	0.83
8"	1'-0"	1'-3"	1.89	1'-0"	2.66	1'-0"	1.44	1'-0"	0.83	1'-0"	0.83
10"	1'-0"	1'-3"	2.95	1'-0"	4.17	1'-0"	2.26	1'-0"	1.15	1'-0"	0.83
12"	1'-0"	2'-0"	4.25	1'-0"	6.00	1'-0"	3.25	1'-0"	1.65	1'-0"	0.83
16"	2'-0"	2'-7"	7.34	1'-0"	10.65	1'-0"	5.76	1'-0"	2.94	1'-0"	1.48
18"	2'-0"	2'-11"	7.70	1'-0"	13.45	1'-0"	10.89	1'-0"	5.89	1'-0"	3.01
20"	2'-0"	3'-3"	7.86	1'-0"	16.59	1'-0"	11.12	1'-0"	6.01	1'-0"	3.07
24"	2'-0"	3'-8"	11.33	1'-0"	24.34	1'-0"	16.00	1'-0"	8.65	1'-0"	4.42

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



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	A	B approx.	C max.	RESTRAINING RODS NO.	RESTRAINING RODS SIZE	CLAMPING BOLTS NO.	CLAMPING BOLTS SIZE	APPROX. WGT. (lbs.)
2	2.375	N/A	1'-1 7/8	6'-1 1/4	4.0	2	5/8 x 5	2	5/8 x 4	4
3	3.500	N/A	1'-1 7/8	7'-11 7/16	4.0	2	5/8 x 5	2	5/8 x 4	5
4	4.500	4.80	1'-1 7/8	9'-1/8	6.0	2	3/4 x 7	2	5/8 x 4	6.5
6	6.625	6.90	1'-1 7/8	11'-1/8	6.0	2	3/4 x 7	2	5/8 x 4	8.5
8	8.625	8.05	1'-1 7/8	13'-7/8	6.0	2	3/4 x 7	2	3/4 x 5	13
10	10.750	11.10	1'-3 7/8	16'-5/8	6.0	4	3/4 x 7	2	7/8 x 6	23
12	12.750	13.20	1'-3 7/8	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 x9	125
24	N/A	25.80		7.0	32.8	22.0	12	3/4 x 24	3	1 1/8 x9	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.

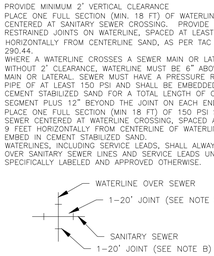
REVISIONS

CITY OF MONTGOMERY
WATERLINE RESTRAINER

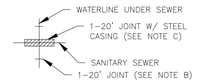
WATER W-3

CONSTRUCT WATER LINE-SANITARY SEWER CROSSING PER THE FOLLOWING REQUIREMENTS:

1
- A. PROVIDE MINIMUM 2' VERTICAL CLEARANCE
- B. PLACE ONE FULL SECTION (MIN. 18 FT) OF WATERLINE CENTERED AT SANITARY SEWER CROSSING. PROVIDE RESTRAINED JOINTS ON WATERLINE, SPACED AT LEAST 9 FEET HORIZONTALLY FROM CENTERLINE SAND, AS PER TAC § 290.44.
- C. WHERE A WATERLINE CROSSES A SEWER MAIN OR LATERAL WITHOUT 2' CLEARANCE, WATERLINE MUST BE 6" ABOVE SEWER MAIN OR LATERAL. SEWER MUST HAVE A PRESSURE RATED PIPE OF AT LEAST 150 PSI AND SHALL BE EMBEDDED IN CEMENT STABILIZED SAND FOR A TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12" BEYOND THE JOINT ON EACH END.
- D. PLACE ONE FULL SECTION (MIN 18 FT) OF 150 PSI SANITARY SEWER CENTERED AT WATERLINE CROSSING, SPACED AT LEAST 9 FEET HORIZONTALLY FROM CENTERLINE OF WATERLINE, AND EMBED IN CEMENT STABILIZED SAND.
- E. WATERLINES, INCLUDING SERVICE LEADS, SHALL ALWAYS CROSS OVER SANITARY SEWER LINES AND SERVICE LEADS UNLESS SPECIFICALLY LABELED AND APPROVED OTHERWISE.



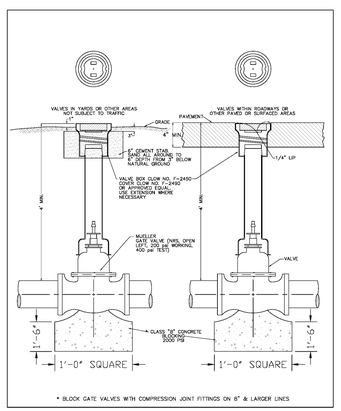
2
- A. ANY SANITARY SEWER MAIN OR LATERAL THAT CROSSES OVER A NEW WATERLINE SHALL BE ENCASED IN 18' OR LONGER SECTION OF PIPE CENTERED ON THE WATERLINE OR CONSTRUCTED WITH DUCTILE IRON OR STEEL PIPE WITH MECHANICAL, WELDED JOINTS.



WATER LINE AND SANITARY SEWER CROSSING NOTES AND DETAIL
NTS

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179

WATER DETAILS 1 OF 2

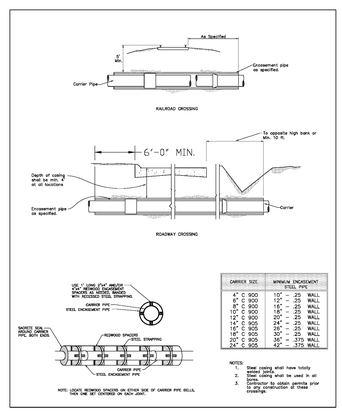


* BLOCK GATE VALVES WITH COMPRESSION JOINT FITTINGS ON 8" & LARGER LINES

REVISIONS

CITY OF MONTGOMERY
GATE VALVE & BOX INSTALLATION 14" AND SMALLER WATERLINE

WATER W-11



REVISIONS

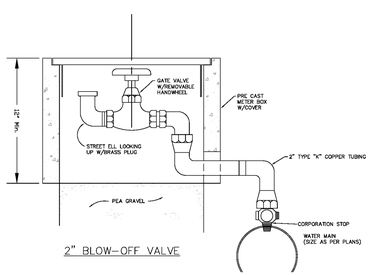
CITY OF MONTGOMERY
STANDARD BORED CROSSING FOR WATERLINE

WATER W-5

REVISIONS

CITY OF MONTGOMERY
2" BLOW-OFF VALVE FOR WATERLINE

WATER W-13



2" BLOW-OFF VALVE

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.

