Notice of City Council Regular Meeting
AGENDA

May 28, 2024 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery City Council will be held on **Tuesday, May 28, 2024**, at **6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

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

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE TO FLAGS

VISITOR/CITIZENS FORUM:

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

CONSENT AGENDA:

1. Approval of the following minutes:

   (a) City Council Meeting minutes 04-23-2024

   (b) City Council Meeting minutes 05-14-2024

CONSIDERATION AND POSSIBLE ACTION:

2. Public Hearing concerning amending Article III, Impact Fees of Chapter 90 "Utilities' of the city code of ordinances by adopting new impact fees for water and wastewater improvements attributable to new development.

3. Consideration and possible action on: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, PROPOSING THE CREATION OF A CRIME CONTROL AND PREVENTION DISTRICT; CREATING A TEMPORARY BOARD OF DIRECTORS; APPOINTING PERSONS TO SERVE AS A TEMPORARY DIRECTORS OF THE PROPOSED DISTRICT; AND PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

4. Consideration and Possible action on the appointment of a Temporary Board of Directors for the Crime Control and Prevention District.
5. Consideration and possible action regarding approving expenses for transmission repairs on 2012 John Deere backhoe.

6. Consideration and possible action on renewal of a Special Use Permit granted to Candace Welsh for a micropigmentation tattoo business located at 401 College Street Suite 110-B, Montgomery, Texas 77356.

7. Presentation and acceptance of a Feasibility Study for a proposed 16.75-ac commercial development at the southeast corner of the intersection of Eva St./SH105 and FM2854 by HEB Grocery Company LP (Dev. No. 2402).

8. Consideration and possible action on approval of WSD&P construction plans for Montgomery Bend Section Three (Dev. No. 2203).

9. Consideration and possible action on approval of WSD&P construction plans for Montgomery Bend Section Four (Dev. No. 2203).

10. Consideration and possible action on acceptance of approximately 240 linear feet of public storm sewer on Reserve A of Montgomery Summit Business Park (Dev. 2206) and commencement of the one-year warranty period.

11. Consideration and possible action on calling a Public Hearing to be held on July 9, 2024 regarding a proposed amendment to Chapter 98 of the City Code of Ordinances.

12. Consideration and possible action on A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS APPROVING A LOCAL ON-SYSTEM IMPROVEMENT PROJECT AGREEMENT WITH THE STATE OF TEXAS, ACTING THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION, FOR CERTAIN IMPROVEMENTS TO THE SH 105 & BUFFALO SPRINGS DRIVE INTERSECTION, DESIGNATING THE CITY ADMINISTRATOR, OR DESIGNEE, AS THE AUTHORIZED OFFICIAL TO ACCEPT, REJECT, AMEND, OR TERMINATE THE AGREEMENT; AND MAKING THIS RESOLUTION A PART OF THE AGREEMENT.

DEPARTMENTAL REPORTS:

13. Utility Operations Report - Hays Utility North.

14. Public Works Report.

15. Police & Code Enforcement Report.

16. Court Report.

17. Financial Report.

18. City Engineer's Report.

EXECUTIVE SESSION:

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

The City Council reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualifications in:

Sections 551.071(consultation with attorney), Buffalo Springs.

19. Buffalo Springs Drainage Issues

POSSIBLE ACTION FROM EXECUTIVE SESSION:

Consideration and possible action on items discussed in executive session.

COUNCIL INQUIRY:

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

ADJOURNMENT

/s/ Nici Browe

Nici Browe, City Secretary. TRMC

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on Friday, May 24, 2024 at 4:30 p.m.

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

City Council
MINUTES

April 23, 2024, at 6:00 PM

CALL TO ORDER

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

Present:	Byron Sanford	Mayor
	Carol Langley	City Council Place #1
	Casey Olson	City Council Place #2
	Sara Countryman	City Council Place #3
	Cheryl Fox	City Council Place #4
	Stan Donaldson	City Council Place #5
Also Present:	Gary Palmer	City Administrator
	Alan Petrov	City Attorney
	Chris Roznovsky	City Engineer

INVOCATION

Councilmember Stan Donaldson provided the invocation.

PLEDGE OF ALLEGIANCE TO FLAGS

PRESENTATION OF PROCLAMATION

The city council presented the Montgomery Historical Society with a proclamation for their Magnolia House Event.

VISITOR/CITIZENS FORUM:

No members of the public addressed the city council.

CONSENT AGENDA:

1. Approval of the following minutes:

   (a) City Council Workshop 03-25-2024.

   (b) City Council Meeting 04-09-2024.

2. Review Quarterly Investment Report

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

CONSIDERATION AND POSSIBLE ACTION:

3. Consideration and possible action regarding the response to the Request for Qualifications for the Town Creek Wastewater Treatment Plant Expansion to 0.3 MGD project and authorizing the City Administrator to negotiate a professional services contract for the same.

Mr. Chris Roznovsky, City Engineer, presented this item. He explained to the city council his company is recommending proceeding with Halff Associates, they advertised a public bid and had three submissions. He provided a detailed explanation of each company's submissions and explained that Halff do have their own funding team located in Texas, therefore, is their recommendation to award the bid to.

Councilmember Sara Countryman inquired if WGA have worked with them in the past.

Mr. Roznovsky responded he had and with no issues. He reiterated that Mr. Ryan Londeen of the EDC works with/for Halff.

He reminded the city council the motion he is seeking is to now proceed with negotiating the terms and price, which they will then come back to council for approval and to proceed with design.

Councilmember Sara Countryman inquired with the City Attorney if there is any conflict of interest with Mr. Londeen being involved.

The City Attorney responded there would not, as he is not part of the voting board, the city council, he is just a local presence.

Councilmember Sara Countryman moved to accept the recommendation of WGA to award the RFQ to Halff Associates and authorizes the City Administrator and City Attorney to negotiate terms and pricing. Councilmember Stan Donaldson seconded the motion. **Motion Passed (5-0).**

4. Consideration and possible action authorizing the City Engineer to begin design of the FM 1097 Sanitary Sewer Relocation project.

Mr. Chris Roznovsky, City Engineer, presented this item. He reminded that recently the council had into the emergency access agreement for MUD160. He stated that he had met contractors on site and tried to come up with alternative economic proposals, as we do not want to fix the creek, as it too major of a project. One alternative was to move it closer to FM1097 and case it and put it in concrete blocks, similar to what has been done near Atkins Creek and Pizza Shack. This would be self-supporting and even though is close to the road, the erosion is so minimal.

Mr. Roznovsky added that they are still working with TXDOT on a major drainage work at the road, the cost estimate is a rough estimate and would include easement acquisition, survey, design, and until then we will continue to watch. $125,000 for the Sewer Line only, with construction cost a total of $225,000 drainage cost. This is just to stabilize the area around the sewer line.

Councilmember Casey Olson asked when they thought they would be moving forward with this.

Mr. Roznovsky responded as soon as they get authorization, we will get the surveyor out there and get started picking up the easements, as well as owner negotiations and continue working with TXDoT.

Mr. Roznovsky reminded the council that easement acquisition is going to be a long timeframe.

Councilmember Casey Olson asked how long before the big expenses come as he is making sure that as a city we don't overreach.

Mr. Roznovsky responded that it would be at least 120 days.

Councilmember Casey Olson moved to authorize the engineers to commence design. Councilmember Sara Countryman seconded the motion. **Motion Passed (5-0).**

5. Consideration and possible action on acceptance of a Utility and Economic Feasibility Study for a proposed 86-acre single family residential development by Morning Cloud Investments (Dev. No. 2403).

Mr. Chris Roznovsky, City Engineer, presented this item. He reminded the city council that this is similar to one that the city has conducted previously.

He went on to provide a comprehensive description of components of the study including costs and the tax implications.

This conversation may be viewed at: https://www.montgomerytexas.gov/citycouncil/page/city-council-24.

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

6. Consideration and possible action on acceptance of a Utility and Economic Feasibility Study for a proposed 108-acre single family residential development by Tri-Pointe Homes Texas, Inc. (Dev. No. 2409).

Mr. Chris Roznovsky, City Engineer, presented this item. He stated that as the council is aware, Lift Station #5 is not in the greatest of shape, and is out of capacity. The proposed relocation of the lift station is between $1.1 million and $1.2 million with 35% Tri-pointe Homes consider a cost share project by the developer coming into that service location.

Councilmember Sara Countryman noted that having a nice product is good to see, as once you get a good product you encourage more, and she very much appreciates the lack of variances.

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

7. Call for a General Workshop, Joint Planning & Zoning Commission and City Council Workshop, Budget Workshops and Special Meeting to Adopt FY25 Budget

Mr. Gary Palmer introduced this item and explained what each workshop and meetings dates were specific to. He advised the city council that these are the recommended dates but could if necessary be changed as needed.

Councilmember Sara Countryman moved to approve the list of workshop dates as presented. Councilmember Stan Donaldson seconded the motion. **Motion Passed (5-0).**

8. Consideration and Possible Action on Adding a Finance Technician Position to the City Organizational Chart.

Mr. Gary Palmer advised the City Council that this item has been withdrawn from the agenda at this point in time.

DEPARTMENTAL REPORTS:

9. Public Works March 2024 Report

10. Utility Operations March 2024 Report

11. Court Report March 2024

12. Review Police Department and Code Enforcement Report

13. Review Financial Reports

14. Review City Engineer's Report

15. City Administrator Report

The City Council heard all departmental reports presented by the heads of department.

Councilmember Sara Countryman moved to accept all departmental reports. Councilmember Cheryl Fox seconded the motion. **Motion Passed (5-0).**

EXECUTIVE SESSION:

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

The City Council reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualifications in:

551.074 (personnel matters), - City Secretary Recruitment

The City Council adjourned the Executive Session at 7:07 P.M.

The City Council reconvened into Regular Session at 7:22 P.M.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

Councilmember Casey Olson moved to authorize the City Administrator to offer the City Secretary position to James Greene, contingent upon all standard background checks. Councilmember Sara Countryman seconded the motion. **Motion Passed (5-0).**

COUNCIL INQUIRY:

Councilmember Cheryl Fox inquired what was the status on the private streets issue.

Mr. Palmer responded that the camera system was being evaluated currently.

ADJOURNMENT

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

The meeting was adjourned at 7:24 P.M.

Date Approved: _____

Submitted by: _____
Nici Browe, City Secretary. TRMC

_____
Mayor, Byron Sanford

City Council Regular Meeting
MINUTES

May 14, 2024, at 6:00 PM

CALL TO ORDER

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

Present:	Byron Sanford	Mayor
	Carol Langley	City Council Place #1
	Casey Olson	City Council Place #2
	Sara Countryman	City Council Place #3
	Cheryl Fox	City Council Place #4
	Stan Donaldson	City Council Place #5
Also Present:	Gary Palmer	City Administrator
	Alan Petrov	City Attorney

INVOCATION

Mayor Byron Sanford led the invocation.

PLEDGE OF ALLEGIANCE TO FLAGS

OATHS OF OFFICE & PRESENTATION

1. Mayor Byron Sanford will administer the Oath of Office to the following duly elected officials from the May 4, 2024, General Election.

   Sara Countryman - Mayor

   Casey Olson - Council Place 2

   Cheryl Fox - Council Place 4

   Mayor Byron Sanford provided the oaths of office and swore each council member and Mayor into office.

2. Recognition of outgoing Mayor, Byron Sanford.

Mayor, Sara Countryman provided a presentation to outgoing Mayor Sanford.

3. Consideration and possible action to elect the Mayor Pro Tem for the term of one (1) year as provided by Texas Local Government Code 22.037(b).

Councilmember Carol Langley moved to nominate Casey Olson as Mayor Pro Tem. Councilmember Cheryl Fox seconded the motion. **Motion Passed (4-0).**

VISITOR/CITIZENS FORUM:

There were no members of the public that addressed the City Council.

CONSIDERATION AND POSSIBLE ACTION:

4. Consideration and possible action on approval of construction plans for Hills of Town Creek Section Five (Dev. No. 2406).

Mr. Gary Palmer requested a recess as the City Engineer was not able to be present and Mr. McCorquodale was on his way to City Hall for this item.

Mayor Sara Countryman recessed City Council at: 6:09 P.M.

Mayor Sara Countryman reconvened City Council at: 6:10 P.M.

Mr. Dave McCorquodale stated that the City Engineer has reviewed the plans, and the project meets the city's ordinances and design criteria. The engineers and staff are recommending approval**.**

Councilmember Casey Olson moved to approve the construction plans as presented. Councilmember Carol Langley seconded the motion. **Motion Passed (3-1) Councilmember Stan Donaldson recused himself from the vote.**

COUNCIL INQUIRY:

Councilmember Casey Olson asked Mr. Palmer where we were at and had we heard anything on the sign.

Mr. Palmer responded that he had not yet had a chance to look into it.

Mayor Countryman stated that the Lone Star Street Dance was another success.

ADJOURNMENT

Councilmember Carol Langley moved to adjourn the meeting. Councilmember Casey Olson seconded the motion. **Motion Passed (4-0).**

The meeting was adjourned at 6:20 P.M.

Date Approved: _____

Submitted by: _____
Nici Browe, City Secretary. TRMC

_____
Mayor, Sara Countryman

Montgomery City Council
AGENDA REPORT

Meeting Date: May 28, 2024	**Budgeted Amount:** N/A
Department: Admin	**Prepared By: Dave McCorquodale**

Subject

Public Hearing concerning amending Article III, Impact Fees of Chapter 90 "Utilities' of the city code of ordinances by adopting new impact fees for water and wastewater improvements attributable to new development.

Recommendation

Hold the Public Hearing.

Discussion

This required Public Hearing is part of updating the city's Water and Wastewater Impact Fees. Action to approve the Impact Fee Update will be at the

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 05/23/2024

City of Montgomery
DRAFT 15 YEAR INFRASTRUCTURE PLAN
CAPITAL PROJECTS
January 26, 2024

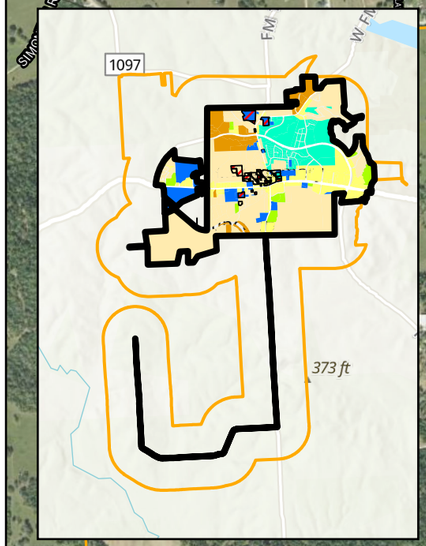
	LAST REPLACE/ REPAIR/ RECOAT	USEFUL LIFE	ANTICIPATED REPAIR/ REPLACEMENT	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
WATER PLANT NO. 2																		
DISINFECTION SYSTEM																		
Replace with Liquid Bleach	2002	20	2025			$ 134,500												
Miscellaneous Improvements		4																
WATER PLANT NO. 3																		
BOOSTER PUMPS																		
Booster Pump Addition			2022		$ 120,000													
`	2022	10	2032										$ 10,000					
Miscellaneous Improvements																		
DISINFECTION SYSTEM																		
Replace with Liquid Bleach	2005	20	2025			$ 150,000												
Miscellaneous Improvements																		
WATER PLANT NO. 4 (Future)																		
WATER WELL NO. 5 Jasper Aquifer					$ 1,000,000													
Replace	2024	50	2074															
Rework	2024	12	2036														$ 250,000	
Recoat	2024	10	2034												$ 10,000			
Miscellaneous Improvements																		
BOOSTER PUMPS																		
Booster Pump Addition	2024				$ 240,000													
Recoat	2024	10	2034										$ 10,000					
Miscellaneous Improvements																		
500,000-GALLON ELEVATED STORAGE TANK			2024		$ 2,750,000													
(Constructed 2024) Int/Ext Coating (2024/2024)																		
Replace	2024	50	2074															
Recoat Interior	2024	15	2039															
Recoat Exterior	2024	15	2039															
Miscellaneous Improvements																		
MISCELLANEOUS																		
MCC Replacement	2024	30	2054															
Miscellaneous Site Work		10											$ 10,000					
WATER DISTRIBUTION SYSTEM																		
LONE STAR PARKWAY 12" WATERLINE (PLEZ MORGAN TO TOWN CREEK CROSSING 2)						$ 212,000												
NW LONE STAR PARKWAY 12" WATERLINE LOOP*									$ 400,000									
BUFFALO SPRINGS AND CB STEWART 12" WATERLINES*								$ 245,000										
BUFFALO SPRINGS DRIVE WATERLINE FROM LONE STAR PARKWAY TO ABNER LANE					$ 95,000													
DOWNTOWN WATERLINE REPLACEMENT (EAST OF FM 149)					$ 815,000													
HOUSTON STREET WATERLINE REPLACEMENT												$ 190,000						
OLD PLANTERSVILLE WATERLINE 12" REPLACEMENT (SH-105 TO WOMACK CEMETERY)*										$ 1,340,000								
OLD PLANTERSVILLE ROAD WATERLINE LOOP*					$ 520,000													
SH 105 WATERLINE REPLACEMENT (POND TO PRARIE)							$ 315,000											
POND ST AND FM 149 WATERLINE REPLACEMENT (SH 105 TO FLAGSHIP BLVD)											$ 340,000							
SH-105 12" WATERLINE EXTENSION (BUFFALO SPRINGS TO CB STEWART)*						$ 154,000												
WASTEWATER TREATMENT PLANT																		
STEWART CREEK WWTP EXPANSION TO 0.8 MGD			2031									$ 9,000,000						
TOWN CREEK WWTP TO 0.8 MGD			2024		$ 9,750,000													
On-Site Lift Station (Town Creek WWTP, LS No. 2)																		
Recoat Valves, Vents, and Above Ground Piping	2024	10	2034												$ 10,000			
Lift Station Replacement					$ 1,000,000													
SANITARY SEWER COLLECTION SYSTEM																		
GSA 1 GRAVITY SYSTEM IMPROVEMENTS (LONE STAR PKWY SANITARY SEWER EXPANSION)											$ 1,000,000							
GSA 12 GRAVITY SYSTEM IMPROVEMENTS (GRAVITY TO ELIMINATE LS NO. 12)*					$ 151,000													
GSA 25 GRAVITY SYSTEM IMPROVEMENTS (LONE STAR ESTATES SANITARY SEWER EXPANSION)*																		
SH-105 GRAVITY SANITARY SEWER EXTENSION (ELIMINATE LS B)*									$ 125,000									
Total Construction Cost				$ -	$ 16,441,000	$ 650,500	$ 315,000	$ 245,000	$ 525,000	$ 1,340,000	$ 1,340,000	$ 9,190,000	$ 30,000	$ -	$ 20,000	$ -	$ 250,000	$ -
Contingencies (20%)				$ -	$ 3,288,200	$ 130,100	$ 63,000	$ 49,000	$ 105,000	$ 268,000	$ 268,000	$ 1,838,000	$ 6,000	$ -	$ 4,000	$ -	$ 50,000	$ -
Inflation (4% per year)				$ -	$ 1,609,903	$ 97,469	$ 64,207	$ 63,696	$ 167,151	$ 428,966	$ 490,075	$ 4,668,283	$ 17,289	$ -	$ 11,245	$ -	$ 167,390	$ -
Engineering				$ -	$ 3,200,865	$ 131,710	$ 66,331	$ 53,654	$ 119,573	$ 305,545	$ 314,711	$ 2,354,442	$ 7,993	$ -	$ 5,287	$ -	$ 70,109	$ -
TOTAL ANNUAL COSTS OF CAPITAL PROJECTS				**$ -**	**$ 24,539,968**	**$ 1,009,779**	**$ 508,538**	**$ 411,350**	**$ 916,724**	**$ 2,342,511**	**$ 2,412,787**	**$ 18,050,725**	**$ 61,282**	**$ -**	**$ 40,532**	**$ -**	**$ 537,499**	**$ -**

EXECUTIVE SUMMARY

An update of the land use assumptions occurs periodically after the ordinance approving the land use assumptions is made October 25, 2016. The update of the Land Use Assumptions is made based on the current City of Montgomery Zoning Map which was last updated on November 7, 2023. The assumptions are based on development within the City over a 10-year period (2033). Considerations to the land-use assumptions can be found below.