CITY OF MONTGOMERY, CITY ENGINEER
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FIRM REGISTRATION NUMBER 22320
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

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RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

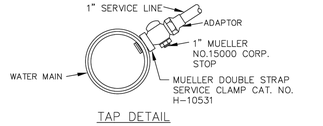
DRAWING INFORMATION

PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	AS NOTED	SHEET	43

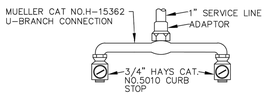
STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

03/27/2025

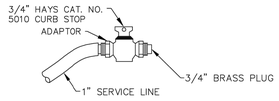
*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE



TAP DETAIL

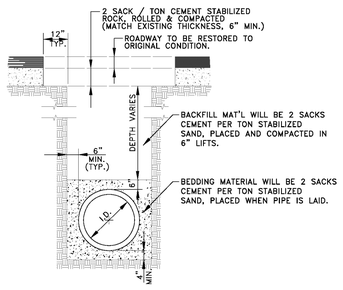


DOUBLE SERVICE LINE CURB STOP DETAIL



SINGLE SERVICE LINE CURB STOP DETAIL

REVISIONS	CITY OF MONTGOMERY CURB STOP & TAP FOR WATERLINE	WATER
02-2025 REVISED SERVICE LINE SIZE		W-10



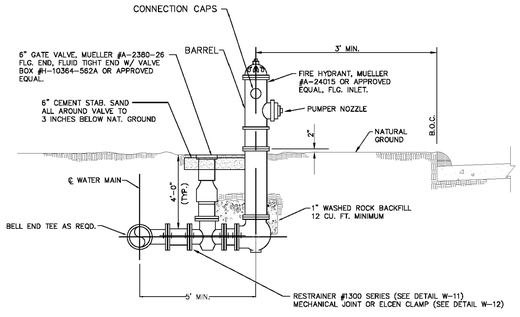
NOTE: BACKFILL AND BEDDING MUST MEET ALL MINIMUM ASPECTS OF ASTM D-2321

REVISIONS	CITY OF MONTGOMERY TYPICAL ROADWAY TRENCH BEDDING AND BACKFILL DETAIL	SEWER
		S-2

REVISIONS

CITY OF MONTGOMERY
FIRE HYDRANT INSTALLATION

W-15 | WATER



NOTES:

(1) Hydrants shall be shop coated with a suitable primer and finish painted to City of Montgomery specifications. Bonnet is to be painted white, caps blue, and the barrel red. Below ground line to and including the inlet shoe, the outside of the barrel and shoe shall be coated with a coal-tar enamel or asphalt base bituminous coating material not less than one (1) mil thickness.

(2) Fire hydrants in open ditch roadways shall be 3-ft. off R.O.W..

(3) Mechanical joints and/or elcen clamps are to be rodded together using 5/8" all thread (See W-12).

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PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179
WATER DETAILS 2 OF 2

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	AS NOTED	SHEET	44

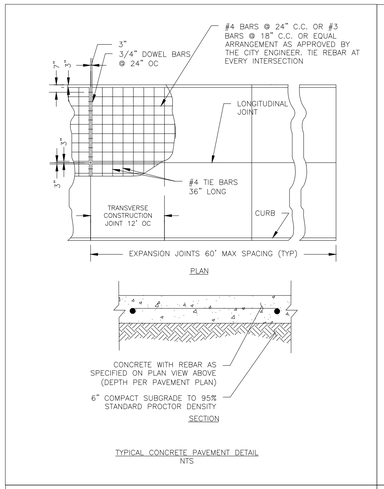
STATE OF TEXAS
JONATHAN T. WHITE
127058
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03/27/2025

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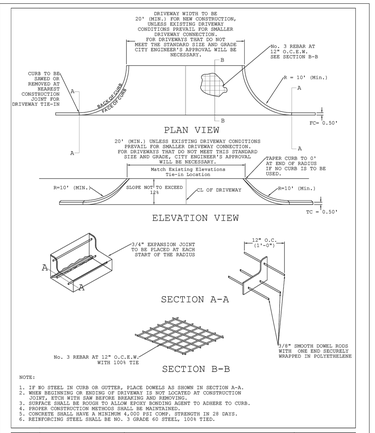
DATE

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L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 - LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\23 DETAILS.DWG Mar. 27, 2025 - 2:05 PM BRIAN STROKA

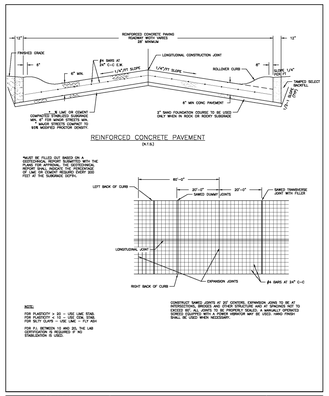


TYPICAL CONCRETE PAVEMENT DETAIL
NTS



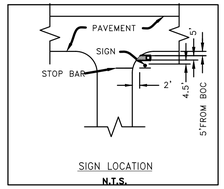
NOTE:
1. IF NO STEEL IN CURB OR GUTTER, PLACE DOWELS AS SHOWN IN SECTION A-A.
2. WHEN BEGINNING OR ENDING OF DRIVEWAY IS NOT LOCATED AT CONSTRUCTION JOINT, SAW WITH SAW BEFORE BREAKING AND REMOVING.
3. SURFACE SHALL BE ROUGH TO ALLOW EPOXY BONDING AGENT TO ADHERE TO CURB.
4. PROPER CONSTRUCTION METHODS SHALL BE MAINTAINED.
5. CONCRETE SHALL HAVE MINIMUM 4,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
6. REINFORCING STEEL SHALL BE NO. 3 GRADE 60 STEEL, 100% TIED.

City of Conroe Engineering 300 W. Davis, P.O. Box 3066 Conroe, Texas 77305 (936) 522-3100	STREETS RESIDENTIAL DRIVEWAY DETAIL	REVISION DATE 04 /15 /21
	Approved By:	

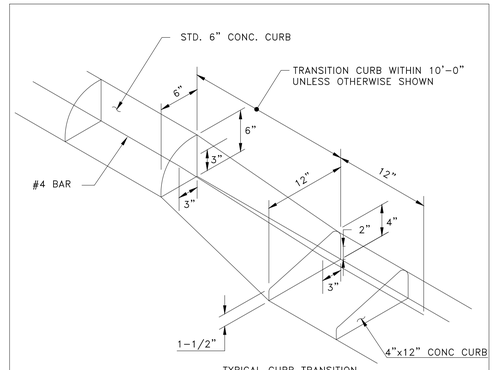


NOTE:
FOR PLAYDOUT = 10 - USE LIME STAB.
FOR PLAYDOUT = 15 - USE CEM. STAB.
FOR ALLEY TRAFFIC = USE 7" 4-3-4
FOR ALL WORKS IN AREA OF THE LAS BRISAS SUBDIVISION USE 6" #3 STABILIZATION @ 18"OC

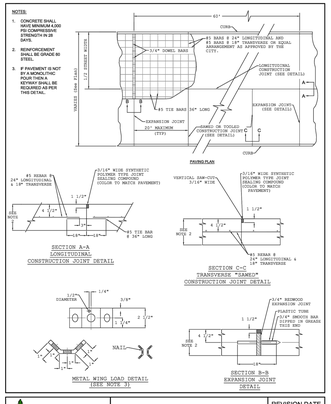
REVISIONS	CITY OF MONTGOMERY TYPICAL RESIDENTIAL CONCRETE PAVING WITH ROLLOVER CURB	PAVING
10-2013 REVISED NOTES		P-2



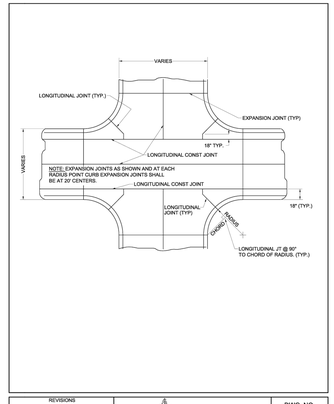
SIGN LOCATION
N.T.S.



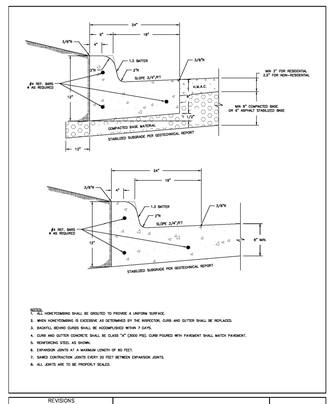
TYPICAL CURB TRANSITION
N.T.S.



City of Conroe Engineering 300 W. Davis P.O. Box 3066 Conroe, Texas 77305 (936) 522-3100	CONCRETE PAVEMENT AND CONSTRUCTION JOINT DETAILS	REVISION DATE 03 /11 /19



REVISIONS	CITY OF CONROE CONCRETE INTERSECTION	DWG. NO. 1203
		P-11



NOTES:
1. ALL NONCONFORMING SHALL BE GRAUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN NONCONFORMING 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" (3600 PSI). CURB POURED WITH PAVEMENT SHALL MATCH PAVEMENT.
5. REINFORCING STEEL AS SHOWN.
6. EXPANSION JOINTS AT A MAXIMUM LENGTH OF 80 FEET.
7. SAWED CONTRACTION JOINTS EVERY 20 FEET BETWEEN EXPANSION JOINTS.
8. ALL JOINTS ARE TO BE PROPERLY SEALED.

REVISIONS	CITY OF MONTGOMERY STANDARD CURB & GUTTER	PAVING
10-2013 REVISED NOTES		P-4

CITY OF MONTGOMERY, CITY ENGINEER
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HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179

PAVING DETAILS 1 OF 2

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION

PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	AS NOTED	SHEET	45

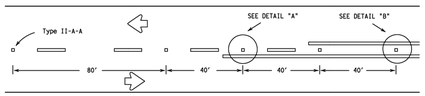
STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

03/27/2025

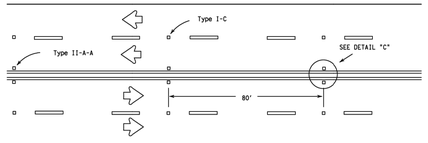
*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

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REFLECTIVE RAISED PAVEMENT MARKERS FOR VEHICLE POSITIONING GUIDANCE

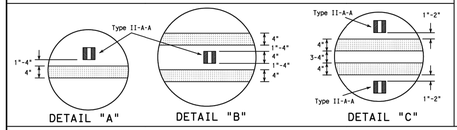


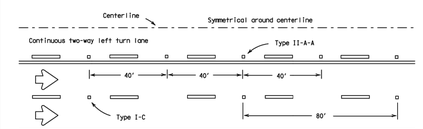
CENTERLINE FOR ALL TWO LANE ROADWAYS



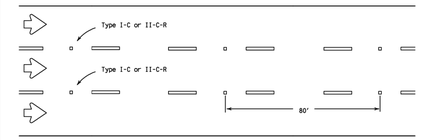
CENTERLINE & LANE LINES FOR FOUR LANE TWO-WAY HIGHWAYS

Raised pavement marker Type I-C, clear face toward normal traffic, shall be placed on 80-foot centers.



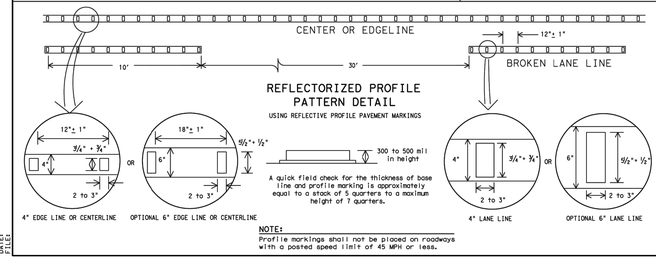


CENTERLINE AND LANE LINES FOR TWO-WAY LEFT TURN LANE



LANE LINES FOR ONE-WAY ROADWAY (NON-FREEWAY FACILITIES)

Raised pavement markers Type II-C-R shall have clear face toward normal traffic and red face toward wrong-way traffic.



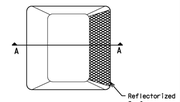
NOTE:
Profile markings shall not be placed on roadways with a posted speed limit of 45 MPH or less.

GENERAL NOTES

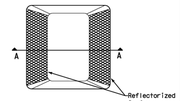
1. All raised pavement markers placed in broken lines shall be placed in line with and midway between the stripes.
2. On concrete pavements the raised pavement markers should be placed to one side of the longitudinal joints.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

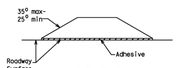
All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



Type I (Top View)



Type II (Top View)



SECTION A

RAISED PAVEMENT MARKERS

Texas Department of Transportation
Traffic Operations Division

POSITION GUIDANCE USING RAISED MARKERS
REFLECTORIZED PROFILE MARKINGS
PM(2)-12

©TxDOT April 1977	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
REVISIONS	CONT	SECT	JOB	HIGHWAY
4-92 2-10				
5-00 2-12				
8-00	DIST	COUNTY		SHEET NO.
2-08				

228

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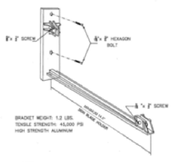
DATE:
FILE:

CITY OF MONTGOMERY STANDARD STREET SIGN

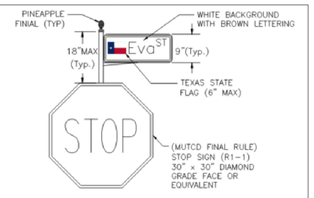
NOTES:

1. THIS DETAIL WILL APPLY TO ALL PROPOSED STREET SIGNS.
2. ALL STOP SIGNS TO BE SIZED AND PLACED AS SHOWN ON PLANS.
3. STREET SIGN NAMES TO BE INSTALLED AT INTERSECTION OF ALL STREETS.
4. STREET SIGN BRACKET TO BE 14.5" LONG MINIMUM.
5. SIGN BLADE HEIGHT TO BE 9" WITH 6" CAPITAL LETTERS AND 5" LOWERCASE LETTERING.
6. STREET SIGN POSTS AT NON-MAJOR STREETS TO BE 2 3/8" O.D. SET IN CONCRETE.
7. STREET SIGN POSTS AT MAJOR STREET INTERSECTIONS TO BE 2 7/8" O.D. WITH A BREAKAWAY BASE.

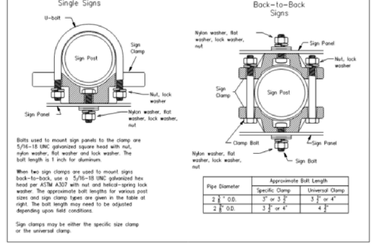
SIGNAL POLE MOUNTING DETAIL



NOTES:
- TYPICAL SIGN PLATE SHOULD BE 30" MAX.
- LONGER SIGN PLATE MUST BE APPROVED BY THE CITY ENGINEER



TYPICAL SIGN ATTACHMENT DETAIL

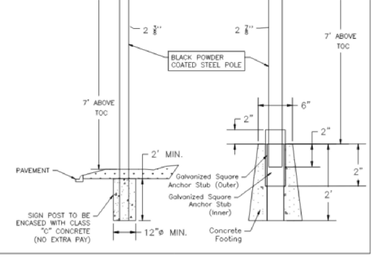


Bolts used to mount sign panels to the clamp are 5/16-18 UNC galvanized square head with nut, nylon washer, flat washer and lock washer. The bolt length is 1 inch for aluminum.