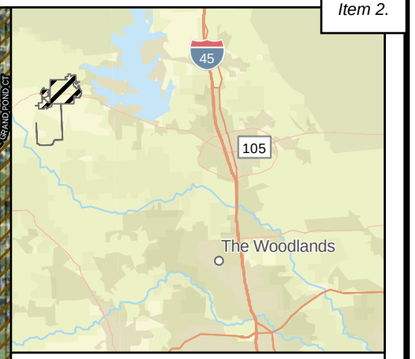
CONSIDERATIONS:

1. Residential parcels are assumed to be developed with 9,000sf lots, with a connection being required per lot.
2. Multifamily parcels usage is calculated based on the equivalent single-family connection ("ESFC") per acre of the parcel.
3. Commercial parcels usage is calculated based on the equivalent single-family connection ("ESFC") per square footage of the parcel.
4. Industrial parcels usage is calculated based on the equivalent single-family connection ("ESFC") per acre of the parcel.
5. The extent of the Planned Development District ("PDD") has allowed for residential and non-residential development. Parcels within the PDD have been assumed to be single family unless the parcel is in an active agreement with the City,



UNDEVELOPED AREAS

- Residential (R1)
- Planned Development (PD)
- Multi-Family (R2)
- Institutional (I)
- Industrial (ID)
- Commercial (B)



Legend

Jurisdictional Boundaries

- Montgomery City Limits
- Montgomery ETJ
- Parcel Boundary
- Conroe ETJ

Historical Preservation

- Historical Landmark
- Historical District

Zoning Classification

- Residential (R1)
- Planned Development (PD)
- Multi-Family (R2)
- Institutional (I)
- Industrial (ID)
- Commercial (B)

LAST UPDATED NOVEMBER 07, 2023
VIA ORDINANCE NO. 2023-21
*2023 ERSI FIREFLY IMAGERY

N
W E
S

1 inch equals 12,500 feet

CITY OF MONTGOMERY OFFICIAL ZONING MAP

(DECEMBER 2023)

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

EXECUTIVE SUMMARY

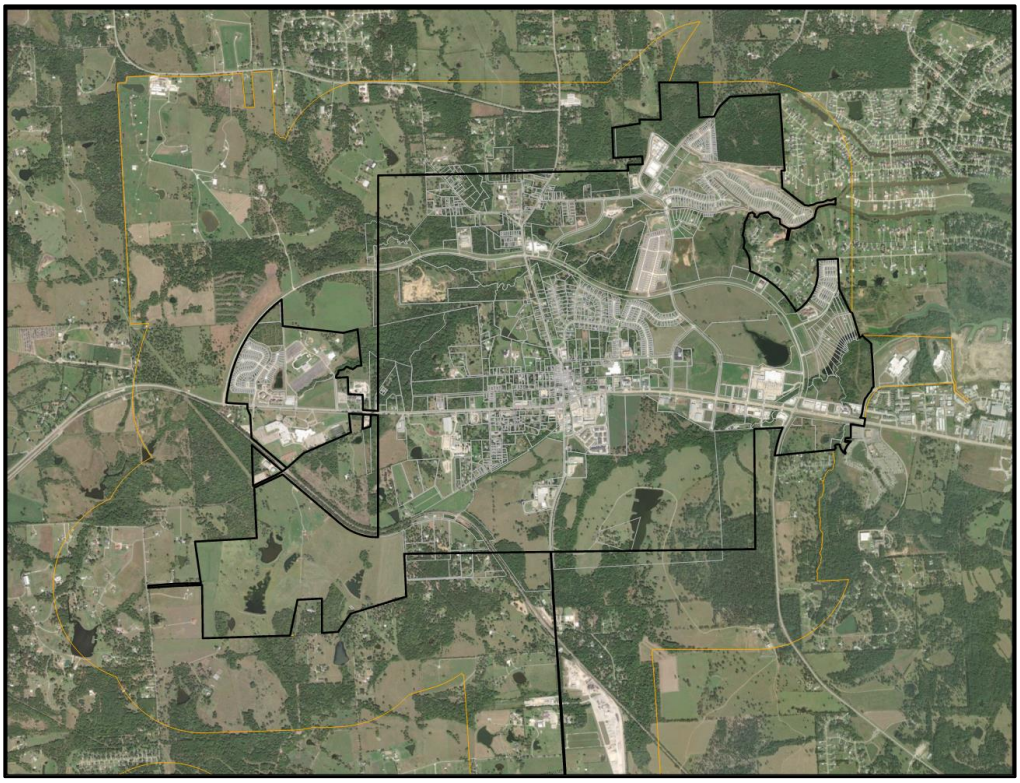
This study was performed to update the City of Montgomery's (the City) Water and Wastewater System Impact Fees. Water and wastewater system improvements necessary to serve the 10-year (2033) build-out and ultimate system needs were evaluated. Based on the City's 10-year growth projections and the associated demand (consumption) values, 3,571 additional service units will need water and wastewater service by the year 2033. Based on the additional service units and the recoverable capital improvements plans, the City may assess a maximum of **$3,984.00** per ESFC for water and sanitary sewer combined.

UPDATES:

1. We have updated the timing of projects based on upcoming and active developments within the City.
2. Updated estimated project costs based on current pricing.
3. Total costs for Water Improvements is **$18,666,506** which includes costs from 5 projects listed on the 2016 Impact Fees.
4. Total costs for Wastewater Improvements is **$21,294,871** which includes costs from 5 projects listed on the 2016 Impact Fees.
5. Major Changes/Project Updates:
    a. Water Plant No. 4
    b. Water Plant No. 2 Improvements
    c. Town Creek Wastewater Treatment Plant Expansion (0.3 MGD Upsizing)
    d. Wastewater Treatment Plant Expansion to Ultimate (Town Creek to 0.6 MGD or Stewart Creek to 0.8 MGD)
    e. Sanitary Sewer Rehabilitation PH II is expected to be awarded at the April 9th Council Meeting.
    f. Water Plant No. 3 Improvements (Completed)
    g. Downtown Waterline Replacement PH I (Completed)

Meter Size	Existing Maximum Assessable Water Fee ($/ESFC)	Proposed Maximum Assessable Water Fee ($/ESFC)	Existing Maximum Assessable Wastewater Fee ($/ESFC)	Proposed Maximum Assessable Wastewater Fee ($/ESFC)	Existing Maximum Assessable Fee ($/ESFC)	Proposed Maximum Assessable Fee ($/ESFC)	Increase to Maximum Assessable Fee ($/ESFC)	Increase to Maximum Assessable Fee (%/ESFC)
5/8"	1,126	2,033	2,513	1,951	3,639	3,984	345	9%
3/4"	1,881	3,396	4,198	3,258	6,079	6,654	575	9%
1"	3,001	5,429	6,711	5,209	9,712	10,638	926	9%
1 1/2"	9,006	16,268	20,103	15,607	29,109	31,875	2,766	9%
2"	12,755	23,039	28,471	22,104	41,226	45,143	3,917	9%
3"	26,264	47,441	58,626	45,515	84,890	92,956	8,066	9%
4"	44,942	81,339	100,517	78,037	145,459	159,376	13,917	9%
6"	90,064	162,679	201,035	156,074	291,099	318,753	27,654	9%
8"	135,096	244,018	301,552	234,111	436,648	478,129	41,481	9%

City of Montgomery, Texas
Water and Wastewater Impact Fee Analysis 2023 Update
(DRAFT)



Prepared by:

Ward, Getz & Associates, PLLC
4526 Research Forest, Suite 360
The Woodlands, Texas 77381
713.789.1900
Firm Registration No. F-9576

April 2024

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LIFT STATIONS 11
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EXECUTIVE SUMMARY

This study was performed to update the City of Montgomery's (the City) Water and Wastewater System Impact Fees. Water and wastewater system analyses and the Water and Wastewater System Master Plans are important tools for facilitating orderly growth of the water and wastewater systems and for providing adequate facilities that promote economic development in the City of Montgomery. The implementation of impact fees shifts the financial burden of new infrastructure to the developers and new users, and away from the existing customer base.

Elements of the water and wastewater systems, including storage facilities, pumping facilities, treatment facilities, and the distribution and collection network itself, were evaluated against industry standards as outlined in the Design Criteria section of this report.

Water and wastewater system improvements necessary to serve the 10-year (2033) build-out and ultimate system needs were evaluated. Typically, infrastructure improvements are sized beyond the 10-year requirements; however, Texas' impact fee law (Chapter 395) only allows recovery of costs to serve the 10-year planning period. For example, the projected cost to serve the ultimate water and wastewater system needs is **$18,666,506** of which, **$21,294,871** is projected to be eligible for recovery through impact fees within the next 10 years. A portion of the remainder can be assessed as the planning window extends beyond 2033 and as the impact fees are updated in the future.

The impact fee law defines a service unit as follows: "Service Unit means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards, and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years." Therefore, the City of Montgomery defines a *service unit* as an Equivalent Single-Family Connection (ESFC) that consumes an amount of water requiring a standard 5/8" meter. For a development that requires a different size meter, a service unit equivalent is established at a multiplier based on its capacity with respect to the 5/8" meter. The equivalency factor and associated impact fee by meter size is shown in **Table 1.**

Based on the City's 10-year growth projections and the associated demand (consumption) values, **3,571** additional service units will need water and wastewater service by the year 2033. Based on the additional service units and the recoverable capital improvements plans, the City may assess a maximum of **$3,984.00** per ESFC.

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Table 1 – Proposed Maximum Assessable Impact Fee for Commonly Used Meters

Meter Size	Maximum Flow (GPM)	Equivalent Single-Family Connection (ESFC)	Maximum Assessable Water Fee ($/ESFC)	Maximum Assessable Wastewater Fee ($/ESFC)	Maximum Assessable Fee ($/ESFC)
5/8”	15	1.00	2,033	1,951	3,984
3/4”	25	1.67	3,396	3,258	6,654
1”	40	2.67	5,429	5,209	10,638
1 1/2”	120	8.00	16,268	15,607	31,875
2”	170	11.33	23,039	22,104	45,143
3”	350	23.33	47,441	45,515	92,956
4”	600	40.00	82,339	78,037	159,376
6”	1,200	80.00	162,679	156,074	318,753
8”	1,800	120.00	244,018	234,111	478,129

Table 2 - Proposed change in Maximum Assessable Impact Fee for Commonly Used Meters

Meter Size	Maximum Flow (GPM)	Equivalent Single-Family Connection (ESFC)	Increase to Maximum Assessable Water Fee ($/ESFC)	Increase to Maximum Assessable Wastewater Fee ($/ESFC)	Increase to Maximum Assessable Fee ($/ESFC)
5/8”	15	1.00	907	(562)	345
3/4”	25	1.67	1,515	(940)	575
1”	40	2.67	2,428	(1,502)	926
1 1/2”	120	8.00	7,262	(4,496)	2,766
2”	170	11.33	10,284	(6,367)	3,917
3”	350	23.33	21,177	(13,111)	8,066
4”	600	40.00	36,397	(22,480)	13,917
6”	1,200	80.00	72,615	(44,961)	27,654
8”	1,800	120.00	108,922	(67,441)	41,481

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1. INTRODUCTION

Ward, Getz & Associates, PLLC has served as the City's Engineer since May 2021 and was recently authorized to prepare a report analyzing and updating the impact fees for the water and wastewater system improvements required to serve new development. These fees are developed and updated in accordance with Chapter 395 of the Texas Local Government Code (impact fees), which requires a city imposing impact fees to update the land-use assumptions and capital improvements plan upon which the fees are calculated at a minimum of every five (5) years.

The purpose of this report is to satisfy the requirements of the law and provide the City with an updated impact fee capital improvements plan and associated updated impact fees.

For convenience and reference, the following is excerpted from Chapter 395.014 of the code:

A. The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:

1) a description of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;

2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;

3) a description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;

4) a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including but not limited to residential, commercial, and industrial;

5) the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

6) the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and

7) a plan for awarding:

- *a credit for the portion of ad valorem tax and utility service revenues generated by new service unit during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or*

- *in the alternative, a credit equal to 50 percent of the total project cost of implementing the capital improvements plan.*

The update process was comprised of four tasks:

- LAND USE ASSUMPTIONS

  This task involved reviewing the City's current growth, land planning and projected development for the next 10 years.

- EVALUATION OF THE WATER AND WASTEWATER SYSTEM

  This task involved reviewing the current water and wastewater system, existing capacities and usage, projected growth and demand, and further analyzing historical data provided by the City's contract utility operator. The demand projections were then used to determine the additional service units the City is expected to experience.

- IMPACT FEE CAPITAL IMPROVEMENTS PLAN

  This task involved evaluation of the water and wastewater capital improvement projects depicted in the City's 15-year Capital Improvement Plan and discussion with City staff to identify projects that will be built in the 10-year planning window and meet the design criteria.

- IMPACT FEE ANALYSIS AND REPORT

  This task included calculating the additional service units, service unit equivalents, and credit reduction. These values were then used to determine the impact fee per service unit and the maximum assessable impact fee by meter size.

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2. WATER SYSTEM DESIGN CRITERIA

WATER TRANSMISSION LINES

Water lines within the system shall be sized to maintain the following pressure requirements:

- Peak hour demand with a minimum pressure of 35 psi;
- Peak day demand plus fire flow with a minimum pressure of 20 psi.

STORAGE TANKS

The Texas Commission on Environmental Quality (TCEQ) and the State Board of Insurance (SBI) have established criteria for ground and elevated storage. These criteria address volume and height requirements only. The layout of the distribution system, location of the storage facilities, and the interaction with the high service and booster pumps affect the amount of storage necessary for the most efficient and reliable operation of the system.

1) GROUND STORAGE

Ground storage serves two functions:

- Equalization for differing feed rates between the water supply and pumping to the system; and
- Emergency capacity in the event of temporary loss of water supply.

Generally, ground storage facilities are located at water supply points or at each pump station within the water distribution system. Suggested storage capacities are established based on several criteria. There are specific requirements of the TCEQ. Which are detailed later in this section. Although ground and elevated storage facilities perform separate functions within the system, both are aimed at decreasing the impact of demand fluctuations. Their capacities are established based on knowledge of how demand varies seasonally and daily.

2) ELEVATED STORAGE

Elevated storage serves three purposes:

- Functionally, elevated storage equalizes the pumping rate to compensate for daily variations in demand and to maintain a constant pumping rate (usually referred to as operational storage), or a pumping rate that conforms to the requirements of the electrical rate structure.
- Provides pressure maintenance and protection against surges created by instantaneous demand, such as fire flow and main breaks, and instantaneous change in supply, such as pumps turning on and off.

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- Maintains a reserve capacity for fire protection and pressure maintenance in case of power failure to one or more pump stations. Sufficient storage should be maintained to provide four hours of fire flow demand during a loss of power to the pump station.

Suggested storage capacities are established by the TCEQ. Adequate operational storage is established by determining the required volume to equalize daily fluctuations in flow during the maximum day demand, plus the reserve volume required for fire protection.

The minimum requirements for storage, according to Chapter 290 of the Texas Administrative Code, are as follows:

- Total Storage - Equal to 200 gallons per connection.
- Elevated Storage - Equal to 100 gallons per connection for systems with more than 2,500 physical connections; or
- Elevated Storage - Equal to 200 gallons per connection for a firm pumping capacity reduction from 2.0 gallons per connection to 0.6 gallons per connection.

3) PUMP STATIONS

Pumping capacities must provide the maximum demand, or the peak hour demand required by the water system, or the suggested capacities established by the TCEQ. Pumping capacity should supply the maximum demand with sufficient redundancy to allow for the largest pump at the pump station to be out of service. This is known as firm pumping capacity.

Each pump station or pressure plane must have two or more pumps that have a total capacity of 2.0 gallons per minute per connection or have a total capacity of at least 1,000 gallons per minute and the ability to meet peak hour demand with the largest pump out of service, whichever is less. If the system provides elevated storage capacity of at least 200 gallons per connection, two service pumps with a minimum combined capacity of 0.6 gpm per connection are required.

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4) WATER DEMAND

The criteria used for projecting the water demands for the water system were derived from historical data provided by the City's contract utility operator and anticipated water usage provided by developers in the City. Table 3 shows the projected average day demand by land use type.

Table 3 - Water Demand by Land Use Type

Land Use Type	Demand gpd/ac	Demand gpd/dwelling unit
Single-Family Residential	N/A	225
Commercial	2,000	N/A
Multi-family Residential	N/A	225

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3. WASTEWATER SYSTEM DESIGN CRITERIA

WASTEWATER COLLECTION LINES

Wastewater collection lines shall be sized to maintain the following requirements:

- Capacity for four times the Average Daily Flow (ADF);
- Minimum velocity of 2.0 feet per second.

LIFT STATIONS

The TCEQ has established criteria for the design of lift stations. These criteria address location, volume, controls, flood protection, and ventilation. In addition to meeting the capacity requirements, lift stations will be designed with a six-hour run time to sustain the ADF, and allow a 4x peaking factor.

FORCE MAINS

Force main lines shall be sized to maintain the following requirements:

- Capacity for maximum pumping capacity of the lift station;
- Maintain velocity between 3.0 and 7.0 feet per second.

WASTEWATER TREATMENT PLANT (WWTPs)

The criteria used for designing WWTPs is stated in TCEQ Chapter 217. The wastewater demands for the system were derived from historical data provided by the City's contract utility operator and anticipated wastewater demand provided by developers in the City. **Table 4** shows the projected average day demand by land use type.

Table 4 - Wastewater Demand by Land Use Type

Land Use Type	Demand gpd/ac	Demand gpd/dwelling unit
Single Family Residential	N/A	150
Commercial	1,600	N/A
Multi-Family Residential	N/A	150

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4. WATER IMPACT FEE CAPITAL IMPROVEMENTS PLAN

The City commissioned Jones|Carter to complete a Water System Analysis and Master Plan utilizing Bentley WaterGEMS (v8i) in 2015. The purpose of the water master plan was to provide the City with a strategy for upgrading and expanding its water distribution system to accommodate future growth and for addressing existing system deficiencies.

Following the completion of the analysis and master plan, the City has consistently and closely monitored growth trends and projected demands to create an updated plan that is suitable for the City's current size and reasonably anticipated growth.

The following sixteen (16) projects are determined to be partially or entirely eligible for recoverable cost through impact fees over the next 10 years. The total cost of these projects is **$18,666,506**. The projected total recoverable cost through impact fees is **$14,523,000.** After the credit calculation and 50% reduction is completed, **$7,261,500** is recoverable through impact fees to serve the 10-year system needs.

PROJECT DESCRIPTIONS (16)

1. **WATER PLANT No. 4**
   The design of Water Plant No. 4 with a 1000-gpm Jasper water well, booster pumps, a 500,000-gallon elevated storage tank, and general sitework.
   Estimated Project Cost **$6,573,000**

2. **WATER PLANT No. 2 IMPROVEMENTS**
   Recoat tanks and pumps, generator addition, and replace and upsize the well rework to improve water quality and extend the life of existing facilities.
   Estimated Project Cost **$1,232,000**

3. **ABNER LANE WATERLINE EXTENSION**
   Closes loop from Lone Star Parkway to Estates of Lake Creek Village at Abner Lane.
   Estimated Project Cost **$240,000**

4. **CB STEWART AND BUFFALO SPRINGS WATERLINE EXTENSION (12")**
   Closes loops from Estates of Lake Creek Village to SH 105 via CB Stewart Dr. and Buffalo Springs Dr.
   Estimated Project Cost **$678,000**

5. **DOWNTOWN WATERLINE REPLACEMENT PH II (POND TO PRAIRIE)**
   Upsize the existing 8" waterline to a 12" waterline along SH 105 from Pond Street to Prairie Street.
   Estimated Project Cost **$411,000**

6. **EAST LONE STAR PARKWAY WATERLINE EXTENSION**
   Closes the loop from Town Creek Crossing Section 1 to FM 149
   Estimated Project Cost **$696,000**

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7. **HOUSTON ST. WATERLINE REPLACEMENT**
   Upsize the existing 8" waterline to a 12" waterline from SH 105 to Water Plant No. 2.
   Estimated Project Cost **$376,000**

8. **OLD PLANTERSVILLE RD. WATERLINE EXTENSION**
   Install 12" waterline from Womack Cemetery W to SH-105 along Old Plantersville Rd and Old Dobbin Plantersville Rd.
   Estimated Project Cost **$980,000**

9. **POND STREET WATERLINE REPLACEMENT (SH 105 TO MONTGOMERY ELEMENTARY)**
   Upsize the existing 8" waterline to a 12" waterline from SH 105 to Montgomery Elementary.
   Estimated Project Cost **$1,004,000**

10. **SH-105 WATERLINE EXTENSION**
    Extension of existing 12" waterline from Buffalo Springs to CB Stewart, via SH-105.
    Estimated Project Cost **$425,000**

11. **WEST LONE STAR PARKWAY WATERLINE (12")**
    Closing the loop from Hills of Town Creek subdivision to the existing 12" line along Lone Star Parkway east of Town creek.
    Estimated Project Cost **$1,302,000**

12. **McCOWN AND CAROLINE WATERLINE REPLACEMENT**
    Replace existing 4" and 6" waterlines with an 8" waterline east of FM 149.
    Estimated Project Cost **$370,000**

13. **OLD PLANTERSVILLE ROAD WATERLINE REPLACEMENT (SH 105 TO WOMACK CEMETERY)**
    Upsize the existing 8" waterline to a 12" waterline along Old Plantersville Rd from SH 105 to Womack Cemetery.
    Estimated Project Cost **$2,158,000**

14. **WATER PLANT No. 3 EXPANSION**
    Booster pump addition and misc. improvements.
    Estimated Project Cost **$120,000**

15. **WATER PLANT No. 3 IMPROVEMENTS (COMPLETED)**
    210,000-gallon GST addition, 600 gpm cooling tower, generator addition, and misc. site work.
    Estimated Project Cost **$1,001,622**

16. **DOWNTOWN WATERLINE REPLACEMENT PH I (COMPLETED)**
    Upsize the existing 4" and 6" waterlines to a 12" waterline along SH-105, Pond St. and FM 149 to Berkeley Dr.
    Estimated Project Cost **$1,099,884**

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5. WASTEWATER IMPACT FEE CAPITAL IMPROVEMENTS PLAN

In 2015 the City commissioned Jones|Carter to complete a Wastewater System Analysis and Master Plan. The purpose of the wastewater master plan was to provide the City with a strategy for upgrading and expanding its wastewater collection and treatment systems to accommodate future growth and for addressing existing system deficiencies.

Following the completion of the analysis and master plan, the City has consistently and closely monitored growth trends and projected flows to create an updated plan that is suitable for the City's current size and reasonably anticipated growth. Within the next 10 years we are anticipating improvements to the City's lift stations, however we are assuming that any major improvements to any single lift station triggered by development would be paid by the developer and would be identified at the time of feasibility.

The following eight (8) wastewater projects are determined eligible for recoverable cost through impact fee over the next 10 years. The total cost of these projects is **$21,294,871**. The projected total recoverable through impact fees is **$13,993,920**. After the credit calculation and 50% reduction is completed, **$6,996,960** is recoverable through impact fees serving the 10-year system needs.

PROJECT DESCRIPTIONS (8)

1. **TOWN CREEK WWTP IMPROVEMENTS**
   LS2 and 0.3 MGD WWTP (Town Creek).
   Estimated Project Cost **$8,500,000**

2. **2023 SANITARY SEWER PHASE I (PIPE BURSTING)**
   Rehab and repair of gravity sanitary sewer system overall.
   Estimated Project Cost **$200,000**

3. **GSA 1 GRAVITY SYSTEM IMPROVEMENTS**
   Replace existing 10" sanitary sewer line with 18" sanitary sewer from SH 105 to just north of Grandview Dr along Lone Star Parkway.
   Estimated Project Cost **$2,657,000**

4. **GSA 12 GRAVITY SYSTEM IMPROVEMENTS**
   Extend 8" gravity sanitary sewer along SH-105 from Buffalo Springs to CB Stewart to abandon Lift Station No. 12.
   Estimated Project Cost **$291,000**

5. **GSA NO. 2S GRAVITY SYSTEM IMPROVEMENTS (2023 SANITARY SEWER REHABILITATION PHASE II)**
   Upsize existing 8" and 10" sanitary sewer lines to a 12" sanitary sewer line from SH-105 to College St.
   Estimated Project Cost **$119,871**

6. **GSA NO. 5 SYSTEM IMPROVEMENTS**
   Extends 8" gravity sanitary sewer from Lift Station No. 5 past Lift Station B to abandon Lift Station B.
   Estimated Project Cost **$239,000**

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7. **LIFT STATION No. 3 FORCE MAIN REROUTE**
   Abandons existing 4" force main along FM 149 to SH-105 and reroutes flow along SH-105 to Stewart Creek Wastewater Treatment Plant.
   Estimated Project Cost **$305,000**

8. **WWTP UPSIZING TO ULTIMATE**
   Upsizing of either Stewart Creek WWTP and Lift Station No. 1 or Town Creek WWTP and Lift Station No. 2 to 0.8 MGD depending on future city development.
   Estimated Project Cost **$6,500,000**

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6. WATER IMPACT FEE CALCULATIONS

Chapter 395 of the Local Government Code defines a service unit as follows, '"Service Unit' means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years." Therefore, the City of Montgomery defines a *service unit* as an Equivalent Single-Family Connection (ESFC) that consumes the amount of water requiring a standard 5/8" meter. For a development that requires a different size meter, a service unit equivalent is established at a multiplier based on its capacity with respect to the 5/8" meter. The equivalency factor and associated impact fee by meter size is shown in **Table 1** earlier in this report**.**

Additional Service Units and Water Impact Fee Calculation

Based on the City's 10-year growth projections and the resulting water demand projections, water service will be required for an additional 3,571 service units by 2033. The calculation is as follows:

- A service unit, which is a unit of development that consumes approximately 225 gallons per day (GPD), is an equivalent single-family connection that uses a 5/8" meter. **Table 5** outlines the future water demand projections and its relationship to the additional service units projected for the next 10 years.

Table 5 - 10-year Additional Service units Calculation

Year	Average Day Demand (Gallons)	Service Unit Demand (GPD)	Equivalent Single-Family Connections (ESFC)
2023	481,238	225	2,139
2028	1,022,429	225	4,544
2033	1,284,705	225	5,710
10-year Additional ESFC's			3,571

Impact fee law allows for a credit calculation to credit back to the development community based on the utility revenues or ad valorem taxes that are allocated for paying a portion of future capital improvements. The intent of this credit is to prevent the City from double charging development for future capital improvements via impact fees and utility rates. If the City chooses not to undertake a financial analysis to determine the credit value, they are required by law to reduce the recoverable cost by 50 percent. The City has chosen not to perform a financial analysis. The maximum recoverable cost for impact fee is shown below.

Table 6 - Maximum Recoverable Cost (Water)

Projects	Project Cost ($)	Allowed Recoverable	Allowed Recoverable ($)
WATER PLANT NO. 4	$6,573,000	100%	$6,573,000
WATER PLANT NO 2 IMPROVEMENTS	$1,232,000	26%	$320,320
ABNER LANE WATERLINE EXTENSION	$240,000	100%	$240,000
CB STEWART AND BUFFALO SPRINGS WATERLINE EXTENSION	$678,000	100%	$678,000
DOWNTOWN WATERLINE REPLACEMENT PH II (POND TO PRAIRIE)	$411,000	56%	$230,160
EAST LONE STAR PARKWAY WATERLINE EXTENSION	$696,000	100%	$696,000
HOUSTON ST. WATERLINE REPLACEMENT	$376,000	56%	$210,560
OLD PLANTERSVILLE ROAD TO SH 105 WATERLINE EXTENSION (REDBIRD MEADOWS DEVELOPMENT)	$980,000	100%	$980,000
POND STREET TO MONTGOMERY ELEMENTARY WATERLINE REPLACEMENT	$1,004,000	75%	$753,000
SH-105 WATERLINE EXTENSION	$425,000	100%	$425,000
WEST LONE STAR PARKWAY WATERLINE EXTENSION	$1,302,000	100%	$1,302,000
McCOWN and CAROLINE WATERLINE REPLACEMENT	$370,000	19%	$70,300
WOMACK CEMETERY RD. TO SH 105 WATERLINE REPLACEMENT	$2,158,000	56%	$1,198,889
WATER PLANT NO. 3 EXPANSION	$120,000	33%	$40,019
WATER PLANT NO. 3 IMPROVEMENTS (COMPLETED)	$1,001,622	44%	$438,210
DOWNTOWN WATERLINE REPLACEMENT PH I (COMPLETED)	$1,099,884	33%	$366,798
Summation	**$18,666,506**		**$14,523,000**

A calculation of the 10-year recoverable costs and the associated impact fee per service unit is as follows:

$$Impact\ fee\ per\ service\ unit = \frac{10-year\ recoverable\ costs}{10-year\ additional\ service\ units} = \frac{\$14{,}523{,}000}{3{,}571}$$

$$50\%\ Reduction \qquad 50\%\ x\ \$ \qquad = \ \$2{,}033$$

Therefore, the maximum assessable water impact fee per service unit is $2,033.

For a development that requires a different size meter, an equivalent single-family connection (ESFC) is established at a multiplier based on its capacity with respect to the 5/8" meter. The maximum impact fee that could be assessed for other meter sizes is based on the value shown on **Table 7**, ESFC Table for Commonly Used Meters.

Table 7 - ESFC Table for Commonly Used Meters (Water)

Meter Size	Maximum Continuous Operating Capacity (GPM)	ESFC	Maximum Assessable Water Fee ($)
5/8”	15	1.00	2,054
3/4”	25	1.67	3,430
1”	40	2.67	5,483
1 1/2”	120	8.00	16,429
2”	170	11.33	23,267
3”	350	23.33	47,910
4”	600	40.00	82,144
6”	1,200	80.00	164,288
8”	1,800	120.00	246,432

7. WASTEWATER IMPACT FEE CALCULATIONS

Based on the City’s 10-year growth projections and the resulting water demand projections, wastewater service will be required for an additional 5,885 service units. For simplicity, the average daily flow for wastewater is compared to the meter size used for water service. The calculation is as follows:

- A service unit, which is a unit of development that produces approximately 150 gallons per day (GPD), is an equivalent single-family connection that uses a 5/8” meter. **Table 8** outlines the future wastewater demand projections and their relationship to the additional service units projected for the next 10 years.

Table 8 - 10-year Additional Service Units Calculation

Year	Average Day Demand (Gallons)	Service Unit Demand (GPD)	Equivalent Single Family Connections (ESFC)
2023	187,100	150	1,247
2028	609,000	150	4,060
2033	725,072	150	4,834
10-year Additional ESFC’s			3,586

Impact fee law allows for a credit calculation to credit back to the development community based on the utility revenues or ad valorem taxes that are allocated for paying a portion of future capital improvements. The intent of this credit is to prevent the City from double charging development for future capital improvements via impact fees and utility rates. If the City chooses not to do a financial analysis to determine the credit value, they are required by law to reduce the recoverable cost by 50 percent. The City has chosen not to perform a financial analysis. The maximum recoverable cost for impact fee is shown below.

Table 9 - Maximum Recoverable Cost (Wastewater)

Projects	**Project Cost ($)**	**Allowed Recoverable**	**Allowed Recoverable ($)**
Town Creek WWTP Improvements	$8,500,000	100%	$8,500,000
2023 Sanitary Sewer Phase I (Pipe Bursting)	$200,000	31%	$62,000
GSA 1 Gravity System Improvements	$2,657,000	56%	$1,487,920
GSA 12 Gravity System Improvements	$291,000	100%	$291,000
GSA 2S Gravity System Improvements (2023 Sanitary Sewer Phase II)	$119,871	57%	$68,326
GSA 5 Gravity System Improvements	$259,000	100%	$259,000
Lift Station No. 3 Force Main Reroute	$305,000	31%	$94,550
WWTP Upsizing to Ultimate	$6,500,000	50%	$3,250,000
Summation	**$21,294,871**		**$13,993,920**

A breakdown of the 10-year recoverable costs and the associated impact fee per service unit is as follows:

$$\begin{array}{cc} Impact\ fee\ per\ service\ unit = \dfrac{10-year\ recoverable\ costs}{10-year\ additional\ service\ units} = \dfrac{\$13{,}993{,}920}{3{,}586} \\ 50\%\ Reduction \qquad 50\%\ x\ \$ \qquad = \ \$1{,}951 \end{array}$$

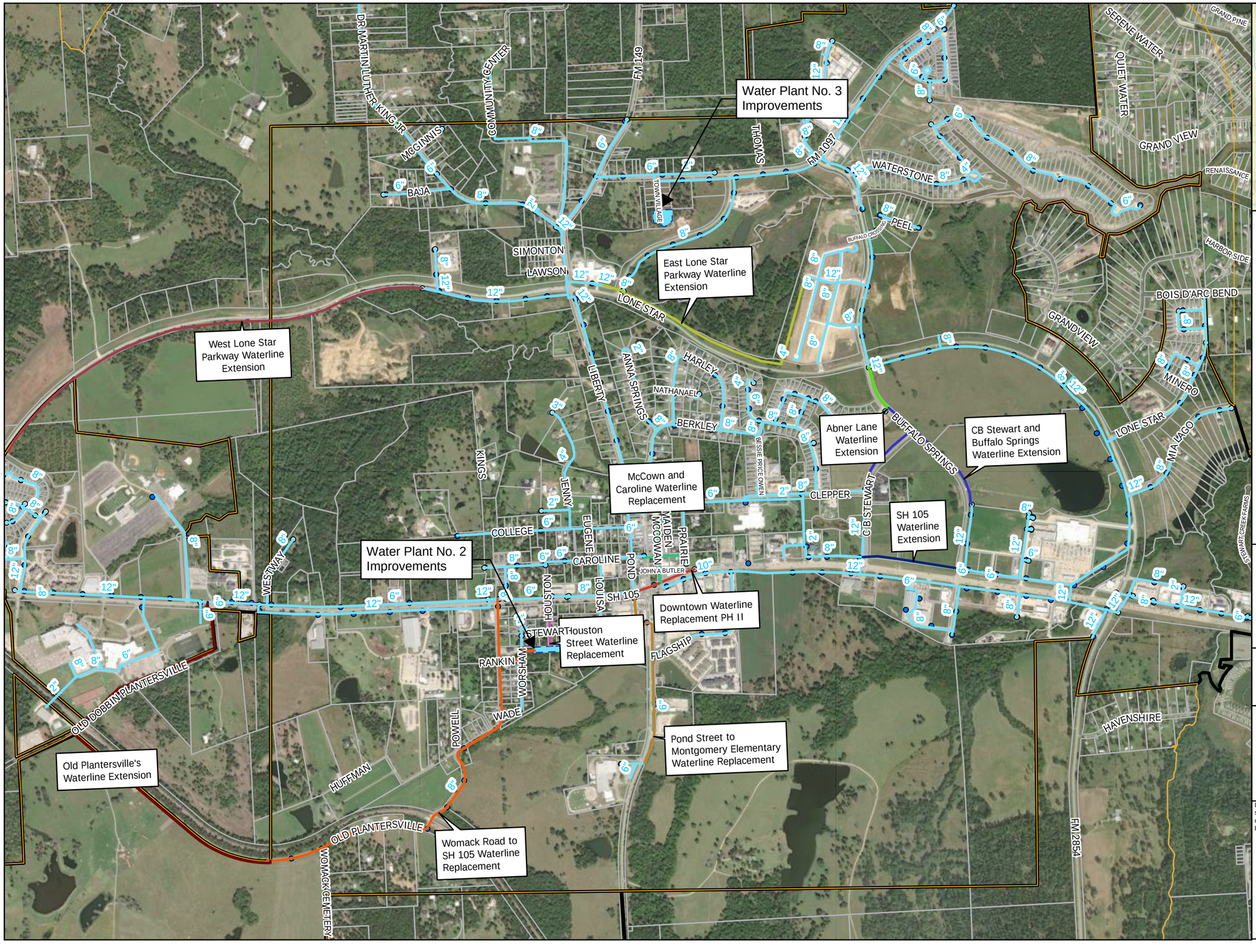
Therefore, the maximum assessable impact fee per service unit is $1,951.

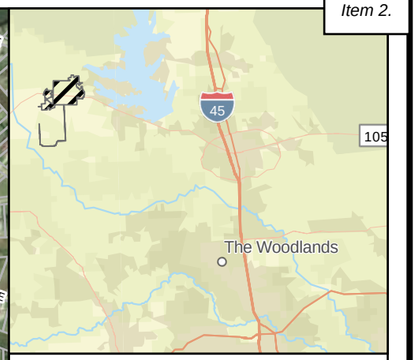
As stated above, the wastewater demand is compared to meter sizes as used for water service to a development. For a development that requires a different size meter, an equivalent single-family connection (ESFC) is established at a multiplier based on its capacity with respect to the 5/8" meter. The maximum impact fee that could be assessed for other meter sizes is based on the value shown on **Table 10**, ESFC Table for Commonly Used Meters.

Table 10 - ESFC Table for Commonly Used Meters (Wastewater)

Meter Size	Maximum Continuous Operating Capacity (GPM)	ESFC	Maximum Assessable Wastewater Fee ($)
5/8”	15	1.00	1,951
3/4”	25	1.67	3,258
1”	40	2.67	5,209
1 1/2”	120	8.00	15,607
2”	170	11.33	22,104
3”	350	23.33	45,515
4”	600	40.00	78,037
6”	1,200	80.00	156,074
8”	1,800	120.0	234,111

DRAFT





Legend

- City Limits
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- Abner Lane Waterline Extension
- CB Stewart and Buffalo Springs Waterline Extension
- Downtown Waterline Replacement PH II
- East Lone Star Parkway Waterline Extension
- Houston Street Waterline Replacement
- McCown and Caroline Waterline Replacement
- Old Plantersville's Waterline Extension
- Pond Street to Montgomery Elementary Waterline Replacement
- SH 105 Waterline Extension
- West Lone Star Parkway Waterline Extension
- Womack Road to SH 105 Waterline Replacement

Exhibit No. 1

Water Impact Fee Overall Project Map

CITY OF MONTGOMERY TEXAS EST 1837 BIRTHPLACE OF THE TEXAS FLAG

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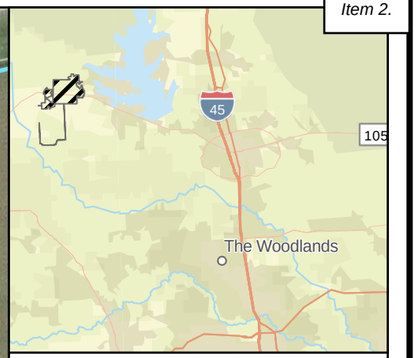
WGA



Legend

- City Limits
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- Abner Lane Waterline Extension

Exhibit No. 1A

Abner Lane Waterline Extension

CITY OF MONTGOMERY TEXAS EST 1837 BIRTHPLACE OF THE TEXAS FLAG

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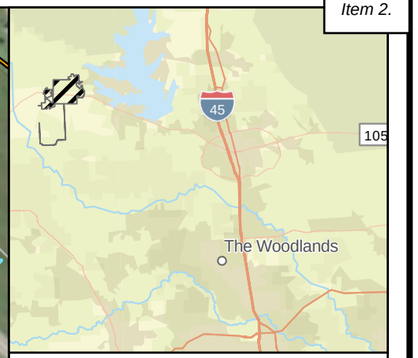

Legend

City Limits
Parcel Boundary
Montgomery ETJ

Water Infrastructure

Water Plant Boundary
wMain
wHydrant
wFittings
wControlValve

Proposed Capital Projects

CB Stewart and Buffalo Springs Waterline Extension

Exhibit No. 1B

CB Stewart and Buffalo Springs Waterline Extension

CITY OF MONTGOMERY TEXAS EST 1837 BIRTHPLACE OF THE TEXAS FLAG

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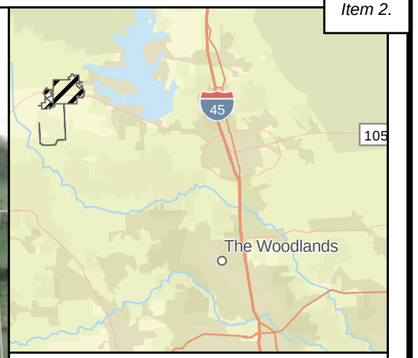

Legend

- City Limits
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- Downtown Waterline Replacement PH II

Exhibit No. 1C

Downtown Waterline Replacement PH II

CITY OF MONTGOMERY TEXAS EST 1837 BIRTHPLACE OF THE TEXAS FLAG

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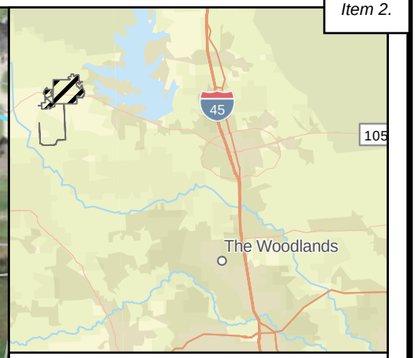

Legend

- City Limits
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- East Lone Star Parkway Waterline Extension