When two sign clamps are used to mount signs back-to-back, use a 5/16-18 UNC galvanized hex head per ASTM A307 with nut and helical-spring lock washer. The approximate bolt lengths for various post sizes and sign clamp types are given in the table at right. The bolt length may need to be adjusted depending upon field conditions.

Sign clamps may be either the specific size clamp or the universal clamp.

Pipe Diameter	Approximate Bolt Length	
	Specific Clamp	Universal Clamp
2 1/2" O.D.	3" or 3 1/2"	3 1/2" or 4"
2 3/8" O.D.	3 1/2" or 4"	4 1/2"



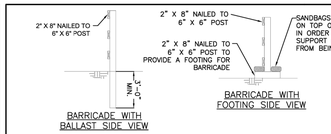
CITY OF MONTGOMERY
STANDARD STREET SIGN

PAVING
P-6

CITY OF CONROE
ENGINEERING
300 W. DAVIS, P.O. BOX 3066
CONROE, TEXAS 77305
(936) 522-3100

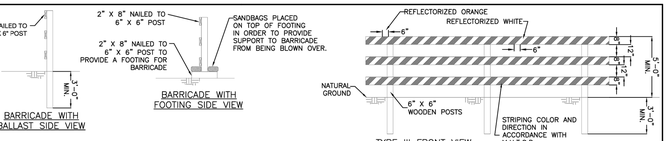
TYPE I, II, III BARICADE(S)

DWG. NO.



BARRICADE WITH BALLAST SIDE VIEW

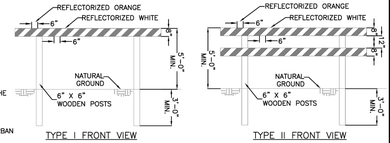
BARRICADE WITH FOOTING SIDE VIEW



TYPE III FRONT VIEW



PLAN



TYPE I FRONT VIEW

TYPE II FRONT VIEW

DEFINITION:

A BARRICADE IS A PORTABLE OR FIXED DEVICE HAVING FROM ONE TO THREE RAILS WITH THE APPROPRIATE MARKINGS AND IS USED TO CONTROL TRAFFIC BY CLOSING, RESTRICTING, OR DELINEATING ALL OR A PORTION OF THE RIGHT-OF-WAY.

TYPE I AND II BARRICADES – ARE INTENDED FOR USE IN SITUATIONS WHERE TRAFFIC IS MAINTAINED THROUGH TEMPORARY TRAFFIC CONTROL ZONE ON CONVENTIONAL ROADS OR URBAN STREETS.

TYPE II AND TYPE III BARRICADES – ARE USED ON EXPRESSWAYS, FREEWAYS OR OTHER HIGH-SPEED ROADWAYS AND AS A ROAD CLOSURE OR A PARTIAL ROAD CLOSURE.

NOTE: TYPE II AND TYPE III BARRICADE(S) ARE PLACED COMPLETELY ACROSS THE END OF THE ROADWAY OR FROM CURB TO CURB.

MATERIALS:

ALL BARRICADES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF PART VI – TRAFFIC CONTROLS FOR STREET AND HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS OF THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL FOR STREETS AND HIGHWAYS: U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION. DETAILED DRAWINGS OF THE STANDARD SIGNS ILLUSTRATED IN THAT MANUAL ARE AVAILABLE FROM THE FEDERAL HIGHWAY ADMINISTRATION, WASHINGTON, D.C. 20591.

THE MINIMUM LENGTH FOR TYPE I AND TYPE II BARRICADES SHALL BE 24 INCHES, AND THE MINIMUM LENGTH FOR TYPE III BARRICADES SHALL BE 48 INCHES.

EACH BARRICADE RAIL SHALL BE 8 INCHES WIDE.

BARRICADES USED ON EXPRESSWAYS, FREEWAYS AND OTHER HIGH-SPEED ROADWAYS SHALL HAVE A MINIMUM OF 270 INCHES OF RETROREFLECTIVE AREA FACING TRAFFIC.

MARKINGS:

STRIPES FOR TYPES I, II, OR III BARRICADE RAILS SHALL BE ALTERNATING ORANGE AND WHITE RETROREFLECTIVE STRIPES SLOPING DOWNWARD AT AN ANGLE OF 45 DEGREES IN THE DIRECTION ROAD USERS ARE TO PASS. THE STRIPES SHALL BE 6 INCHES WIDE. WHERE THE BARRICADE IS NOT COVERED WITH MARKINGS, IT SHALL BE PAINTED WHITE.

OPTION: WHEN BARICADE RAIL LENGTHS ARE LESS THAN 36 INCHES THE RETROREFLECTIVE STRIPES MAY BE 4 INCHES WIDE.

THE ENTIRE AREA OF WHITE AND ORANGE RETROREFLECTIVE STRIPES SHALL BE VISIBLE UNDER NORMAL ATMOSPHERIC CONDITIONS FROM A MINIMUM DISTANCE OF 1000 FEET WHEN ILLUMINATED BY THE LOW BEAM HEADLIGHTS OF AN AUTOMOBILE. THE PREDOMINANT COLOR FOR OTHER BARRICADE COMPONENTS SHALL BE WHITE.

GUIDANCE:

WHERE A BARRICADE EXTENDS ENTIRELY ACROSS A ROADWAY, THE STRIPES SHOULD SLOPE DOWNWARD IN THE DIRECTION TOWARD WHICH TRAFFIC MUST TURN.

WHERE BOTH RIGHT AND LEFT TURNS ARE PROVIDED, THE BARRICADE STRIPES SHOULD SLOPE DOWNARD IN BOTH DIRECTIONS FROM THE CENTER OF THE BARRICADE(S).

WHERE NO TURNS ARE INTENDED, THE STRIPES SHOULD BE POSITIONED TO SLOPE DOWNWARD TOWARD THE CENTER OF THE BARRICADE(S).

BARRICADE RAILS SHOULD BE SUPPORTED IN A MANNER THAT WILL ALLOW THEM TO BE SEEN BY TRAFFIC, AND IN A MANNER THAT PROVIDES A STABLE SUPPORT THAT IS NOT EASILY BLOWN OVER OR DISPLACED.

OPTION: FOR TYPE I BARRICADE(S) THE SUPPORT MAY INCLUDE OTHER UNSTRIPED HORIZONTAL PANELS NECESSARY TO PROVIDE STABILITY.

BARRICADE(S) SHOULD BE CRASHWORTHY AS THEY ARE LOCATED ADJACENT TO MOTOR VEHICLE TRAFFIC FLOW AND ARE SUBJECT TO IMPACT BY ERRANT VEHICLES.

ON HIGH SPEED EXPRESSWAYS OR IN OTHER SITUATIONS WHERE BARRICADES MAY BE SUSCEPTIBLE TO OVERTURNING IN THE WIND, BALLASTING SHOULD BE USED.