Exhibit No. 1D

East Lone Star Parkway
Waterline Extension

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

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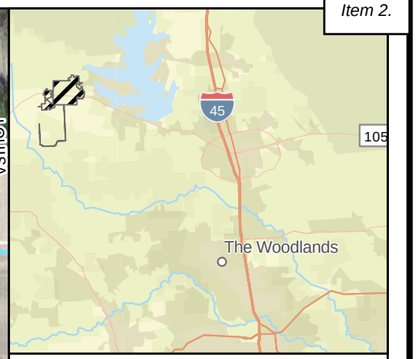

Legend

Juridictional Boundaries

- City Limits
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wControlValve
- wFittings
- wHydrant

Proposed Capital Projects

- Houston Street Waterline Replacement

Exhibit No. 1E

Houston Street Waterline Replacement

CITY OF MONTGOMERY TEXAS EST 1837 BIRTHPLACE OF THE TEXAS FLAG

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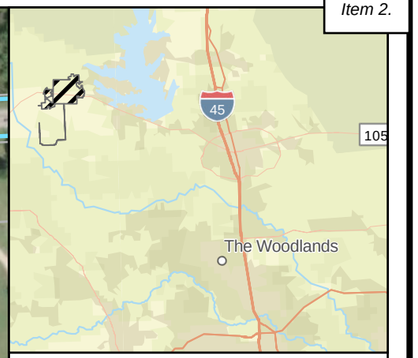
WGA



Legend

- City Limits
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wControlValve
- wFittings
- wHydrant

Proposed Capital Projects

- Old Plantersville's Waterline Extension

Exhibit No. 1F

Old Plantersville Road Waterline Extension

CITY OF MONTGOMERY TEXAS EST 1837 BIRTHPLACE OF THE TEXAS FLAG

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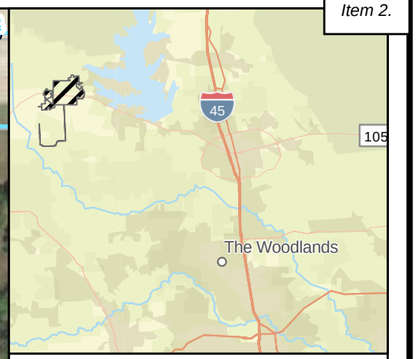
WGA



Legend

- City Limits
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- Pond Street to Montgomery Elementary Waterline Replacement

Exhibit No. 1G

Pond Street to Montgomery Elementary Waterline Replacement

CITY OF MONTGOMERY TEXAS EST 1837 BIRTHPLACE OF THE TEXAS FLAG

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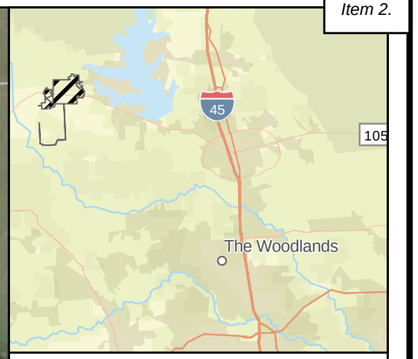

Legend

- City Limits
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- SH 105 Waterline Extension

Exhibit No. 1H

SH 105 Waterline Extension

CITY OF MONTGOMERY TEXAS EST 1837 BIRTHPLACE OF THE TEXAS FLAG

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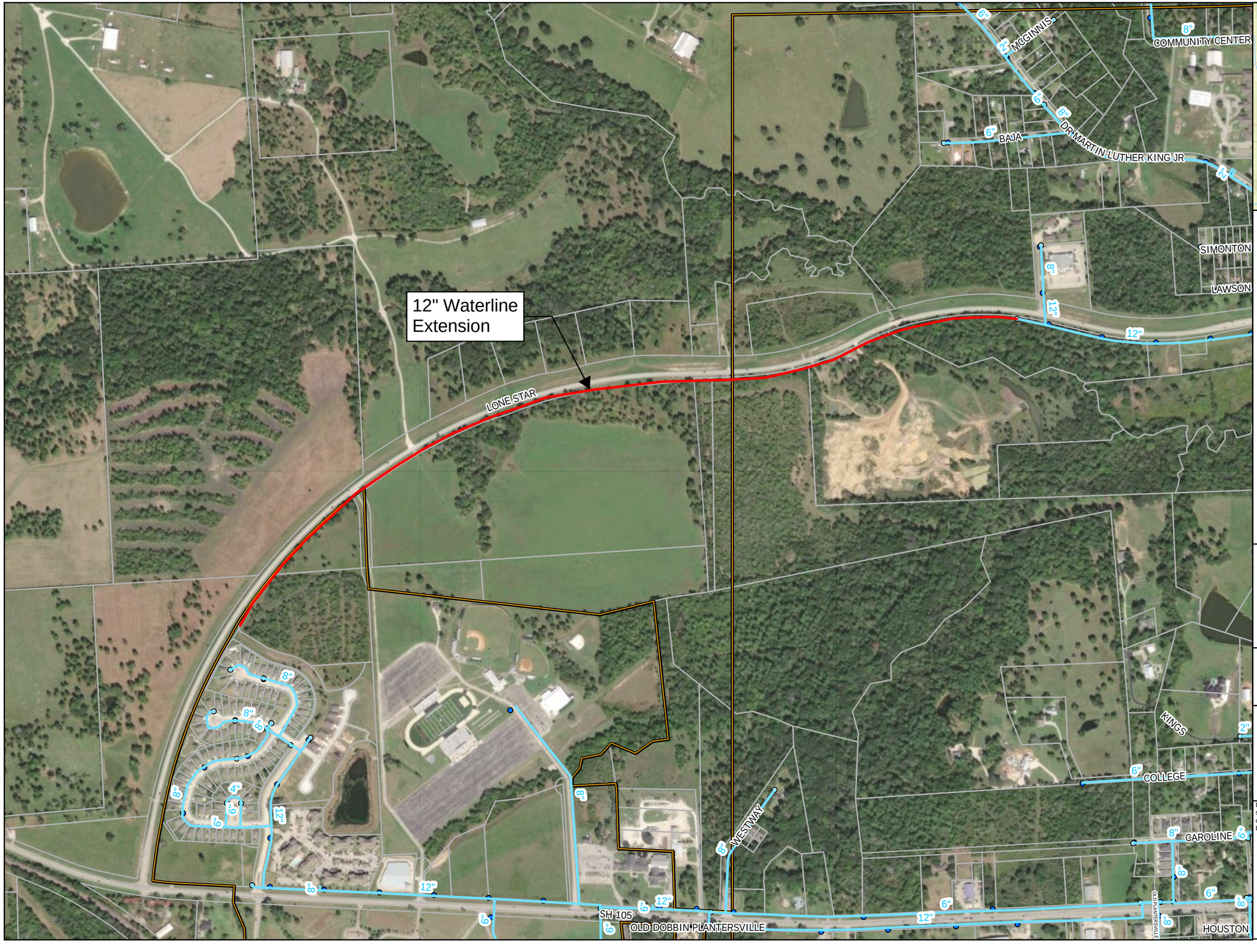

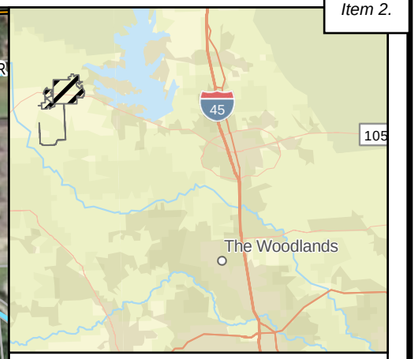

Legend

- City Limits
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- West Lone Star Parkway Waterline Extension

Exhibit 1I

West Lone Star Parkway
Waterline Extension

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

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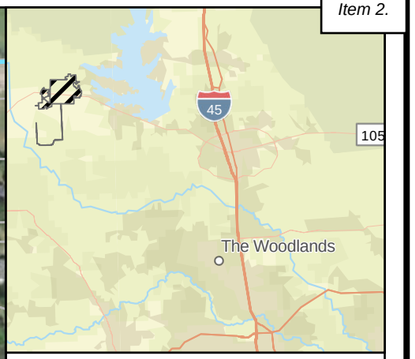

Legend

City Limits
Parcel Boundary
Montgomery ETJ

Water Infrastructure

Water Plant Boundary
wMain
wHydrant
wFittings
wControlValve

Proposed Capital Projects

Womack Road to SH 105 Waterline Replacement

Exhibit 1J

Womack Cemetery Rd to SH 105 Waterline Replacement

CITY OF MONTGOMERY TEXAS EST 1837 BIRTHPLACE OF THE TEXAS FLAG

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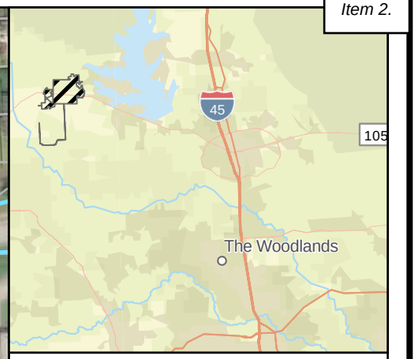

Legend

- City Limits
- Parcel Boundary
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- McCown and Caroline Waterline Replacement

Exhibit No. 1K

McCown and Caroline Waterline Replacement

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

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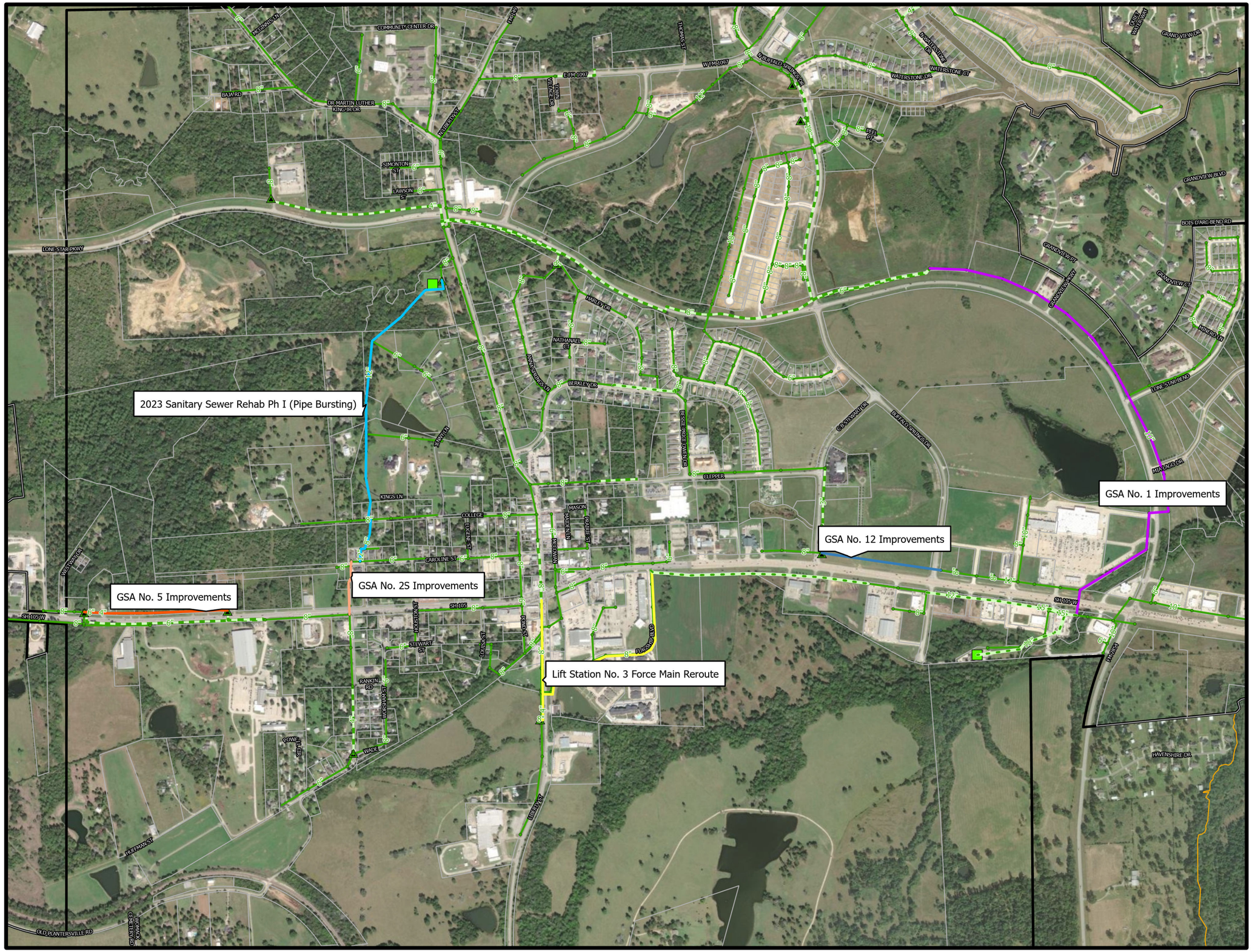

Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits
- Montgomery ETJ

Sanitary Sewer Infrastructure

- Treatment Plant
- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Proposed Capital Projects

- GSA No. 1 Improvements
- GSA No. 12 Improvements
- GSA No. 2S Improvements
- GSA No. 5 Improvements
- Lift Station No. 3 Force Main Reroute
- 2023 Sanitary Sewer Rehab Ph I (Pipe Bursting)

Exhibit No. 2

Sanitary Sewer Impact Fee Overall Map

CITY OF MONTGOMERY TEXAS EST 1837 BIRTHPLACE OF THE TEXAS FLAG

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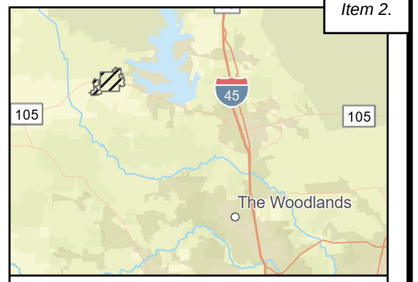

Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits
- Montgomery ETJ

Sanitary Sewer Infrastructure

- Treatment Plant
- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Proposed Capital Projects

- GSA No. 1 Improvements

Exhibit No. 2A

GSA No. 1 Improvements

CITY OF MONTGOMERY TEXAS EST 1837 BIRTHPLACE OF THE TEXAS FLAG

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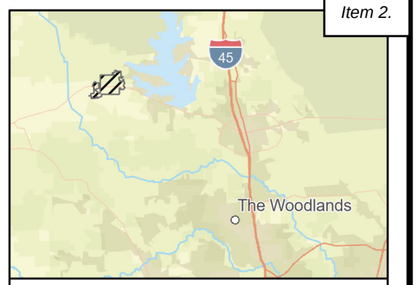

Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits
- Montgomery ETJ

Sanitary Sewer Infrastructure

- Treatment Plant
- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Proposed Capital Projects

- GSA No. 1 Improvements

Exhibit No. 2A

GSA No. 1 Improvements

CITY OF MONTGOMERY TEXAS EST 1837 BIRTHPLACE OF THE TEXAS FLAG

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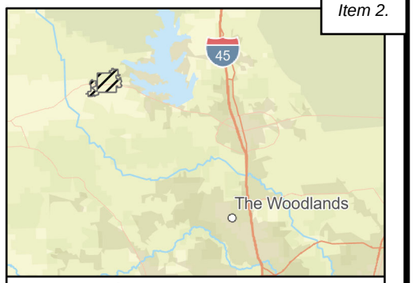
WGA

Town Creek WWTP

LS No. 2

LS No. 8

12" Sanitary Sewer Line Replacement



Legend

Jurisdictional Boundaries

- City Limits
- Parcel Boundary

Sanitary Sewer Infrastructure

- Treatment Plant
- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Proposed Capital Projects

- 2023 Sanitary Sewer Rehab Ph I (Pipe Bursting)

Exhibit No. 2B

2023 Sanitary Sewer Phase I (Pipe Bursting)

CITY OF MONTGOMERY TEXAS EST 1837 BIRTHPLACE OF THE TEXAS FLAG

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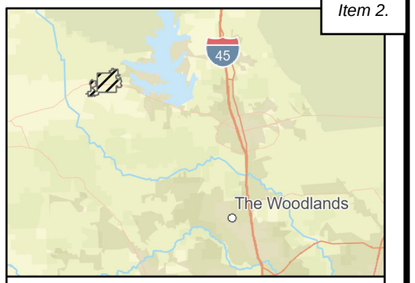

Legend

Jurisdictional Boundaries

- City Limits
- Parcel Boundary

Sanitary Sewer Infrastructure

- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Proposed Capital Projects

- GSA No. 2S Improvements

Exhibit No. 2C

GSA No. 2S Improvements

CITY OF MONTGOMERY TEXAS EST 1837 BIRTHPLACE OF THE TEXAS FLAG

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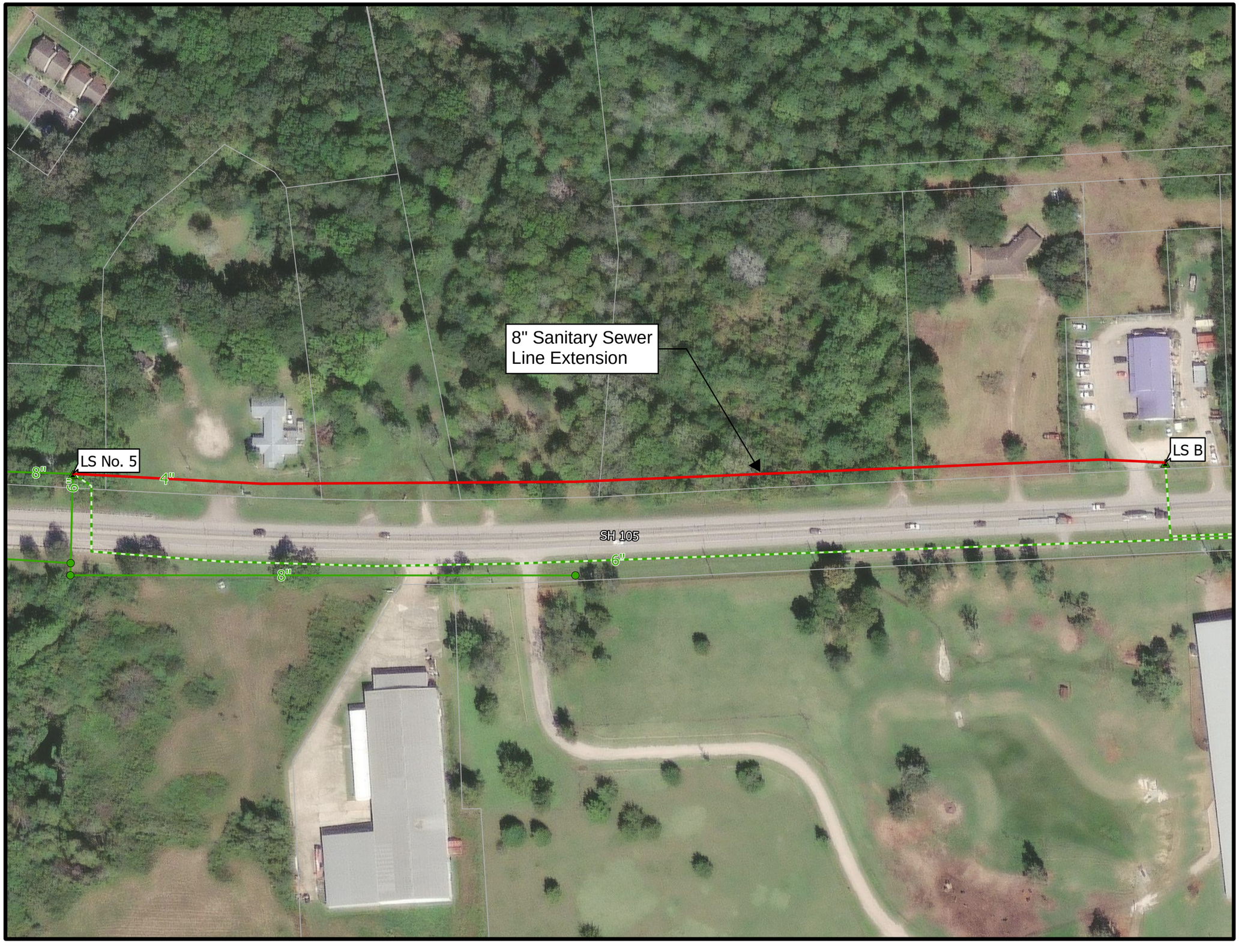