OPTION: SANDBAGS MAY BE PLACED ON THE LOWER PARTS OF THE FRAME OR AGAINST THE BALLAST OF THE BARRICADE(S) TO PROVIDE THE REQUIRED SUPPORT.

BALLASTING:

BALLAST SHALL NOT BE PLACED ON TOP OF ANY STRIPED RAIL.

BARRICADE(S) SHALL NOT BE BALLASTED BY NONDEFORMABLE OBJECTS SUCH AS ROCKS OR CHUNKS OF CONCRETE.

BALLAST SHOULD EXTEND INTO THE GROUND A MINIMUM OF 3'-0".

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

DATE

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 22320
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
TAYLOR MORRISON
RICHARD BAUTISTA
3250 BRIARPARK DR #300
HOUSTON, TX 77042

PROJECT ADDRESS
LONESTAR PARKWAY
MONTGOMERY, TX 77356

LONE STAR RIDGE PHASE 1
WATER, SEWER, DRAINAGE & PAVING
ON BEHALF OF MC MUC 179

PAVING DETAILS 2 OF 2

DRAWING ISSUE			
#	DATE	BY	* COMMENT
0	03/27/25	JTW	FOR PERMIT

DRAWING INFORMATION			
PROJECT	10979	TDLR	**
DRAWN	BS	REVIEWED BY	JTW
SCALE	AS NOTED	SHEET	46

STATE OF TEXAS
JONATHAN T. WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

03/27/2025

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10979 – LONESTAR PARKWAY RESIDENTIAL\03 CAD\DESIGN SET\PHASE 1\23 DETAILS.DWG Mar. 27, 2025–2:06 PM BRIAN STROKA

CITY COUNCIL AGENDA
Regular Meeting: April 8, 2025

AGENDA ITEM:

Consideration and Possible Action for the TPDES Permit Amendment for the Stewart Creek Wastewater Treatment Plant to 0.8MGD flow.

SUBMITTED BY: Ruby Beaven, City Secretary/Director of Administrative Services

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator/Police Chief

BACKGROUND:

The Client Memo is attached.

WGA has prepared a client memo to expand the existing Stewart Creek WWTP permit capacity from the current 0.4MGD to include an ultimate phase of 0.8MGD flow. As a part of the 2023 WWTP Analysis, it was determined that the City would need to upsize the existing facilities to accommodate for proposed development within the City. This proposal will provide the City with the ultimate permit capacity to upsize the existing Stewart Creek plant in the future should wastewater capacity be needed. This does not change the current permit capacity of 0.4MGD but provides for an ultimate phase for future expansions. This is recommended at this time as we are experiencing significant delays at the TCEQ and do not want to be delayed in future design by the permit.

It should be noted that the scope of work only includes preparation and submission to the TCEQ for the permit amendment and does not include any design or construction services.

FISCAL ANALYSIS: $25,000

RECOMMENDATION: WGA recommends Council authorization to begin the Stewart Creek TPDES permit amendment to 0.8MGD.

TPDES Permit Amendment – Stewart Creek
City of Montgomery

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

Project Understanding
WGA understands that the City owns a 0.4 MGD (average daily flow) Wastewater Treatment Plant (Stewart Creek WWTP) that is permitted by the TCEQ Texas Pollutant Discharge Elimination System (TPDES) Permit No. WG0014737001, which expires on May 10, 2027. WGA also understands that the City intends to expand Stewart Creek WWTP to an average daily flow capacity of 0.8 MGD and a 2-hour peak flow of 133,333 GPH, which require an amendment to the existing permit to allow for the change in permitted flow.

Scope of Work

- TPDES Permit Major Amendment Preparation and Submission
  - Complete the TPDES permit amendment application including all required documentation to include the proposed expansion of average day flow of 0.8 MGD.
  - Prepare exhibits which may include Original USGS Map, Flow Schematics, Supplemental Technical Reports, Justification, and Plat Site Map.

- TCEQ Coordination and Review Post Submission
  - Respond to TCEQ regarding comments to accept the amendment to the permit and deem the application administratively complete.
  - Review Notice of Receipt of Application and Intent to Obtain Permit, coordinate with newspaper publishers to publish the notice and to have complete application place on public display.
  - Review Notice of Application and Preliminary Decision, coordinate with newspaper publisher to publish the notice and to have complete application placed on public display.
  - Summarize the final permit and distribute the permit to the Operator and City.

- Expenses and Fees
  - Permit application amendment fees, advertising fees, reproduction costs, and delivery fees.

Clarifications and Assumptions

- During the permitting process, various situations may arise that are outside of the services described above and may necessitate additional services. These situations could include but are not limited to TCEQ reducing the requested average day flow of 0.8 MGD, TCEQ required stream modeling, public comment or hearing request, additional studies, feasibilities, or cost analyses required by TCEQ, a contested permit, environmental or archaeological research request from TCEQ, or other non-standard issues requested by TCEQ. In any of these events, we can perform additional engineering services to assist with the permitting process for additional compensation.

Items Provided by Client

- Executed TCEQ Forms (To be provided by WGA)

List of Deliverables

- Copy of Permit Application (electronic copy)
- Copy of Draft Permit with Summary (electronic copy)
- Copy of new TPDES permit with summary (electronic copy)

Anticipated Schedule

- Permit Preparation and Submission - 90 Days
- TCEQ Review and Coordination - 360 Days

* The 360 calendar days are outside WGA's control, but the estimate is based on recent review times from TCEQ for other permit applications. If the TCEQ receives public comment, the permit is contested, or the TCEQ requires additional items, the schedule will be substantially delayed and, will be beyond WGA's control.

Compensation Summary
The Services set forth in the Proposal will be compensated on the following basis.

Engineering Services		**Fee**
Permit Preparation and Submission	LS	$10,000
TCEQ Coordination and Services Post Submission	LS	$5,000
Expenses and Fees (Est.)	T&M	$10,000
Total Engineering Fee		**$25,000**

WGA requests the City's authorization to proceed with the preparation of the permit amendment application for the City's Stewart Creek Wastewater Treatment plant on a lump sum, time, and materials basis, as described above.

WGA	**Client**
Chris Roznovsky Signature	Signature
Chris Roznovsky, PE Print Name	Print Name
Practice Leader/Partner Title	Title
03/27/2025 Date	Date

CITY COUNCIL AGENDA
Regular Meeting: March 25, 2025

AGENDA ITEM:

Consideration and possible action by City Council on an Amendment to the Development Agreement with Tri-Pointe Homes (the "Developer"), for the Legacy Grove (Dev No. 2409) for the proposed sanitary sewer bypass pumping.

SUBMITTED BY: Ruby Beaven, City Secretary & Director of Administrative Services

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator/Police Chief

BACKGROUND:

The agreement is attached.

This agreement outlines the terms for the Developer to conduct bypass pumping for the proposed subdivision so as to not hold up the construction and potential sale of homes while Lift Station No. 5 is being designed and constructed. The Developer will be assuming all liability and will be responsible for the maintenance and operations of all bypass pumping requirements.

As a reminder the Developer is funding the design and construction of the relocation of Lift Station No. 5 as a part of their Development.

FISCAL ANALYSIS: N/A

RECOMMENDATION:

WGA and Staff recommend that the City Council authorize the Mayor to sign and execute the Amendment to the Development Agreement as presented.

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MONTGOMERY, TEXAS AND TRI POINTE HOMES TEXAS, INC.