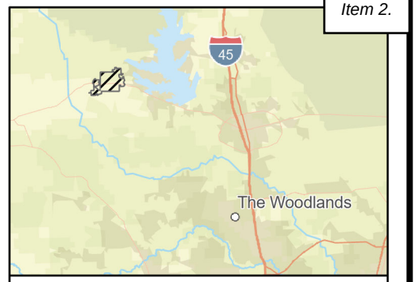

Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits

Sanitary Sewer Infrastructure

- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Proposed Capital Projects

- GSA No. 5 Improvements

Exhibit No. 2D

GSA No. 5
Improvements

CITY OF
MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

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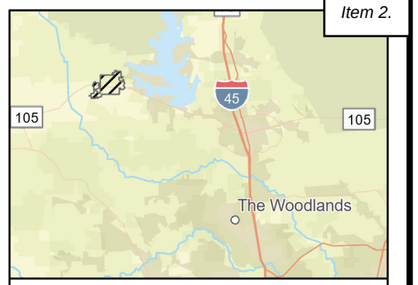
WGA



Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits

Sanitary Sewer Infrastructure

- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Proposed Capital Projects

- GSA No. 12 Improvements

Exhibit No. 2E

GSA No. 12
Improvements

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

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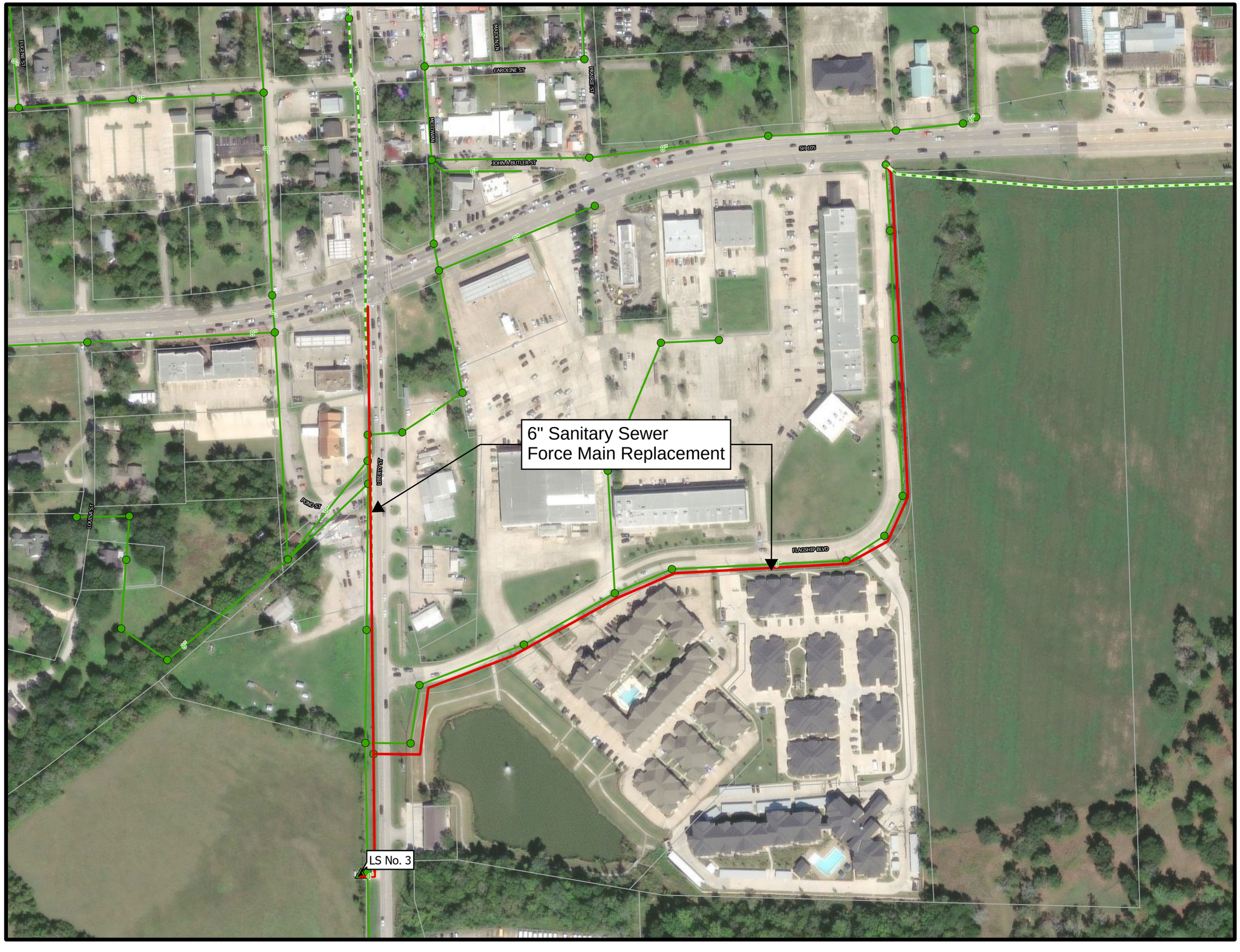
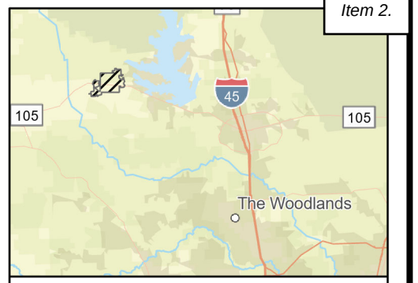
WGA





Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits

Sanitary Sewer Infrastructure

- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)
- Lift Station No. 3 Force Main Reroute

Exhibit No. 2F

Lift Station No. 3 Force Main Reroute

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

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WGA

Preliminary Cost Estimate
Water Plant No. 4
City of Montgomery
March 26, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	$ 20,000	$ 20,000
~~2~~	~~Concrete Access Road~~	~~1~~	~~LS~~	~~$ 70,000~~	~~$ 70,000~~
3	500,000 gallon Composite Elevated Storage Tank, including Protective Coating	1	LS	$ 2,500,000	$ 2,500,000
~~4~~	~~1,000 GPM Jasper Well~~	~~1~~	~~LS~~	~~$ 1,500,000~~	~~$ 1,500,000~~
~~5~~	~~Booster Pumps~~	~~2~~	~~EA~~	~~$ 120,000~~	~~$ 240,000~~
6	Plant Piping, Valves, Fittings, Thrust Blocks, and Pipe Supports	1	LS	$ 10,000	$ 10,000
~~7~~	~~Electrical Work (Includes Generator)~~	~~1~~	~~LS~~	~~$ 250,000~~	~~$ 250,000~~
~~8~~	~~Site Work~~	~~1~~	~~LS~~	~~$ 30,000~~	~~$ 30,000~~
~~9~~	~~Hydromulch~~	~~1~~	~~LS~~	~~$ 5,000~~	~~$ 5,000~~
~~10~~	~~Protective Coating for all Facilities (Excluding EST)~~	~~1~~	~~LS~~	~~$ 30,000~~	~~$ 30,000~~
11	Traffic Control	1	LS	$ 5,000	$ 5,000
12	Storm Water Pollution Prevention Plan	1	LS	$ 5,000	$ 5,000

Subtotal	$ 4,665,000
Contingencies (15%)	700,000
Inflation	$ 214,600
Engineering (Design and Construction Admin)(20%)	933,000
Field Project Representation	30,000
Additional Services & Reimbursable Expenses	30,000
Total Construction Cost	**$ 6,573,000**

Notes:
(1) All values rounded up to the nearest thousand.
(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.
(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.

Preliminary Cost Estimate
Abner Lane Waterline Extension
City of Montgomery
March 26, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	$ 15,000	$ 15,000
2	12-inch PVC Waterline	780	LF	$ 80	$ 62,400
3	12-inch PVC Waterline (trenchless with 20'' steel casing)	60	LF	$ 350	$ 21,000
4	12-inch Gate Valve	1	EA	$ 3,000	$ 3,000
5	Fire Hydrant Assembly	2	EA	$ 6,000	$ 12,000
6	Connection to Existing Waterline	2	EA	$ 4,000	$ 8,000
7	Trench Safety System	780	LF	$ 1	$ 780
8	Site Restoration (Including Pavement)	1	LS	$ 10,000	$ 10,000
9	Traffic Control	1	LS	$ 5,000	$ 5,000
10	Storm Water Pollution Prevention Plan	1	LS	$ 5,000	$ 5,000

Subtotal	$ 143,000
Contingencies (15%)	22,000
Inflation (4% per year)	$ 20,603
Engineering (Design and Construction Admin)(20%)	29,000
Field Project Representation	10,000
Additional Services & Reimbursable Expenses	15,000
Total Construction Cost	**$ 240,000**

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.

Preliminary Cost Estimate
CB Stewart and Buffalo Springs Waterline Extension
City of Montgomery
March 26, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	$ 20,000	$ 20,000
2	12-inch PVC Waterline	2800	LF	$ 80	$ 224,000
3	12-inch PVC Waterline (trenchless with 20'' steel casing)	200	LF	$ 350	$ 70,000
4	12-inch Gate Valve	3	EA	$ 3,000	$ 9,000
5	Fire Hydrant Assembly	7	EA	$ 6,000	$ 42,000
6	Connection to Existing Waterline	3	EA	$ 4,000	$ 12,000
7	Trench Safety System	2800	LF	$ 1	$ 2,800
8	Site Restoration (Including Pavement)	1	LS	$ 10,000	$ 10,000
9	Traffic Control	1	LS	$ 15,000	$ 15,000
10	Storm Water Pollution Prevention Plan	1	LS	$ 10,000	$ 10,000

Subtotal	$ 415,000
Contingencies (15%)	63,000
Inflation (4% per year)	$ 81,192
Engineering (Design and Construction Admin)(20%)	83,000
Field Project Representation	15,000
Additional Services & Reimbursable Expenses	20,000
Total Construction Cost	**$ 678,000**

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.

Preliminary Cost Estimate
Downtown Waterline Replacement PH II
City of Montgomery
March 26, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	$ 20,000	$ 20,000
2	12-inch PVC Waterline via Pipe Bursting	884	LF	$ 150	$ 132,600
3	12-inch PVC Waterline (trenchless with 20'' steel casing)	120	LF	$ 350	$ 42,000
4	12-inch Gate Valve	2	EA	$ 5,000	$ 10,000
5	Fire Hydrant Assembly	3	EA	$ 6,000	$ 18,000
6	Connection to Existing Waterline	2	EA	$ 4,000	$ 8,000
7	Trench Safety System	80	LF	$ 1	$ 80
8	Site Restoration (Including Pavement)	1	LS	$ 5,000	$ 5,000
9	Traffic Control	1	LS	$ 10,000	$ 10,000
10	Storm Water Pollution Prevention Plan	1	LS	$ 5,000	$ 5,000

Subtotal	$ 251,000
Contingencies (15%)	38,000
Inflation (4% per year)	$ 36,086
Engineering (Construction Admin)(20%)	50,200
Field Project Representation	10,000
Additional Services & Reimbursable Expenses	25,000
Total Construction Cost	**$ 411,000**

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.

(4) The design work for this project was completed during the Downtown Waterline Replacement PH I. Due to timing this project was broken out into Phase I and Phase II.

Preliminary Cost Estimate
East Lone Star Parkway Waterline Extension
City of Montgomery
March 26, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	$ 20,000	$ 20,000
2	12-inch PVC Waterline	4000	LF	$ 80	$ 320,000
3	12-inch PVC Waterline (trenchless with 20'' steel casing)	60	LF	$ 350	$ 21,000
4	12-inch Gate Valve	4	EA	$ 3,000	$ 12,000
5	Fire Hydrant Assembly	10	EA	$ 6,000	$ 60,000
6	Connection to Existing Waterline	3	EA	$ 4,000	$ 12,000
7	Trench Safety System	4000	LF	$ 1	$ 4,000
8	Site Restoration (Including Pavement)	1	LS	$ 5,000	$ 5,000
9	Traffic Control	1	LS	$ 5,000	$ 5,000
10	Storm Water Pollution Prevention Plan	1	LS	$ 5,000	$ 5,000

Subtotal	$ 464,000
Contingencies (15%)	70,000
Inflation (4% per year)	$ 43,574
Engineering (Design and Construction Admin)(20%)	93,000
Field Project Representation	10,000
Additional Services & Reimbursable Expenses	15,000
Total Construction Cost	**$ 696,000**

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.

Preliminary Cost Estimate
Houston Street Waterline Replacement
City of Montgomery
March 26, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	$ 20,000	$ 20,000
3	12-inch PVC Waterline via Pipe Bursting	700	LF	$ 150	$ 105,000
4	12-inch PVC Waterline (trenchless with 20'' steel casing)	90	LF	$ 350	$ 31,500
5	12-inch Gate Valve	1	EA	$ 5,000	$ 5,000
6	Fire Hydrant Assembly	2	EA	$ 6,000	$ 12,000
7	Connection to Existing Waterline	2	EA	$ 4,000	$ 8,000
8	Trench Safety System	80	LF	$ 1	$ 80
9	Site Restoration (Including Pavement)	1	LS	$ 5,000	$ 5,000
10	Traffic Control	1	LS	$ 5,000	$ 5,000
11	Storm Water Pollution Prevention Plan	1	LS	$ 5,000	$ 5,000

Subtotal	$ 197,000
Contingencies (15%)	30,000
Inflation (4% per year)	$ 83,665
Engineering (Design and Construction Admin)(20%)	40,000
Field Project Representation	10,000
Additional Services & Reimbursable Expenses	15,000
Total Construction Cost	**$ 376,000**

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.

Preliminary Cost Estimate
Pond Street to Mongomery Elementary Waterline Replacement
City of Montgomery
March 26, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	$ 20,000	$ 20,000
2	Remove and Dispose of Existing 8-inch Waterline	2700	LF	$ 13	$ 35,100
3	12-inch PVC Waterline	2700	LF	$ 80	$ 216,000
4	12-inch PVC Waterline (trenchless with 20'' steel casing)	180	LF	$ 350	$ 63,000
5	Temporary Waterline	2700	LF	$ 50	$ 135,000
6	12-inch Gate Valve	3	EA	$ 3,000	$ 9,000
7	Fire Hydrant Assembly	7	EA	$ 6,000	$ 42,000
8	Connection to Existing Waterline	1	EA	$ 4,000	$ 4,000
9	12-inch waterline stub and blowoff valve	1	EA	$ 2,500	$ 2,500
10	Trench Safety System	2700	LF	$ 1	$ 2,700
11	Site Restoration (Including Pavement)	1	LS	$ 15,000	$ 15,000
12	Traffic Control	1	LS	$ 10,000	$ 10,000
13	Storm Water Pollution Prevention Plan	1	LS	$ 10,000	$ 10,000

Subtotal	$ 565,000
Contingencies (15%)	85,000
Inflation (4% per year)	$ 205,356
Engineering (Design and Construction Admin)(20%)	113,000
Field Project Representation	15,000
Additional Services & Reimbursable Expenses	20,000
Total Construction Cost	**$ 1,004,000**

Notes:
(1) All values rounded up to the nearest thousand.
(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost
(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.

Preliminary Cost Estimate
SH-105 Waterline Extension
City of Montgomery
March 26, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	$ 20,000	$ 20,000
2	12-inch PVC Waterline	1410	LF	$ 80	$ 112,800
3	12-inch PVC Waterline (trenchless with 20'' steel casing)	200	LF	$ 350	$ 70,000
4	12-inch Gate Valve	2	EA	$ 3,000	$ 6,000
5	Fire Hydrant Assembly	4	EA	$ 6,000	$ 24,000
6	Connection to Existing Waterline	2	EA	$ 4,000	$ 8,000
7	Trench Safety System	1410	LF	$ 1	$ 1,410
8	Site Restoration (Including Pavement)	1	LS	$ 15,000	$ 15,000
9	Traffic Control	1	LS	$ 10,000	$ 10,000
10	Storm Water Pollution Prevention Plan	1	LS	$ 8,000	$ 8,000

Subtotal	$ 276,000
Contingencies (15%)	42,000
Inflation (4% per year)	$ 68,896
Engineering (Design and Construction Admin)(20%)	56,000
Field Project Representation	15,000
Additional Services & Reimbursable Expenses	15,000
Total Construction Cost	**$ 473,000**

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.

Preliminary Cost Estimate
West Lone Star Parkway Waterline Extension
City of Montgomery
March 26, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	$ 20,000	$ 20,000
2	12-inch PVC Waterline	6750	LF	$ 80	$ 540,000
3	12-inch PVC Waterline (trenchless with 20'' steel casing)	100	LF	$ 350	$ 35,000
4	12-inch Gate Valve	7	EA	$ 5,000	$ 35,000
5	Fire Hydrant Assembly	17	EA	$ 6,000	$ 102,000
6	Connection to Existing Waterline	2	EA	$ 4,000	$ 8,000
7	Trench Safety System	6750	LF	$ 1	$ 6,750
8	Site Restoration (Including Pavement)	1	LS	$ 15,000	$ 15,000
9	Traffic Control	1	LS	$ 5,000	$ 5,000
10	Storm Water Pollution Prevention Plan	1	LS	$ 15,000	$ 15,000

Subtotal	$ 782,000
Contingencies (15%)	118,000
Inflation (4% per year)	$ 194,988
Engineering (Design and Construction Admin)(20%)	157,000
Field Project Representation	25,000
Additional Services & Reimbursable Expenses	25,000
Total Construction Cost	**$ 1,302,000**

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.

Preliminary Cost Estimate
McCown and Caroline St. Waterline Replacement
City of Montgomery
March 26, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-In and Start-Up	1	LS	$ 15,000	$ 15,000
2	8-Inch Waterline Replacement by Direct Replacement	1706	LF	60	102,000
3	8-Inch Gate Valve	8	EA	3,000	24,000
4	8-Inch Wet Connect	4	EA	3,500	14,000
5	Reconnect Water Meters	17	EA	1,000	17,000
6	Flushing Valves	4	EA	6,000	24,000
7	Temporary Waterline	500	LF	50	25,000
8	Abandon Existing 4" Waterline	853	LF	2	2,000
9	Abandon Existing 6" Waterline	853	LF	2	2,000
10	Site Restoration and Hydro-mulch Seeding	1	LS	10,000	10,000
11	Traffic Control	1	LS	10,000	10,000
12	Construction Staking	1	LS	4,500	5,000
13	Pollution Prevention	1	LS	$ 10,000	$ 10,000

Subtotal	260,000
Contingencies (20%)	52,000
Inflation (4% per year)	$ -
Engineering (Design and Construction Admin)(20%)	48,000
Reimbursable Expenses	10,000
Total Construction Cost	**$ 370,000**

Notes:
(1) All values rounded up to the nearest thousand.
(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.
(3) This includes construction materials testing, advertising fees, and other miscellaneous reimbursable costs.

Preliminary Cost Estimate
Womack Cemetery Rd. to SH-105 Waterline Replacement
City of Montgomery
March 26, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	$ 20,000	$ 20,000
2	Removal and Disposal of Ex. 8" line	6600	LF	$ 15	$ 99,000
3	12-inch PVC Waterline	6600	LF	$ 80	$ 528,000
4	12-inch PVC Waterline (trenchless with 20'' steel casing)	300	LF	$ 350	$ 105,000
5	12-inch Gate Valve	7	EA	$ 3,000	$ 21,000
6	Fire Hydrant Assembly	17	EA	$ 6,000	$ 102,000
7	Connection to Existing Waterline	2	EA	$ 4,000	$ 8,000
8	Temporary Waterline	6600	LF	$ 50	$ 330,000
9	Clearing and Grubbing (20-feet along Alignment)	1	LS	$ 8,000	$ 8,000
10	Trench Safety System	6600	LF	$ 1	$ 6,600
11	Site Restoration (Including Pavement)	1	LS	$ 15,000	$ 15,000
12	Traffic Control	1	LS	$ 15,000	$ 15,000
13	Storm Water Pollution Prevention Plan	1	LS	$ 15,000	$ 15,000

Subtotal	$ 1,273,000
Contingencies (15%)	191,000
Inflation (4% per year)	$ 388,427
Engineering (Design and Construction Admin)(20%)	254,600
Field Project Representation	25,000
Additional Services & Reimbursable Expenses	25,000
Total Construction Cost	**$ 2,158,000**

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.