This FIRST AMENDMENT BETWEEN THE CITY OF MONTGOMERY, TEXAS AND TRI POINTE HOMES TEXAS, INC. (the "Agreement") is entered into between TRI POINTE HOMES TEXAS, INC., a Texas corporation, its successors or assigns ("Developer"), and THE CITY OF MONTGOMERY, TEXAS ("City") to be effective on the date on _____, 2025 (the "Effective Date").

RECITALS

The Developer and the City have entered into the Development Agreement dated July 9, 2024, to provide for the orderly, safe and healthful development of the Tract. The Parties desire to enter into this Amendment in order to modify certain development obligations.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises, obligations, and benefits contained herein as well as other good and valuable consideration, the sufficiency of which is acknowledged by the parties, the City and Developer agree as follows:

1. **Exhibit C**, Description of Water Line and Oversized Water Line to serve the Tract and Description of Lift Station and Force Main to serve the Tract, is amended to account for the relocation of the Public Sanitary Sewer Lift Station. See revised **Exhibit C** attached hereto.

2. Section 2.1 c. Wastewater Treatment Facilities., is amended to add the following provision to account for temporary bypass pumping:

   "Temporary Bypass Pump. In the circumstance that the Lift Station is not completed and functioning at the time the Developer is ready to commence home construction, Developer shall have the option to provide a temporary bypass pump setup to deliver sanitary sewer flow to a City approved downstream manhole outside the site of the existing Lift Station No. 5. Developer shall install a temporary bypass 2-pump system configuration with an auto-dialer which calls to a third-party operator, to be contracted by the Developer. Developer shall contract with the City's contract operation company for the duration of the bypass pumping. Prior to Developer being permitted to install the Temporary Bypass Pump, Developer shall provide a financial guarantee to the City in the amount of $50,000 to cover the cost of bypass pumping which is to be used only in the case that the Developer fails to adhere to their maintenance and operations stated below. The total or the balance of the $50,000 financial guarantee shall be returned to the Developer within 30 days of the date the Temporary Bypass Pump system is removed from operation. The Developer shall assume all responsibility for maintenance and operations for the

bypass pumping and will be solely liable for any TCEQ violations that may occur as a result of the bypass setup. Pursuant to the terms of this Agreement, Developer may begin construction of homes in Section 1 of the Tract limited to 65 building permits authorized by the City."

3. Voter Housing. Notwithstanding any other provision of this Agreement to the contrary, a mobile home, trailer, or manufactured housing ("Housing"), at the option of the Developer, may be placed on the Property to house voters for an election confirming the creation of a municipal utility district, and shall be subject to all applicable City permits. Such Housing shall not remain on the Property for a period of time exceeding twelve (12) months.

4. Except as specifically amended in this Amendment, the Agreement shall remain in full force and effect in accordance with its original terms and conditions. In the event of a conflict, the terms of this Amendment shall control.

Executed by the Developer and the City to be effective on the Effective Date.

TRI POINTE HOMES TEXAS, INC., a Texas corporation

By: _____
Name: Collins Pier
Title: Vice President of Land Acquisition and Development

STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me this _____ day of _____, 2025, by Collins Pier, Vice President of Land Acquisition and Development of Tri Pointe Homes Texas, Inc., a Texas corporation.

_____
Notary Public, State of Texas

(NOTARY SEAL)

CITY OF MONTGOMERY, TEXAS

_____
Sara Countryman, Mayor

ATTEST:

_____
Ruby Beaven, City Secretary

STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

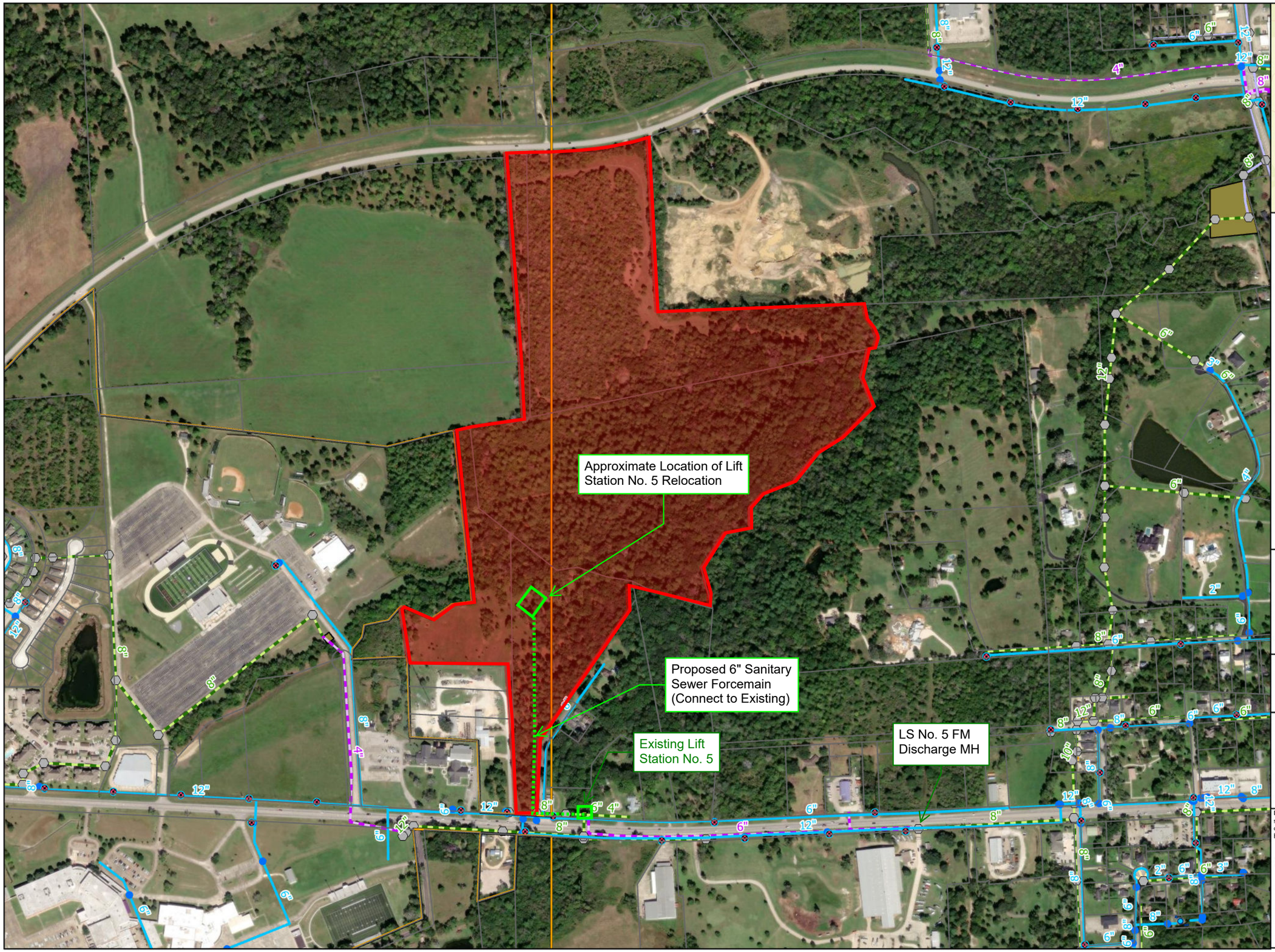
This instrument was acknowledged before me this _____ day of _____, 2025, by Sara Countryman, Mayor, City of Montgomery, Texas, on behalf of said City.