Preliminary Cost Estimate
GSA No. 1 Gravity System Improvements
City of Montgomery
March 26, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	$ 20,000	$ 20,000
2	Remove and Dispose of Existing 10-inch Sanitary Sewer line	6000	LF	$ 15	$ 90,000
3	18-inch PVC Sanitary Sewer line	6000	LF	$ 200	$ 1,200,000
4	18-inch PVC Sanitary Sewer line (trenchless with 30" steel casing)	230	LF	$ 500	$ 115,000
5	Bypass pumping	1	LS	$ 20,000	$ 20,000
6	Sanitary Sewer Manhole (36" Typ)	15	EA	$ 3,000	$ 45,000
7	Trench Safety System	6000	LF	$ 1	$ 6,000
8	Site Restoration (Including Pavement)	1	LS	$ 5,000	$ 5,000
9	Traffic Control	1	LS	$ 5,000	$ 5,000
10	Storm Water Pollution Prevention Plan	1	LS	$ 5,000	$ 5,000
11	Rework/Connection to existing Sanitary Sewer system	2	EA	$ 2,000	$ 4,000

Subtotal	$	1,515,000
Contingencies (15%)		228,000
Inflation (4% per year)	$	550,669
Engineering (Design and Construction Admin)(20%)		303,000
Field Project Representation		30,000
Additional Services & Reimbursable Expenses		30,000
Total Construction Cost	**$**	**2,657,000**

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.

Preliminary Cost Estimate
GSA No. 12 Gravity System Improvements
City of Montgomery
March 26, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	$ 20,000	$ 20,000
2	8-inch PVC Sanitary Sewer line	1500	LF	$ 80	$ 120,000
3	Sanitary Sewer Manhole (36" Typ)	4	EA	$ 3,000	$ 12,000
4	Connection to existing Sanitary Sewer system	2	EA	$ 2,000	$ 4,000
5	Abandonment of Lift Station 12	1	LS	$ 10,000	$ 10,000
6	Trench Safety System	1500	LF	$ 1	$ 1,500
7	Site Restoration (Including Pavement)	1	LS	$ 7,500	$ 7,500
8	Traffic Control	1	LS	$ 5,000	$ 5,000
9	Storm Water Pollution Prevention Plan	1	LS	$ 10,000	$ 10,000

Subtotal	$	190,000
Contingencies (15%)		29,000
Inflation (4% per year)	$	8,760
Engineering (Design and Construction Admin)(20%)		38,000
Field Project Representation		10,000
Additional Services & Reimbursable Expenses		15,000
Total Construction Cost	**$**	**291,000**

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.

Preliminary Cost Estimate
GSA No. 5 Gravity System Improvements
City of Montgomery
March 26, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Contractor Mobilization, Bonds, & Insurance	1	LS	$ 20,000	$ 20,000
2	8" Sanitary Sewer via Open Construction	1600	LF	$ 40	$ 64,000
3	8" Sanitary Sewer (SDR-26) via Trenchless Construction	90	LF	$ 120	$ 10,800
4	36' Sanitary Sewer Manhole	4	EA	$ 3,000	$ 12,000
5	Abandonment of Lift Station B	1	LS	$ 10,000	$ 10,000
6	Trench Safety	1600	LF	$ 1	$ 1,600
7	Coring into Existing Lift Station No. 5	1	LS	$ 5,000	$ 5,000
8	Site Restoration (Including Pavement)	1	LS	$ 5,000	$ 5,000
9	Traffic Control	1	LS	$ 5,000	$ 5,000
10	Storm Water Pollution Prevention Plan	1	LS	$ 5,000	$ 5,000

Subtotal	$ 139,000
Contingencies (15%)	21,000
Inflation (4% per year)	$ 34,664
Engineering (Design and Construction Admin)(20%)	28,000
Field Project Representation	5,000
Additional Services & Reimbursable Expenses	11,000
Total Construction Cost	**$ 239,000**

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.

Preliminary Cost Estimate
Lift Station No. 3 Re-route
City of Montgomery
March 26, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Contractor Mobilization, Bonds, & Insurance	1	LS	$ 20,000	$ 20,000
2	6" Sanitary Sewer Force Main via Open Construction	2000	LF	$ 50	$ 100,000
3	6" Sanitary Sewer Force Main via Trenchless Construction w/ Casing	200	LF	$ 100	$ 20,000
4	Connection to Existing Sanitary Manhole	1	EA	$ 3,000	$ 3,000
5	Disconnect/Reconnect Ex. 6" Force Main to Lift Station	1	LF	$ 5,000	$ 5,000
6	Disconnect Ex. 4" Force Main and Abandon	1	LS	$ 10,000	$ 10,000
7	Trench Safety System	2000	LF	$ 1	$ 2,000
8	Site Restoration (Including Pavement)	1	LS	$ 10,000	$ 10,000
9	Traffic Control	1	LS	$ 5,500	$ 5,500
10	Storm Water Pollution Prevention Plan	1	LS	$ 10,000	$ 10,000

Subtotal	$ 186,000
Contingencies (15%)	28,000
Inflation (4% per year)	$ 36,350
Engineering (Design and Construction Admin)(20%)	38,000
Field Project Representation	5,000
Additional Services & Reimbursable Expenses	11,000
Total Construction Cost	**$ 305,000**

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.

City of Montgomery
Sewer Impact Fee Analysis
4/2/2024

Demand	2023		2028		2033		Increase		
	ADF	ESFC	ADF	ESFC	ADF	ESFC	ADF	ESFC	
Town Creek WWTP	0	0	322,000	2,147	382,184	2,548	382,184	2,548	LS 2 Flows
Stewart Creek WWTP	187,100	1,247	287,000	1,913	342,888	2,286	155,788	1,039	LS 1 Flows
Total Demand for City	187,100	1,247	609,000	4,060	725,072	4,834	537,972	3,586	
Effective Unit Flowrate Per Connection (gpd/connection)		150		150		150			

Lift Station No.	Existing ADF (gpd)	Ex. Design Capacity (gpd)	Projected ADF for 2033 (gpd)	Increased ADF (gpd)	Prop. Capacity for 2033 (gpd)	Increased Capacity (gpd)	% Increase
Town Creek WWTP - Subarea 1							
WWTP Expansion PH 1 & 2	0	0	210,000	210,000	400,000	400,000	53%
Lift Station No. 2	122,379	144,000	282,184	159,805	400,000	256,000	62%
Lift Station No. 3	35,561	84,000	44,500	8,939	84,000	0	0%
Lift Station No. 4	3,300	58,000	3,300	0	58,000	0	0%
Lift Station No. 5	15,546	144,000	42,802	27,256	144,000	0	0%
Lift Station No. 6	35,400	100,800	49,774	14,374	100,800	0	0%
Lift Station No. 7	1,703	36,000	62,734	61,031	36,000	0	0%
Lift Station No. 8	15,300	56,000	15,450	150	56,000	0	0%
Stewart Creek WWTP - Subarea 2							
Lift Station No. 1	288,034	400,000	530,000	241,966	800,000	400,000	60%
Lift Station No. 9	27,905	126,000	102,099	74,194	126,000	0	0%
Lift Station No. 10	59,840	126,000	85,737	25,897	180,000	54,000	48%
Lift Station No. 12	650	40,000	2,557	1,907	40,000	0	0%
Lift Station No. 13	146	153,000	52,725	52,579	153,000	0	0%
Lift Station No. 14	9,150	59,000	9,150	0	59,000	0	0%

Capacities	2022 ADF	2022 ESFC	2027 ADF	2027 ESFC	2032 ADF	2032 ESFC	Increase ADF	Increase ESFC
Town Creek WWTP-A1	0	0	400,000	2,667	400,000	2,667	400,000	2,667
Stewart Creek WWTP-A2	400,000	2,667	400,000	2,667	800,000	5,333	400,000	2,667
Total	400,000	2,667	800,000	5,333	1,200,000	8,000	800,000	5333
Unit Flowrate Per Connection (gpd/connection)		150		150		150		

Project	Description	Complete Projects	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Project Cost ($)	Allowed Recoverable	Allowed Recoverable
Overall System Improvements															
WWTP Upsizing to Ultimate							$6,500,000						$6,500,000	50%	$3,250,000
Town Creek WWTP Improvements	LS2 and .3 MGD WWTP				$8,500,000								$8,500,000	100%	$8,500,000
Sanitary Sewer PH I (10"-12" Pipe Bursting)				$200,000									$200,000	31%	$62,000
Lift Station No. 3 Reroute							$305,000						$305,000	31%	$94,550
Subtotal			**$1,811,000**	**$210,000**	**$8,975,000**	**$90,000**	**$6,841,000**	**$0**	**$0**	**$0**	**$5,000**	**$36,000**	**$17,968,000**		**$11,907,000**
Town Creek WWTP - Subarea 1															
GSA 2S Gravity System Improvements (2023 Sanitary Sewer Phase II)				$119,871									$119,871	57%	$68,326
GSA No. 5 Improvements								$239,000					$239,000	100%	$239,000
Subtotal Subarea 1			**$0**	**$119,871**	**$0**	**$0**	**$0**	**$239,000**	**$0**	**$0**	**$0**	**$0**	**$358,871**		**$308,000**
Stewart Creek WWTP - Subarea 2															
GSA No. 12 Gravity System Improvements				$291,000									$291,000	100%	$291,000
GSA No. 1 Gravity System Improvements										$2,657,000			$2,657,000	56%	$1,487,920
Subtotal Subarea 2			**$0**	**$291,000**	**$0**	**$0**	**$0**	**$0**	**$20,000**	**$2,657,000**	**$0**	**$0**	**$2,968,000**		**$1,778,920**
Total			**$1,811,000**	**$620,871**	**$8,975,000**	**$90,000**	**$6,841,000**	**$239,000**	**$20,000**	**$2,657,000**	**$5,000**	**$36,000**	**$21,294,871**		**$13,993,920**

Sewer Impact fee eligible project cost (0% eligible project removed) = $13,993,920

$3,901.85 **$6,996,960**

Impact Fee Calc. (1 ESFC = 150 gpd)	$/Gal ADF	$/ESFC ADF	50% Reduction $/Gal ADF	50% Reduction $/ESFC ADF
General Service Area 1	$0.81	$120.88	$0.40	$60.44

General Service Area 2	$11.42	$1,712.83	$5.71	$856.41
Total	$26.01	$3,901.85	$13.01	$1,950.93

						50% Reduction		
ESFC Table			**SA1**	**SA2**	**Combined**	**SA1**	**SA2**	**Combined**
Water Meter Size	**Max Flow**	**ESFC**	**$/ESFC**	**$/ESFC**	**$/ESFC**	**$/ESFC**	**$/ESFC**	**$/ESFC**
5/8"	15	1.00	$121	$1,713	$3,902	$60	$856	$1,951
3/4"	25	1.67	$202	$2,860	$6,516	$101	$1,430	$3,258
1"	40	2.67	$323	$4,573	$10,418	$161	$2,287	$5,209
1 1/2"	120	8.00	$967	$13,703	$31,215	$484	$6,851	$15,607
2"	170	11.33	$1,370	$19,406	$44,208	$685	$9,703	$22,104
3"	350	23.33	$2,820	$39,960	$91,030	$1,410	$19,980	$45,515
4"	600	40.00	$4,835	$68,513	$156,074	$2,418	$34,257	$78,037
6"	1200	80.00	$9,671	$137,026	$312,148	$4,835	$68,513	$156,074
8"	1,800	120.00	$14,506	$205,539	$468,222	$7,253	$102,770	$234,111

Project	CP#	Description	Exist. Capacity	ESFC	Prop. Capacity	ESFC	Increase	%
Town Creek WWTP Improvements	N/A	LS2 and .3 MGD WWTP (Town Creek)	0	0	400000	2667	2667	100%
Sanitary Sewer Rehabilitation Ph I (Pipe Bursting)		Rehab and repair of sanitary sewer system overall	1,057,531	7050	1,522,844	10152	3102	31%
GSA 2S Gravity System Improvements		Replace existng 8" with 12" from College St. to Town Creek WWTP via pipe bursting	676,820	4512	1,522,844	10152	5640	57%
Lift Station No. 1 and Stewart Creek WWTP		Upsizing Stewart Creek WWTP to .8MGD	400,000	2667	800,000	5333	2667	50%
GSA No. 12 Gravity System Improvements		Extend 8" Gravity to abandon LS 12 from Buffalo Springs to CB Stewart	0	0	676,820	4512	4512	100%
GSA No. 1 Gravity System Improvements		Replace existng 10" with 18" from SH 105 to just north of Grandview	1,057,531	7050	3,426,400	22843	15792	69%
GSA No. 5 Improvements		Extends 8" gravity sewer from Lift Station No. 5 past Lift Station B	0	0	676,820	4512	4512	100%
Lift Station No. 3 Force Main Reroute		Abandons existing 4" force main to SH 105 and reroutes flow to Stewart Creek	169,205	1128	380,711	2538	1410	56%

General Service Area Number	Description	Devloped Acres	Total Acreage
GS2C	Along FM 149 from Town Creek WWTP to	67	96
GS2S	OPR, though Lonestar Estates and College Street (City Hall, Lonestar Church, SF homes along OPR, Sheppard and Lone Star Estates	75	250
GS2N	Lonestar Parkway to the city limits near MLK and Community Center Drive (Old Iron Works, Mount Pleasant Heights, Town Village, and misc SF on MLK&Community Center Drive, and Lincoln Elementary	86	268
GS3	Along FM 149 from Caroline to the edge of town and Wade Street to Flagship(Commercial along FM 149 and SH 10, SF south of 105 and Montgomery Middle School.	53	176
GS4	southwest corner along OPR(Planters Village, other SF and a mobile park)	44	49
GS5	the west side of town along SH 105 (Montgomery High School, Montgomery Forest)	105	209
GS6	High School Complex, HOTC and TC Apartments	82	164
GS7	Lonestar Community Center	6	6

Sanitary Trunkline Size (in)	**Area (sq.ft.)**	**Volume (gpd)(3 fps)**	**ESFC**
4	0.0873	169,205	1128

GS8	SE FM 149 and Lonestar Parkway (SF along Anna Springs, Harley Drive, Berkely Court, and Nathanael Court)	48	53
Total		**566**	**1271**
GS1	SH 105 to Grandview Parkway (Mia Lago,	26	335
GS9	Plez Morgan to FM 1097 Summit Park and Waterstone Section 1	225	250
GS10	Northeast side fo the city along FM 1097, Plez Morgan, North Waterstone Dr. , Buffalo	65	273
GS10	Along Buffalo Crossing Dr. (Buffalo Crossing, Fernland Park, Memory Park, the Library, and SF along Berkley Dr.	24	44
GS12	Along SH 15 and CB Stewart, south of Clepper. (the Fire Department, Ransom's)	1	18
GS13	North along FM 1097 and Buffalo Crossing Dr. (Summit Business Park)	5	50
GS14	Waterstone Sec 2 and Terra Vista	47	47
GS 15 (Future)	Montgomery Bend Subdivision	0	80
GS 16 (Future)	Redbird Meadows Subdivision	0	378
Total		**393**	**1017**

6	0.1963	380,711	2538
8	0.3491	676,820	4512
10	0.5454	1,057,531	7050
12	0.7854	1,522,844	10152
15	1.2272	2,379,444	15863
18	1.7671	3,426,400	22843

City of Montgomery
Water Impact Fee Analysis
4/2/2024

	2023		2028		2033		Increase	
Demand	**ADF**	**ESFC**	**ADF**	**ESFC**	**ADF**	**ESFC**	**ADF**	**ESFC**
Residential	248,350	1,104	671,574	2,985	751,999	3,333	503,649	2,229
Commercial	101,990	453	204,957	911	388,882	1,728	286,892	1,275
Irrigation	83,578	371	83,578	371	83,578	371	80,000	0
Institutonal	41,090	183	56,090	249	56,090	249	15,000	67
City Taps	6,230	28	6,230	28	6,230	28	0	0
Total	481,238	2,139	1,022,429	4,544	1,284,705	5,710	885,541	3,571
Effective Unit Flowrate Per Connection (gpd/connection)		225		225		225		

*Existing and Proposed Connection Counts taken from Attachments C1 & C2 - Water Master Plan

	2023		2028		2033		Increase	
Capacities		**ESFC**		**ESFC**		**ESFC**		**ESFC**
Well (gpd)	1,245,000	3,458	1,245,000	3,458	1,245,000	3,458	0	0
Storage (gal)	545,000	2,725	545,000	2,725	545,000	2,725	0	0
Pressure Maintenance (gal)(Hydropneumatic & Elevated)	32,500	1,625	532,500	3,850	532,500	3,850	500,000	2,225
Booster Pump (gpd)	567,568	875	1,054,054	1,625	1,054,054	1,625	486,486	750

Projects	**Completed Projects**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY 2027**	**FY 2028**	**FY 2029**	**FY 2030**	**FY 2031**	**FY 2032**	**Project Cost ($)**	**Allowed Recoverable**	**Allowed Recoverable ($)**
WATER PLANT NO. 4			$933,000	$5,640,000								$6,573,000	100%	$6,573,000
WATER PLANT NO 2 IMPROVEMENTS				$1,232,000								$1,232,000	26%	$320,320
ABNER LANE WATERLINE EXTENSION					$240,000							$240,000	100%	$240,000
CB STEWART AND BUFFALO SPRINGS WATERLINE EXTENSION						$678,000						$678,000	100%	$678,000
DOWNTOWN WATERLINE REPLACEMENT PH II (POND TO PRAIRIE)					$411,000							$411,000	56%	$230,160
EAST LONE STAR PARKWAY WATERLINE EXTENSION				$696,000								$696,000	100%	$696,000
HOUSTON ST. WATERLINE REPLACEMENT										$376,000		$376,000	56%	$210,560
OLD PLANTERSVILLE ROAD TO SH 105 WATERLINE EXTENSION (REDBIRD MEADOWS DEVELOPMENT)		$980,000										$980,000	100%	$980,000
POND STREET TO MONTGOMERY ELEMENTARY WATERLINE REPLACEMENT									$1,004,000			$1,004,000	75%	$753,000
SH-105 WATERLINE EXTENSION							$473,000					$425,000	100%	$425,000
WEST LONE STAR PARKWAY WATERLINE EXTENSION							$1,302,000					$1,302,000	100%	$1,302,000
McCOWN and CAROLINE WATERLINE REPLACEMENT		$370,000										$370,000	19%	$70,300
WOMACK CEMETERY RD. TO SH 105 WATERLINE REPLACEMENT								$2,158,000				$2,158,000	56%	$1,198,889
WATER PLANT NO. 3 EXPANSION			$120,000									$120,000	33%	$40,019
WATER PLANT NO. 3 IMPROVEMENTS (COMPLETED)	$1,001,622											$1,001,622	44%	$438,210
DOWNTOWN WATERLINE REPLACEMENT PH I (COMPLETED)	$1,099,884											$1,099,884	33%	$366,798
Summation	**$2,101,506**	**$1,350,000**	**$1,053,000**	**$7,568,000**	**$651,000**	**$678,000**	**$1,775,000**	**$2,158,000**	**$1,004,000**	**$376,000**	**$0**	**$18,666,506**		**$14,523,000**

14,523,000 $7,261,500

Water Impact fee eligible project cost (0% eligible project removed) =	**$14,523,000**
Sewer Impact fee eligible project cost (0% eligible project removed) =	**$13,993,920**
Total Impact fee eligible project cost (0% eligible project removed) =	**$28,516,920**

			50% Reduction)	
Impact Fee Calc.	**$/Gal ADF**	**$/ESFC**	**$/Gal ADF**	**$/ESFC**
Water (1 ESFC = 472 gpd)	$18.08	$4,066.97	$9.04	$2,033.48
Sewer (1 ESFC = 250 gpd)	$26.01	$3,901.85	$13.01	$1,950.93
Total	$44.09	$7,968.82	$22.04	$3,984.41

					Sewer		Combined	
ESFC Table				50% Reduct.		50% Reduct.		50% Reduct.
Water Meter Size	**Max Flow**	**ESFC**	**$/ESFC**	**$/ESFC**	**$/ESFC**	**$/ESFC**	**$/ESFC**	**$/ESFC**
5/8"	15	1.00	4,067	2,033	3,902	1,951	7,969	3,984
3/4"	25	1.67	6,792	3,396	6,516	3,258	13,308	6,654
1"	40	2.67	10,859	5,429	10,418	5,209	21,277	10,638
1 1/2"	120	8.00	32,536	16,268	31,215	15,607	63,751	31,875
2"	170	11.33	46,079	23,039	44,208	22,104	90,287	45,143
3"	350	23.33	94,882	47,441	91,030	45,515	185,913	92,956
4"	600	40.00	162,679	81,339	156,074	78,037	318,753	159,376
6"	1200	80.00	325,357	162,679	312,148	156,074	637,506	318,753
8"	1,800	120.00	488,036	244,018	468,222	234,111	956,259	478,129

Project	Project No.	Decription	Ex. Capacity	ESFC	Proposed Capacity	ESFC	Increase	% Change
WATER PLANT NO. 4	1	Well No. 4, EST, Booster Pumps, general site work	-	-	500,000	5,710	5,710	100%
WATER PLANT NO. 2 IMPROVEMENTS	2	Recoat Tanks, Pumps, Generator Addtion,Well rework and 125K GST	223,200	992	300,000	1,333	341	26%
ABNER LANE WATERLINE EXTENSION	3	Closes loop from Lonestar to Abner	-	-	1,522,844	6,768	6,768	100%
CB STEWART AND BUFFALO SPRINGS WATERLINE EXTENSION	4	Closes loops from Abner to SH 105 via CB Stewart and Buffalo Springs	-	-	1,522,844	6,768	6,768	100%
DOWNTOWN WATERLINE REPLACEMENT PH II (POND TO PRAIRIE)	5	Pond Street to Prairie Street line upsizeing to 12"	676,820	3,008	1,522,844	6,768	3,760	56%
EAST LONE STAR PARKWAY WATERLINE EXTENSION	6	Closes loop from TCCS1 to FM 149		-	1,522,844	6,768	6,768	100%
HOUSTON ST. WATERLINE REPLACEMENT	7	Replacement of 8" with 12"	676,820	3,008	1,522,844	6,768	3,760	56%
OLD PLANTERSVILLE ROAD TO SH 105 WATERLINE EXTENSION (REDBIRD MEADOWS DEVELOPMENT)	8	Closes loop from Womack to SH 105	-	-	1,522,844	6,768	6,768	100%
POND STREET TO MONTGOMERY ELEMENTARY WATERLINE REPLACEMENT	9	Upsizing existing 6" to an 12" from SH 105 to Montgomery Elementary	380,711	1,692	1,522,844	6,768	5,076	75%
SH-105 WATERLINE EXTENSION	10	Extension of 12" waterline from CB Stewart to Buffalo Springs	-	-	1,522,844	6,768	6,768	100%
WEST LONE STAR PARKWAY WATERLINE EXTENSION	11	Closing loop from HOTC (Emma's Way to future Meadow Ridge	-	-	1,522,844	6,768	6,768	100%
MCCOWN AND CAROLINE WATERLINE REPLACEMENT	12	Replaces existing 4" and 6" with a 8"	169,205 380,711	752 1,692	676,820	3,008	564	19%
WOMACK CEMETERY TO SH 105 WATERLINE REPLACEMENT	13	Replacement of 8" with 12"	676,820	3,008	1,522,844	6,768	3,760	56%
WATER PLANT NO. 3 EXPANSION	14	Booster Pump Addition, misc improvements	324,324	1,441	486,486	2,162	721	33%
WATER PLANT NO. 3 IMPROVEMENTS (COMPLETED)	15	Upsizing existing 6" to an 12" from SH 105 to Montgomery Elementary	380,711	1,692	676,820	3,008	1,316	44%
DOWNTOWN WATERLINE REPLACEMENT PH I (COMPLETED)	16	Booster Pump Addition, misc improvements	324,324	1,441	486,486	2,162	721	33%

Water Main Size (in)	Area (sq.ft.)	Volume (gpd)(3 fps)	ESFC
4	0.0873	169,205	752
6	0.1963	380,711	1692
8	0.3491	676,820	3008
10	0.5454	1,057,531	4700
12	0.7854	1,522,844	6768

ORDINANCE NO. 2024-06

AN ORDINANCE OF THE CITY OF MONTGOMERY, TEXAS, ORDERING A PUBLIC HEARING CONCERNING AMENDING ARTICLE III, "IMPACT FEES" OF CHAPTER 90 "UTILITIES" OF THE CITY CODE OF ORDINANCES BY ADOPTING NEW IMPACT FEES FOR WATER AND WASTEWATER IMPROVEMENTS THAT ARE ATTRIBUTABLE TO NEW DEVELOPMENT IN THE CITY'S PROPOSED WATER AND WASTEWATER IMPACT FEE SERVICE AREA WITHIN THE CORPORATE BOUNDARIES OF THE CITY; PROVIDING OPEN MEETING AND EFFECTIVE DATE PROVISIONS; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, pursuant to Chapter 395 of the Texas Local Government Code, the City Council (the "Council") of the City of Montgomery, Texas (the "City") adopted Ordinance No. 2016-21, which approved the Capital Improvement Plan, Exhibit "C" to the Ordinance, and the Land Use Assumptions, Exhibit "C" to the Ordinance, presently in Article III, Impact Fees, Chapter 90, Utilities, City's Code of Ordinances and established water and wastewater impact fees for connection to the City's water and wastewater system; and

WHEREAS, pursuant to Section 395.054 of the Texas Local Government Code, the City Council held a public hearing on November 14, 2017 to review and discuss the Capital Improvement Advisory Committee's comments and suggestions concerning the City's Land Use Assumptions and Capital Improvement Plan; and

WHEREAS, the City Council approved an amendment to the City's Capital Improvement Plan based on the Capital Improvement Advisory Committee's recommendation, described in the Capital Improvement Advisory Committee's report, dated October 25, 2017, set out in Exhibit "A," to Ordinance No. 2018-06; and

WHEREAS, the City has undertaken to update the Capital Improvement Plan and the Land Use Assumptions to determine whether any amendments are advisable and determine whether the impact fees should be amended pursuant to Sec. 395.052 of the Texas Local Government Code; and

WHEREAS, pursuant to Secs. 395.053 and 395.054 of the Texas Local Government Code, the City must adopt an order setting a public hearing to discuss and review the update and shall determine whether to amend the plan, assumptions and/or impact fees.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, THAT:

Section 1. Findings. The findings and recitations set out hereinabove are found to be true and correct and are hereby adopted by the City Council, and made a part hereof for all purposes as findings of fact.

Section 2. Order. The City Council of the City of Montgomery hereby orders a public hearing to discuss and review the updates to the Capital Improvement Plan and the Land Use Assumptions and determine whether to amend the plan and if so, what amendments to the Capital Improvement Plan, Land Use Assumptions and/or Impact Fees to be set for May 28, 2024 and to cause such notices of such public hearing to be given as required by Secs. 395.053, 395.054 and 395.055, of the Texas Local Government Code.

Section 3. Capital Improvement Advisory Committee. The City Council of the City of Montgomery requests that the Capital Improvement Advisory Committee review and file its written comments on the proposed amendments to the Land Use Assumptions, Capital Improvements Plan, and Impact Fees before the fifth business day before the date of the public hearing on the amendments.

Section 4. Effective Date. This ordinance shall take effect immediately upon its passage and adoption.

Section 5. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Government Code.

PASSED AND APPROVED on this the 9th April, 2024.

Byron Sanford, Mayor

Nici Browe, City Secretary

Montgomery City Council
AGENDA REPORT

Meeting Date: May 28, 2024	**Budgeted Amount:** N/A
Department: Police Department	**Prepared By: Anthony Solomon**

Subject

Consideration and Possible Action on: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, PROPOSING THE CREATION OF A CRIME CONTROL AND PREVENTION DISTRICT; CREATING A TEMPORARY BOARD OF DIRECTORS; APPOINTING PERSONS TO SERVE AS A TEMPORARY DIRECTORS OF THE PROPOSED DISTRICT; AND PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.**

Recommendation

Approve the Ordinance as presented.

Discussion

Chapter 363 of the Local Government Code allows for a governing body to establish a Crime Control and Prevention District, which allocates ¼ of a cent of Sales Tax revenues to Crime Control and Prevention programs that support the Police Department. This allocation will allow for monetary relief to the Annual Budget and will provide other resources, such as streets, parks, and quality of life projects, with more funding.

The city is growing rapidly and a Crime Control and Prevention District will allow the police department to provide quality assistance to the community. This District will fund things such as officer salaries, new police and court facility, training, equipment and technology updates and replacements, etc.

Approved By

Chief of Police	Anthony Solomon	Date: 5/21/24
City Administrator	Gary Palmer	Date: 5/21/24

ORDINANCE NO. 2024- _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, PROPOSING THE CREATION OF A CRIME CONTROL AND PREVENTION DISTRICT; CREATING A TEMPORARY BOARD OF DIRECTORS; APPOINTING PERSONS TO SERVE AS A TEMPORARY DIRECTORS OF THE PROPOSED DISTRICT; AND PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Montgomery, Texas ("City") is authorized to propose the creation of a Crime Control and Prevention District ("District") in the City pursuant to the Crime Control and Prevention District Act (the "Act"), codified at Chapter 363 of the Texas Local Government Code; and

WHEREAS, the City Council desires to propose the creation of the District to cover all of the corporate boundaries of the City, as they exist or may be amended; and

WHEREAS, the City Council desires to appoint a temporary board of directors and finds that this Ordinance complies with all other applicable requirements of the Act.

NOW, THEREFORE, BE ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS:

SECTION 1: The City Council hereby proposes the creation of a Crime Control and Prevention District under the Act. This proposal is subject to a confirmation election held pursuant to the Act.

SECTION 2: The City Council hereby establishes a temporary board of directors of the proposed District. The board shall be designated as the Montgomery Temporary Crime Control and Prevention District Board ("Temporary Board") and shall be comprised of seven persons who reside within the corporate limits of the City.

SECTION 3: The Temporary Board is established pursuant to the authority granted in Section 363.052 of the Act and the terms set forth therein are hereby adopted to govern the operation and duties of the temporary board.

SECTION 4: The Temporary Board is charged with formulating and approving a two-year crime control plan and a two-year budget plan in compliance with Section 363.061 of the Act. After a majority of the temporary directors have approved the budget plan and crime control plan, a majority of the temporary directors may order that an election authorizing the creation of the District be held.

SECTION 5: The following persons are hereby appointed to serve as temporary directors of the proposed District:

_____

_____

_____

_____

_____

_____

_____

SECTION 7: The temporary board is required to conduct an organization meeting and elect one of its members as presiding officer not later than the seventy-fifth (75th) day after the effective date of this ordinance.

SECTION 8: All provisions of any ordinance in conflict with this ordinance are hereby repealed to the extent they are in conflict. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 9: Should any section, subsection, sentence, clause or phrase of this ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portion of this ordinance shall remain in full force and effect. The City Council hereby declares that if would have passed this ordinance, and each section subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 10: This ordinance shall be effective immediately upon adoption.

PASSED AND APPROVED by the City Council of the City of Montgomery, Texas on the _____ day of _____, 2024.

CITY OF MONTGOMERY, TEXAS

_____
Sara Countryman, Mayor

ATTEST:

_____
Nici Browe, City Secretary

APPROVED AS TO FORM:

_____
Alan P. Petrov, City Attorney

Montgomery City Council
AGENDA REPORT

Meeting Date: May 28, 2024	**Budgeted Amount:** N/A
Department: Police Department	**Prepared By: Anthony Solomon**

Subject

Consideration and Possible action on the appointment of a Temporary Board of Directors for the Crime Control and Prevention District.

Recommendation

Appoint Temporary Board of Directors listed below.

Discussion

Pursuant to Section 363.025 of the Local Government Code the governing body shall appoint seven persons that reside in the proposed district to serve as temporary directors of the district.

The City of Montgomery City Council appoints the following persons to the Temporary Board of Directors:

- Richard Cox
- TJ Wilkerson
- Lt. Joel Gordon
- Sara Countryman
- Casey Olsen
- Carol Langley
- Stan Donaldson

The Temporary Board of Directors will hold the first meeting to appoint the presiding officer on May 31, 2024 at 10am.

Approved By

Chief of Police	Anthony Solomon	Date:

Montgomery City Council
AGENDA REPORT

City Administrator	Gary Palmer	Date:

Montgomery City Council
AGENDA REPORT

Meeting Date: May 28, 2024	**Budgeted Amount: $4000.00**
Department: Public Works	**Prepared By: Mike Muckleroy**

Subject

Consideration and possible action regarding approving expenses for transmission repairs on 2012 John Deere backhoe.

Recommendation

Approve the expenses as presented not to exceed $24,000.

Discussion

Public Works started having issues with the 2012 John Deere Backhoe in February of this year. Doggett Heavy Equipment sent a field technician to assess it. Repairs were made in the field, but they did not correct the issue. It was recommended that we take it to their shop to have the transmission removed for a full diagnosis. The diagnosis resulted with the transmission needing to be replaced. The full cost including previous repairs is $23,383.95. We are requesting approval for an amount not exceed $24,000 to be able to include return delivery that will be quoted once repairs are made.

Approved By

Public Works Director	Mike Muckleroy	Date: 05/22/2024
Asst. City Administrator	Dave McCorquodale	Date: 05/22/2024

DOGGETT

Doggett Heavy Machinery Services
1-800-569-1626 • www.doggett.com

REMIT TO:
Doggett Heavy Machinery Services
10110 Daradele Ave
Baton Rouge, LA 70816
Phone: (225) 291-3750
Fax: (225) 238-1824

Beaumont, TX 77705 (409) 842-1754
Houston, TX 77037 (713) 679-6700
Bryan, TX (979) 778
Corpus Christi, TX 78405 (361) 289-0727
San Juan, TX 78589 (956) 787-0001
Victoria, TX 77905 (361) 570-6666

SHIP TO:	City of Montgomery | Eric Standifer FIELD SERVICE 265 SOUTH BUFFALO SPRING MONTGOMERY, TX 77316	Branch: 42 - HOUSTON TX		
		Date: 05/08/2024	Time: 9:53:45 (O)	Page: 1
		Account No.: CITYO058	Phone No.: 9365976434	Invoice No.: C37943
INVOICE TO:	CITY OF MONTGOMERY PO BOX 708 MONTGOMERY TX 77356	Ship Via: 495534/PP/2500	Purchase Order: SHOP REPAIR	
		Sales Tax License No.: GOVTEX	F.S.T. ID:	
			Salesperson: CS3	

ESTIMATE EXPIRY DATE: 06/15/2024

DESCRIPTION

Estimate is valid for 30 days from the date of the original estimate.

****
" THIS QUOTE/ESTIMATE DOES NOT INCLUDE STATES OR LOCAL
TAXES, BATTERY FEES/TAXES, SHOP SUPPLY FEES, ENVIRONMENTAL
FEES, WASH FEES, WELDING FEES, MACHINE SHOP OR MACHINING
FEES, EXTRA TIME TO REMOVE BROKEN BOLTS, TRUCKING,
DELIVERY, FREIGHT, ADDITIONAL LABOR AND/OR PARTS. IN THE
EVENT THAT ADDITIONAL LABOR OR PARTS ARE REQUIRED, THEN
DOGGETT HEAVY MACHINERY SERVICES WILL ISSUE A REVISED OR
NEW QUOTE/ESTIMATE TO CUSTOMER FOR APPROVAL."
.
.
PLEASE INITIAL STATING THAT YOU HAVE READ THIS_____
****

********* Segment 01 *********

Stock #: TN221617 JD310EK ROPS 2WD STD MS #: 1T0310EKVCG221617
Make: JD Model: 310EK H
Is to have the following work done

REPLACE TRANSMISSION
ADDITIONAL DESCRIPTION:
- MACHINE CAME AFTER FIELD REPAIR
- TESTED THE TRANSMISSION AND FOUND THE TORQUE CONVERTOR
MAKING A GRINDING NOISE
- PREFORMED TORQUE CONVERTER STALL AND FOUND RIGHT AT THE
BOTTOM END OF THE SPEC
-OIL SAMPLE CAME BACK HIGH IN ALUMINUM, COPPER AND IRON.
ALL METAL IS COME A SOURCE OF GEARS AND CLUTCH PACKS
- OIL SAMPLE ALSO IS HIGH IN WATER, WHICH WILL BREAK THE
CLUTCH PACKS DISKS
- REMOVE THE TRANSMISSION
- DISASSEMBLED AND INSPECTED THE TRANSMISSION
- FOUND CLUTCH MATERIAL AND SMALL AMOUNT OF METAL IN THE

Received By_____

TERMS: Due and payable on receipt of invoice. All unpaid invoices greater than 30 days from the invoice date are subject to late fee and finance charge on the unpaid balance. Buyer will pay all costs of collection of delinquent accounts including reasonable attorney fees

DOGGETT

Doggett Heavy Machinery Services
1-800-569-1626 • www.doggett.com

REMIT TO:
Doggett Heavy Machinery Services
10110 Daradele Ave
Baton Rouge, LA 70816
Phone: (225) 291-3750
Fax: (225) 238-1824

Beaumont, TX 77705 (409) 842-1754
Houston, TX 77037 (713) 679-6700
Bryan, TX (979) 778
Corpus Christi, TX 78405 (361) 289-0727
San Juan, TX 78589 (956) 787-0001
Victoria, TX 77905 (361) 570-6666

SHIP TO:	City of Montgomery | Eric Standifer FIELD SERVICE 265 SOUTH BUFFALO SPRING MONTGOMERY, TX 77316	Branch: 42 - HOUSTON TX		
		Date: 05/08/2024	Time: 9:53:45 (O)	Page: 2
		Account No.: CITYO058	Phone No.: 9365976434	Invoice No.: C37943
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		Sales Tax License No.: GOVTEX	F.S.T. ID:	
			Salesperson: CS3	

ESTIMATE EXPIRY DATE: 06/15/2024

DESCRIPTION

HOUSING
- FOUND ALL THE CLUTCH DISK ARE COMING APART FROM THE WATER IN THE OIL
- FOUND THE TORQUE CONVERT BEARING FAILING
- WILL NEED TO REPLACE THE TRANSMISSION AND INSTALL BACK IN THE MACHINE
- RECOMMEND TO REPLACE THE TRANSMISSION COOLER
- THEN TEST THE MACHINE

Part#	Description	Qty	Price	Amount
AT349656	OIL COOLER	1	389.75	389.75
T113128	CAP SCREW	1	5.16	5.16
AT501896	Transmission	1	8555.38	8555.38
TY22028	HY-GARD BLK OIL	7	17.68	123.76
TY26576	COOL-GARD 2.5GA	1	43.64	43.64

Parts:	9117.69
Labor:	9936.00
Subtotal:	19053.69

Authorization: _____

********* Segment 02 *********

ENVIRONMENT CHARGES AND SHOP SUPPLIES

MISCELLANEOUS CHARGES: Description	Price	Amount
ENVIRON. CHARGE	250.00	250.00
SHOP SUPPLIES	600.00	600.00

Miscellaneous:	850.00
Subtotal:	850.00

Authorization: _____

Received By_____

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		Sales Tax License No.: GOVTEX	F.S.T. ID:	
			Salesperson: CS3	

ESTIMATE EXPIRY DATE: 06/15/2024

DESCRIPTION

********* Segment 03 *********

FIELD DIAGNOSTIC TIME

Part#	Description	Qty	Price	Amount
3241WP	OIL SCAN KIT	1	19.57	19.57
TY6354	HY-GARD 1 GAL	1	24.49	24.49
DEL	DELIVERY SERVIC	1	175.00	175.00

Parts: 219.06
Labor: 1560.00
Authorization: _____ Subtotal: 1779.06

********* Segment 04 *********

TRAVEL TIME & MILEAGE
ADDITIONAL DESCRIPTION:
1 ROUND TRIP FROM 9111 N FWY HOUSTON, TX TO 265 S BUFFALO SPRING, MONTGOMERY, TX

MISCELLANEOUS CHARGES:	Description	Price	Amount
	MILEAGE RATE	374.40	374.40

Labor: 514.80
Miscellaneous: 374.40
Authorization: _____ Subtotal: 889.20

********* Segment 05 *********

TRANSPORT MACHINE

Received By_____

TERMS: Due and payable on receipt of invoice. All unpaid invoices greater than 30 days from the invoice date are subject to late fee and finance charge on the unpaid balance. Buyer will pay all costs of collection of delinquent accounts including reasonable attorney fees

DOGGETT

Doggett Heavy Machinery Services
1-800-569-1626 • www.doggett.com

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Corpus Christi, TX 78405 (361) 289-0727
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SHIP TO:
City of Montgomery | Eric Standifer
FIELD SERVICE
265 SOUTH BUFFALO SPRING
MONTGOMERY, TX 77316

INVOICE TO:
CITY OF MONTGOMERY
PO BOX 708
MONTGOMERY TX 77356

Branch: 42 - HOUSTON TX			
Date: 05/08/2024	Time: 9:53:45 (O)	Page: 4	
Account No.: CITYO058	Phone No.: 9365976434	Invoice No.: C37943	
Ship Via: 495534/PP/2500		Purchase Order: SHOP REPAIR	
Sales Tax License No.: GOVTEX		F.S.T. ID:	
		Salesperson: CS3	

ESTIMATE EXPIRY DATE: 06/15/2024

DESCRIPTION

MISCELLANEOUS CHARGES: Description	Price	Amount
TRANSPORT	812.00	812.00

Authorization: _____

Miscellaneous:	812.00
Subtotal:	812.00
Parts:	9336.75
Labor:	12010.80
Miscellaneous:	2036.40
TOTAL:	23383.95

Received By_____

TERMS: Due and payable on receipt of invoice. All unpaid invoices greater than 30 days from the invoice date are subject to late fee and finance charge on the unpaid balance. Buyer will pay all costs of collection of delinquent accounts including reasonable attorney fees

Montgomery City Council
AGENDA REPORT

Meeting Date: May 28, 2024	**Budgeted Amount:** N/A
Department: Admin	**Prepared By: Dave McCorquodale**

Subject

Consideration and possible action on renewal of a Special Use Permit granted to Candace Welsh for a micropigmentation tattoo business located at 401 College Street Suite 110-B, Montgomery, Texas 77356.