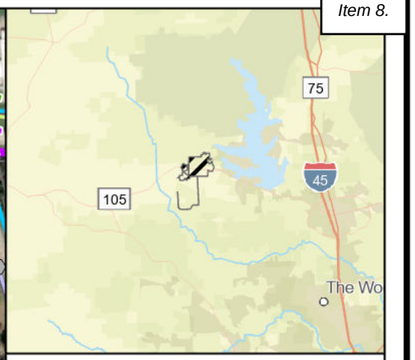
_____
Notary Public, State of Texas

(NOTARY SEAL)

EXHIBIT C

Description of Water Line and Oversized Water Line to serve the Tract and Description of Lift Station and Force Main to serve the Tract





Legend

- Cheatham-Stewart Tract
- City ETJ
- City Limits
- Tax Parcel

Water Infrastructure

- Hydrant
- Water Main Valves
- Water Main
- Water Plant Facility

Sanitary Sewer Infrastructure

- Sanitary Sewer Manhole
- Sanitary Sewer CCTV
- Sanitary Sewer Gravity Main
- Sanitary Sewer Lateral
- Sanitary Sewer Pressurized Main
- Sanitary Sewer Water Treatment Plant

Tri Pointe Development

Exihibt C

CITY OF MONTGOMERY TEXAS EST 1837 BIRTHPLACE OF THE TEXAS FLAG

Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.

WGA

CITY COUNCIL AGENDA
Regular Meeting: April 8, 2025

AGENDA ITEM:

Consideration and Possible Action on the Draft MOU for the BCS Capital Development (Dev. No. 2418)

SUBMITTED BY: Ruby Beaven, City Secretary/Director of Administrative Services

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator/Police Chief

BACKGROUND:

The Draft MOU and Reimbursement Breakdown is attached.

The Memorandum of Understanding (MOU) for the proposed development outlines the general terms of the pending development agreement. The MOU outlines the desired terms of the development including proposed not to exceed payback period, reimbursement amount and buckets, and other requirements of the development including public infrastructure improvements, job creation requirements, etc.

The terms of the MOU are non-binding.

Specific terms of the development will be outlined in the development agreement.

FISCAL ANALYSIS:

N/A

RECOMMENDATION: WGA and Staff recommend acceptance of the MOU as presented and Council Authorization to begin drafting the Development Agreement based on the terms of the MOU as presented.

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) is entered into on _____ (herein referred to as the "Effective Date") by and between:

Jack Burgher, Partner, BCS Capital LLC *, 1940 Fountain View Drive, Suite 220, Houston, Texas 77057* (herein referred to as "Party"); and the

City of Montgomery, City Council, by affirmative vote for motion to accept this Memorandum of Understanding and authorize the Mayor, Sara Countryman, to sign same, 101 Old Plantersville Road, Montgomery, Texas 77316 (herein referred to as the "City").

Parties may be referenced individually as "Party" and collectively as "Parties."

PURPOSE

The purpose of this MOU is to establish a good-faith foundation between the Parties for future collaborative efforts that are mutually beneficial. The Parties agree to work together in a cooperative and coordinated manner to achieve each Party's individual goals and the collective goals of the partnership.

This MOU is designed to detail the specifics of meeting requirements for development between the Parties to the mutual benefit of the parties and the communities they serve.

DURATION OF MOU

This MOU becomes effective on the date it is signed by both parties. This MOU is non-binding and remains in force and effect unless explicitly terminated, in writing, by both parties.

DEFINITIONS

Subject Tract - Approximately 32.72 acres, within the John Corner Survey, Abstract 9, being out of a called 84.1 acre tract of land recorded in the name of Mara Moja Holdings in Montgomery County Clerk's File (MCCF) Number 2004110206 and being out of Restricted Reserve "B" of Mara Mojaville, a subdivision recorded in Cabinet "Z"; Sheet 1624, of the Montgomery County Map Records (MCMR).

ROLES AND RESPONSIBILITIES

To achieve Parties' mutual desires, each party agrees to the following roles and responsibilities:

1. Party understands and accepts that certain waterline improvements, as shown on Exhibit A, are required for development of the Subject Tract. Public gravity waterline improvements are to be designed and constructed by the City at the Party's expense.

2. Party understands and accepts that certain sanitary sewer line improvements, as shown on Exhibit B, are required for development of the Subject Tract. The City may wish to further extend the gravity sanitary sewer line along SH-105 all the way to C.B. Stewart Drive, if the City decides to proceed with this work, the City agrees to pay a pro-rata share of the cost of the gravity sanitary sewer line extension to complete the work which will allow the City to eliminate Lift Station No. 12. Public gravity sanitary sewer improvements are to be designed and constructed by the City at the Party's expense.
3. Party understands and accepts that certain improvements to Buffalo Springs Drive are required including removing and replacing existing asphalt roadway with a concrete roadway from the existing end of the concrete roadway near the northern boundary of the Home Depot site to the north side of the intersection between Buffalo Springs Drive and CB Stewart Drive, as shown on Exhibit C. Any additional roadway improvements to Buffalo Springs Drive will be based on the results of a Traffic Impact Analysis conducted by the Party and submitted to the City for review and approval. In addition, unless recommended by the Traffic Impact Analysis, it is not anticipated that improvements to CB Stewart will be warranted. Public roadway improvements are to be designed and constructed by the City at the Party's expense. The improvements to Buffalo Springs Drive will need to be completed prior to the development, issuance of a Certificate of Occupancy, of the multi-family site.
4. The City agrees to enter into a 380 agreement or other mechanism to reimburse the Party a total of $4,000,000 for the above mentioned public infrastructure and as grant money to promote a public benefit including but not limited to local job growth, costs related to the opening of the flagship store, or any other means of economic benefit as agreed upon by both parties.
5. The City agrees to fund the reimbursement through some portion of City sales tax revenue, MEDC sales tax revenue, and additional ad valorum tax revenue, actual source of funds to be determined as part of the final agreement, with a term not to exceed 10 years.

6. The City understands the Subject Tract will be proposing private on-site detention in accordance with all current local criteria. Once approved and the Subject Tract is platted, the drainage report addressing the Subject Tract, will not expire for the Subject Tract.
7. The City understands that the development of the Subject Tract and fulfillment of the Party's obligations in this Memorandum are dependent and contingent on the approval of the Partys application to rezone approximately 13-14.5 acres of the north portion of the Subject Tract to multifamily (R-2) and obtaining approval from the Buffalo Spring Architectural Control Committee.

COMMUNICATION BETWEEN PARTIES

The stated purpose and roles and responsibilities of the MOU will likely drive the level of communication necessary for a successful understanding between Parties. Once lines of communication are established, it will be critical for each Party to be diligent in their efforts to communicate with the other Party or parties.

AMENDMENTS

The terms of this MOU may be amended upon written approval by both original Parties and their designated representatives.

ASSIGNS

Party may assign the MOU at their discretion. In the event the Party does not close on the Subject Tract, MOU shall automatically assign Party's interest to the current Subject Tract owner.

The undersigned Parties acknowledge and agree to this MOU:

SIGNATURES

FOR City of Montgomery

_____ _____

Sara Countryman, Mayor

FOR BCS Capital LLC

_____ _____

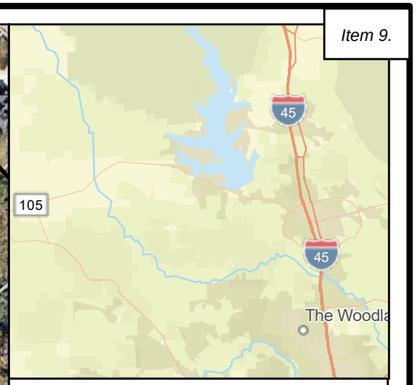
Jack Burgher, Partner

Proposed 12"
By BCS Capital

Proposed 12"
By Others

SUBJECT TRACT

Proposed 12"
By BCS Capital



Legend

- Tax Parcel
- City ETJ
- City Limits
- Tract Boundary

Water

- Hydrant
- Water Main Valve
- Water Main
- Proposed Water Main

0 360 720
ft

EXHIBIT A:
Public Waterline Improvements

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

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WGA

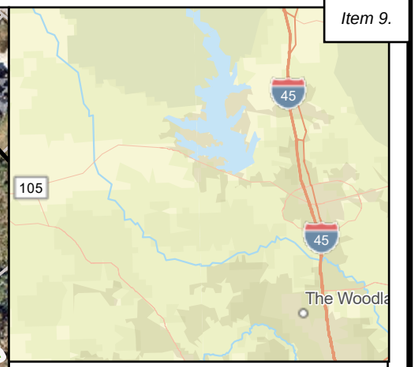
Proposed 8"
By BCS Capital

SUBJECT TRACT

Proposed 8"
(By City)
(Potential)

Proposed 8"
By BCS Capital

LS No. 1



Legend

- Tax Parcel
- City ETJ
- City Limits
- Tract Boundary

Sanitary Sewer

- Sanitary Sewer Gravity Main
- Proposed Gravity Main
- Sanitary Sewer Manhole
- Lift Station

0 360 720
ft

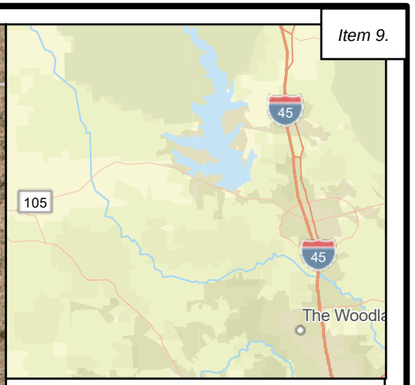
EXHIBIT B:
Public Sanitary Sewer Improvements

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.

WGA

SURBER, KENNETH L & MARY H
480124
STEWART, MICAH I
480123
480125
LEFCO INVESTMENTS INC
532648
HAJJ INVESTMENTS LTD
450383
R=62'
Lane Width = 14'
WOODLANDS METHODIST CHURCH
480134
SUBJECT TRACT
MARA MOJA HOLDINGS
331739
MARA MOJA HOLDINGS, LTD
348649
MARA MOJA HOLDINGS
392833
AMJJ LLC
433121
AMJJ LLC
433122
LEFEVRE INVESTMENTS
31298
HOME DEPOT USA INC
471203



Legend

- Proposed Pavement
- Mountable Curb
- Center Median
- Proposed Divided Median
- Tax Parcels

0 140 280
ft

EXHIBIT C:
Public Roadway Improvements

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

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WGA

BCS Capital Development

City of Montgomery

April 2, 2025

Development Costs			
Projects	**Total[1]**	**Potential Reimbursble**	**Reimbursed Amount**
Linear Utilities	$ 1,012,000.00	100%	$ 1,012,000.00
Buffalo Springs Roadway Improvements	$ 1,489,100.00	100%	$ 1,489,100.00
CB Stewart Roadway Improvements[2]	$ 723,400.00	0%	$ -
Impact Fee (Est.)	$ 582,567.00	0%	$ -
Total	$ 3,807,067.00		**$ 2,501,100.00**
		Total Reimbursement Amount [2]	**$ 4,000,000.00**
		Remaining Delta	**$ 1,498,900.00**

Notes

(1) Costs shown are the Engineer's best estimate and are subject to change based on final scope and timing of construction.

(2) The inclusion of CB Stewart Roadway Improvements will be determined based on the results of the required Traffic Impact Analysis. Should the TIA be included the desired reimbursment is subject to change

Projected Annual Sales Revenue*	**$ 55,290,000.00**
Estimated AV	**$ 71,687,910.00**
Current AV	**$ 1,573,130.00**
Estimated Additional AV	**$ 70,114,780.00**

**Estimated Sales Revenue in based on full build out with a 1-3 year build out period.*

Sales Tax Breakdown		
	City Split	Annual Revenue
City	$ 0.01000	$ 552,900.00
Tax Reduction*	$ 0.00500	$ 276,450.00
MEDC	$ 0.00250	$ 138,225.00
CCPD*	$ 0.00250	$ 138,225.00
	$ 0.0200	**$ 1,105,800.00**

**Not Eligible for Reimbursement*

Additional Ad Valourm Tax Breakdown		
	City Split	Annual Revenue
Debt Service*	$ 0.00141	$ 99,002.07
Maintenance & Operations	$ 0.0025880	$ 181,457.05

**Not Eligible for Reimbursement*

Payback Period Timing [1]				
	City (100%) MEDC (0%) AV (10%)	**City (95%) MEDC (50%) AV (0%)**	**City (80%) MEDC (100%) AV (0%)**	**City (80%) MEDC (80%) AV (25%)**
CITY	$ 552,900.00	$ 525,255.00	$ 442,320.00	$ 442,320.00
MEDC	$ -	$ 69,112.50	$ 138,225.00	$ 110,580.00
AV (M&O ONLY)	$ 18,145.71	$ -	$ -	$ 45,364.26
TOTAL ANNUAL CITY REIMBURSEMENT	**$ 571,045.71**	**$ 594,367.50**	**$ 580,545.00**	**$ 598,264.26**
Pay Back Period of $4 million (Years)[2]	**10.00**	**9.73**	**9.89**	**9.69**

Notes

(1) Timing is based on Reimbursement Amount and assumes full build.

(2) The paypack period assumes an initial 3 year build out period of which $0 reimbursement is made during the first 3 years.

CITY COUNCIL AGENDA
Regular Meeting: April 08, 2025

AGENDA ITEM:

Consideration and possible action to award the Request for Qualifications (RFQ) for Design-Build Contracting for Police Station/Municipal Court Facility.

SUBMITTED BY: Ruby Beaven, City Secretary/Director of Administrative Services

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator/Police Chief

BACKGROUND:

The City of Montgomery solicited qualifications from interested and qualified firms for the development, design, and build for a Police Station/Municipal Court Facility to meet the City's growing needs.

The response deadline was March 18, 2025, at 4:00 p.m. and multiple responses were received.

During the course of receiving responses for the RFQ, an additional opportunity for the City of Montgomery has become available for consideration. With the guidance from the City Attorney, we have not evaluated or ranked the proposals at this time. We were advised to hold off until the City has an opportunity to explore the additional opportunity.

Therefore, staff is asking the City Council not to take any action at this time.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommend City Council not take any action.