Recommendation

Staff recommends a motion to renew the SUP and removal of the following conditions:

- Section 2 (e) related to number of employees allowed
- Section 2 (i) related to bonding & insurance
- Section 2 (j) related to special inspections of the Property
- 5-year expiration portion of Section 2 (l).

Discussion

Issue:
The city granted Candace (Cory) Welsh an SUP in 2019 with a 5-year term that expires 05/14/24.

Regulations:
The SUP ordinance (attached) provides city/local terms and provisions. Intradermal cosmetics, also known as microblading, is licensed and regulated by the state (Dept. of State Health Services). This activity falls generally under tattooing according to state regulations and local land use regulations. This type of use requires special approval from city council to operate (Sec. 98-88 Table of Uses).

Analysis & Conclusion:
Staff recommends renewal of the SUP. Additionally, certain terms and provisions required by the SUP appear to place an undue regulatory compliance burden on the applicant. Staff recommends removing the following conditions from the SUP:

- Section 2 (e): "No more than one additional person, other than residents residing on the Premises, shall be employed or engaged in the micropigmentation tattoo business of eyebrows and eyeshades."

- Section 2 (i): "Candace Welsh shall be bonded and insured, and shall maintain general liability insurance in an amount of $1,000,000 as required by the City during the entire term of the permit. A certificate of such insurance shall be provided to the City."

- Section 2 (j): "The City shall have the authority to inspect the Property from time to time to confirm Candace Welsh's compliance with the terms and conditions of this special use permit."
- Section 2 (l): "This permit shall expire five (5) years from the date of its issuance, subject to the City Council's right to renew the permit upon request by Candace Welsh."

Montgomery City Council
AGENDA REPORT

Approved By		
Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 05/25/2024

Copy of ordinance granting SUP

ORDINANCE NO. 2019-08

AN ORDINANCE OF THE CITY OF MONTGOMERY, TEXAS, GRANTING A SPECIAL USE PERMIT TO CANDACE WELSH FOR USE OF A PORTION OF THE PROPERTY LOCATED AT 401 COLLEGE STREET, SUITE 110-B, MONTGOMERY, TEXAS 77356, FOR A MICROPIGMENTATION TATTOO BUSINESS; ESTABLISHING CERTAIN TERMS, CONDITIONS AND LIMITATIONS; PROVIDING FOR PENALTY, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, the City of Montgomery has received a request from Candace Welsh for a special use permit pursuant to Section 98-33 of the Code of Ordinances of the City of Montgomery, Texas, authorizing the use of a portion of the herein below referenced real property as a micropigmentation tattoo business; and

WHEREAS, the matter was referred to the City of Montgomery Planning and Zoning Commission for consideration and recommendation, and the Planning and Zoning Commission, after due notice, did consider and conduct a Public Hearing held on May 13, 2019 and make a final report on the request for the special use permit, as provided by Section 98-33 (a) of the Code of Ordinances; and

WHEREAS, the City Secretary caused to be issued and published the notice of public hearing required by the City of Montgomery Zoning Ordinance and laws of the State of Texas applicable thereto; and

WHEREAS, the City Council, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the proposed special use permit, on the 14th day of May, 2019; and

WHEREAS, the City Council, after determining that all legal requirements of notice and hearing have been met, is of the opinion and finds that the requested special use of the property described herein is authorized by Section 98-33 of the Code of Ordinances; and

WHEREAS, the City Council further finds that the granting of a special use permit to Candace Welsh will not have an adverse effect on the City's comprehensive zoning plan or on the character and development of the neighborhood in which the property is situated, so long as the City imposes appropriate conditions and safeguards;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, THAT:

SECTION 1. Grant of Permit. A special use permit is hereby granted to Candace Welsh to use that portion of the property located at 401 College Street, Suite 110-B, Montgomery, Texas 77356 (the "Premises"), for micropigmentation tattoo business for eyebrows and eye shade, which includes the eyelid up to and including the eyebrow, as an

accessory use of an otherwise approved and permitted use. The special use permit is granted upon and subject to the terms, provisions and limitations specified in Section 2.

SECTION 2. Terms, Provisions and Limitations. The special use permit herein granted is expressly subject to the following terms, provisions and limitations, each of which is hereby deemed to be a condition precedent to the grant and continued effectiveness of the permit:

(a) All the services shall be conducted on the Premises.

(b) Micropigmentation tattoo business on the Premises shall only be conducted during the term of the permit.

(c) The Premises shall be kept clean and attractive, and shall not create a nuisance in any regard.

(d) Candace Welsh has previously submitted, and shall continuously maintain a detailed letter at the City detailing the safety standards that will be adhered to regarding her micropigmentation tattoo business on the Premises. A copy of the safety standards letter is attached hereto and incorporated herein by reference as Exhibit "A." Candace Welsh shall adhere to and comply with all the standards set forth in this letter.

(e) No more than one additional person, other than residents residing on the Premises, shall be employed or engaged in the micropigmentation tattoo business of eyebrows and eyeshades.

Location is a commercial building. Recommend deleting.

(f) The permit is limited to only eyebrows and eye shade micropigmentation, which includes the eyelid up to and including the eyebrow, tattoo business.

(g) No equipment or process shall be used in connection with the micropigmentation business which creates noise, vibrations, glare, fumes, odors or electrical interference detectable to the normal senses outside of the Premises. No equipment or process shall be used which creates visible or audible interference in any radio or television receivers off the Premises.

(h) No articles or materials used in connection with the micropigmentation business shall be stored outside of the Premises.

(i) Candace Welsh shall be bonded and insured, and shall maintain general liability insurance in an amount of $1,000,000 as required by the City during the entire term of the permit. A certificate of such insurance shall be provided to the City.

Not required by state for tattooing and not required for other businesses in the city. Recommend deleting.

(j) The City shall have the authority to inspect the Property from time to time to confirm Candace Welsh's compliance with the terms and conditions of this special use permit.

Redundant and unnecessary. Recommend deleting.

(k) This special use permit does not waive, amend, abrogate or affect any law,

rule or regulation, including any ordinance of the City of Montgomery. Candace Welsh shall comply with all ordinances of the City of Montgomery.

Expiration & renewal adds undue burden to applicant. Recommend deleting.

(l) This permit shall expire five (5) years from the date of its issuance, subject to the City Council's right to renew the permit upon request by Candace Welsh. In the event of a violation by Candace Welsh of the terms and provisions of this special use permit, and the continuation of such violation after ten (10) days written notice from the City to Candace Welsh, at the option of City Council, this permit shall be revoked and shall be of no further force or effect. Such revocation will be effective and final, immediately upon action by City Council.

(m) This permit is issued only to Candace Welsh and is not assignable without City Council permission.

SECTION 3. Any person, firm, or corporation violating a provision of this Ordinance, upon conviction, is guilty of an offense punishable as provided in the Montgomery Code of Ordinances, as amended, by a fine not to exceed two thousand dollars ($2,000.00); and each day or portion thereof during which the violation is committed, continued or permitted shall be a separate offense.

SECTION 4. It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable and the invalidity of any section, clause or provision or part or portion of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 5. This Ordinance shall become effective immediately upon its passage.

PASSED AND APPROVED this 14th day of May, 2019.

CITY OF MONTGOMERY, TEXAS

By: _____
Sara Countryman, Mayor

ATTEST:

By: _____
Susan Hensley, City Secretary

CITY OF MONTGOMERY, TEXAS ★ FOUNDED 1837 ★

APPROVED AS TO FORM:

By: _____
Larry Foerster, City Attorney

CITY OF
MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

May 20, 2019

Ms. Candace Welsh
Studio C Brows

Ms. Welsh;

The business of Studio C Brows is an allowable use at 401 College Street Suite 110-B according to the zoning laws of the City of Montgomery.

If you need further information, please feel free to contact me.

Sincerely,

Jack Yates
City Administrator

PLANNING & ZONING COMMISSION FINAL REPORT OF FINDINGS AND RECOMMENDATION

TO: MONTGOMERY MAYOR AND CITY COUNCIL

FROM: MONTGOMERY PLANNING & ZONING COMMISSION

CC: JACK YATES, CITY ADMINISTRATOR

SUBJECT: FINAL REPORT CONCERNING A SPECIAL USE PERMIT APPLICATION FOR CANDACE WELSH FOR A MICROBLADING BUSINESS LOCATED AT 401 COLLEGE STREET, SUITE 110-B, MONTGOMERY, TEXAS.

Mayor and Members of City Council,

Pursuant to Sections 98-27 and 98-88 of the City of Montgomery Code of Ordinances ("the Code"), the Montgomery Planning and Zoning Commission met on May 13, 2019 to consider an application from Candace Welsh for a Special Use Permit for a microblading business to be located at 401 College Street, Suite 110-B in Montgomery, Texas.

After a duly-noticed public hearing with an opportunity for public comments concerning the requested Special Use Permit, the Commission thereby found:

- No deleterious effects to the character and development of the neighborhood are posed (harmful) by the proposed business.

- By a vote of 4-0 the members present (Bill Simpson, Nelson Cox, Jeffrey Waddell, and Carol Langley; Arnette Easley was not in attendance), pursuant to Section 98-27 of the Code, the Planning and Zoning Commission hereby presents this Final Report, recommending approval of the Special Use Permit subject to all the terms, provisions, and limitations of the Ordinance granting the Special Use Permit.

I, Nelson Cox, Chairman of the Montgomery Planning and Zoning Commission, on this 14th day of May 2019, certify the above Final Report to be true and correct to the best of my knowledge.

Signed: Nelson Cox
NELSON COX, Chair

Attested:
SUSAN HENSLEY, City Secretary

CITY OF MONTGOMERY, TEXAS ★ FOUNDED 1837 ★

Montgomery City Council
AGENDA REPORT

Meeting Date: May 28, 2024	**Budgeted Amount:** N/A
Department: Admin	**Prepared By: Dave McCorquodale**

Subject

Presentation and acceptance of a Feasibility Study for a proposed 16.75-ac commercial development at the southeast corner of the intersection of Eva St./SH105 and FM2854 by HEB Grocery Company LP (Dev. No. 2402).

Recommendation

Staff recommends a motion to accept the Feasibility Study as presented.

Discussion

City Council authorized the city engineer to prepare a Feasibility Study for this proposed commercial development on March 12th. The Study is attached for review and the engineer present the results to City Council.

As a reminder, acceptance of the Feasibility Study does not constitute acceptance or approval of the project. Acceptance of the Study means the City Council believes the Study was prepared in accordance with good engineering practices and based on accurate data.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 05/23/2024

HEB Grocery Company LP
FEASIBILITY STUDY
(Dev. No. 2402)

FOR

THE CITY OF MONTGOMERY

WGA PROJECT NO. 00574-138

May 2024

PREPARED BY

OVERVIEW

1 Executive Summary

2 Introduction

3 Analysis

Exhibits:

A: Tract Boundary and Utilities

B: Preliminary Site Plan

C: Zoning Map

D. Water and Wastewater Usage Projection

E: Impact Fee Summary

F: Escrow Calculation

G: Preliminary Cost Estimate

1 EXECUTIVE SUMMARY

HEB Grocery Company (the "Developer") has requested the City of Montgomery (the "City") to perform a feasibility study for the City to serve the commercial development on a 16.75-acre tract at the southeast corner of State Highway 105 and FM 2854, also referred to as the HEB tract. The tract is located within City limits and would not need to be fully annexed prior to receiving utility service.

Based on the preliminary land plan, provided by the Developer this development would consist of the development of a commercial site which includes a grocery store, gas station and car wash. The final land plan may affect the estimated costs of, and revenues associated with, the development.

The analysis shows that after the completion of the City's Water Plant No. 2 Improvements project currently in construction the City will have the water capacity to serve the development, and existing developments, for the next few years but will need additional water plant capacity to serve all existing and proposed developments at full build out.

The analysis also shows that the City will have the sanitary sewer capacity to serve the proposed development, existing developments, and committed developments at full build out when the Town Creek WWTP plant project is completed.

The estimated total costs that will be associated with the development are:

Escrow Account	$16,000
Cost of Public Infrastructure	$140,000
Estimated Water Impact Fee (At Time of Platting)	$69,117
Estimated Wastewater Impact Fee (At Time of Platting)	$56,942
Total Estimated Costs	**$282,059**

Based on information provided by the Developer the estimated total assessed valuation for the development would be approximately $12,000,000.00 at full build out. Based on the City's estimated current tax rate ($0.0970 debt service and $0.3030 for operations and maintenance) financially, the development will bring in approximate tax revenues as shown below:

Debt Service	$ 11,058
Operations and Maintenance	$ 34,542
Total Estimated Annual Tax Revenue	**$ 45,600**

2 INTRODUCTION

This undeveloped tract located at the southwest corner of State Highway 105 and FM 2854 and falls entirely within the City's limits.

Tract's boundary in relation to the City's surrounding facilities is enclosed as **Exhibit A.** A preliminary site plan is enclosed as **Exhibit B** and indicates the Developer's intentions to develop this 16.45-acre tract along with 15.22-acres of land surrounding it to be developed later by another developer. In total the future commercial developments will consist of detention ponds and commercial pad sites.

Based on information from the Developer, construction of the HEB portion of the development and the required detention for the entire site is planned to be complete in 2026. The estimates included in this feasibility are based on the anticipated land use provided by the developer at the time of the study. The final land plan may affect the estimated costs and revenues associated with the development. It is our understanding that the Developer is unaware of the timeline of the remaining commercial pad sites of the total development. A separate Economic and Feasibility study will be required when the remaining pad sites are to be developed.

Additionally, it is our understanding that the proposed site of the development is the former homesite of Charles B. Stewart, the creator of the Texas State Flag. The Developer has informed us that they are proposing a homage to Charles B. Stewart in the form of some monumentation that will be included in their plan submittal.

3 ANALYSIS

Water Production and Distribution

The Tract is located completely within the City. The City is currently bidding a water plant improvements project at the existing Water Plant No. 2 to restore the capacity of the City's water system. Upon completion, the City will have three (3) active water wells and two existing water plants with a total capacity of 2,025 connections or 568,000 gallons per day per Texas Commission on Environmental Quality ("TCEQ") requirements. The City is also in the preliminary planning stage for future Water Plant No. 4 expected to be constructed in 2027.

The current average daily flow ("ADF") in the City is approximately 444,000 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City has committed approximately 796,700 gpd and 2,336 connections. A copy of the updated water usage projections is included as **Exhibit D.** Once the Water Plant No. 2 Improvements Project is complete, the City will have committed approximately 140% of the total ADF capacity and 93% of the connection capacity.

The City previously ran an analysis of the existing water facilities to determine the most economically advantageous improvements to increase water service capacity. The addition of a booster pump to Water Plant No. 3 would increase the City's ADF capacity to approximately 730,000 gpd and a capacity of 2,500 connections. We recommend the City move forward with making this improvement but do not expect the Developer to be responsible for costs associated with this project due to the impact fees assessed for the Development as described later in this study.

Based on preliminary site layout, the Tract's estimated water capacity requirement is approximately 23,000 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 1,158,722 gpd or 195% of the total ADF capacity and 178% of the connection capacity at full build out. Based on the projections shown in **Exhibit D**, the City would need additional water plant capacity around 2026.

Upon completion of the proposed improvements and based on the projected ADF, including this Tract, the City is projected to have sufficient water production capacity to meet the demand of the development within the City for the next couple of years. As the existing and upcoming developments build out, the City is prepared to expand their water production and distribution capacity.

The Developer will be responsible for extending an existing 12" waterline to the eastern portion of their northern property line, as shown in **Exhibit A**. The Developer will be responsible for all costs associated with the public waterline extension.

The Developer is responsible for providing engineered plans and specifications for the required public waterline extension to serve the proposed development to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council and development approvals and permits.

Sanitary Sewer Collection and Treatment

The City's existing wastewater facilities include 18 public lift stations and two (2) wastewater treatment plants (one of which is currently decommissioned). The Stewart Creek Wastewater Treatment Plant (TPDES Permit No. WQ0011521001) has a permitted capacity of 400,000 gpd. The current ADF at the Stewart Creek Wastewater Treatment Plant is 234,000 gpd or 59%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 502,250 gpd or 125% of existing permitted capacity at full build out. A copy of the wastewater usage projections is included as **Exhibit D.**

Based on the City's historical usage for similar types of development and information from the Developer, the Tract's estimated sanitary sewer capacity requirement is 18,400 gpd (552,000 gallons per month) at full build out. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed 763,000 gpd or 191% of existing permitted capacity.

The TCEQ requires the City to initiate design of a wastewater treatment capacity expansion when the ADF exceeds 75% of the City's 400,000 gpd permitted capacity for 3 consecutive months. Anticipating this requirement to be triggered, the City has selected Halff Associates to complete the design of a 0.3 MGD WWTP to replace the existing Town Creek WWTP that is currently decommissioned. Additionally, the TCEQ requires the commencement of the construction phase of the expansion after 3 consecutive months of ADF exceeding 90% of the permitted capacity (360,000 gpd). Halff Associates plans to be complete with design of the 0.3 MGD Town Creek WWTP this year. Based on the projections shown in **Exhibit D**, the City would exceed 700,000 gpd capacity around 2027.

The Developer will be responsible for extending an 8" gravity sanitary sewer line to the eastern portion of their northern property line, as shown in **Exhibit A**. There is a sanitary manhole located southwest of the intersection of State Highway 105 and FM 2854. The Developer will be responsible for all costs associated with the gravity sanitary sewer.

The ultimate alignment of sanitary sewer lines interior to the Tract will depend on the final land plan of the proposed development. These sanitary sewer lines will need to be placed within public utility easements located along the public ROW or placed within the public ROW interior to the development and constructed per all applicable City and TCEQ design criteria.

The Developer is responsible for providing engineered plans and specifications for the required public sanitary sewer extension to serve the proposed development to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council and development approvals and permits.

The Developer will also need to coordinate the installation of sanitary sewer tap(s) into the public system with the City's department of Public Works and will be responsible for all costs associated with said work.

Drainage

The onsite storm sewer system and detention will be designated private and remain the responsibility of the Developer. All drainage and detention improvements must be designed per the city's Code of Ordinances requiring compliance with the City's floodplain regulations and all applicable Montgomery County Drainage Criteria Manual Standards. Failure to design and construct the drainage facilities per Montgomery County Criteria potentially jeopardizes eligibility for acceptance by the City. The Developer will also be required to perform and submit a drainage study showing the development's impact on the drainage downstream of the Tract and on adjacent properties. The drainage study must be submitted to the City for review and approval prior to approval of the construction plans.

Additionally, the Developer of the HEB tract has informed us that they have entered into an agreement with the adjacent property owners to propose mass grading of the entire for the adjacent properties in order to develop the HEB tract. It is our understanding that the Developer is unaware of the timing of the development for the adjacent properties. We would require that there be a separate economic and utility feasibility study for the development of the adjacent properties once the Developer identifies a timeline for development.

The Developer is responsible for providing engineering plans and specifications for the drainage and detention system interior to the development to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council, and development approvals and permits.

Paving and Traffic Planning

Currently, the preliminary land plan, combined with existing infrastructure, provides for one (1) proposed connection to State Highway 105 and three (3) proposed connections to FM 2854 to provide access to the commercial tract. All approvals to the proposed connections will need to be coordinated with and approved by TxDOT.

Finally, the Developer also plans to provide access to the two adjacent properties to the east (MCAD Property ID: 262384 and 450396) as a part of the entire development. Based on the preliminary land use plan provided, this requirement is being fulfilled as shown in **Exhibit B**.

Development Costs

The Developer will need to engineer and construct the on-site and off-site water, sanitary sewer, paving, and drainage facilities to serve the proposed Tract.

The Developer will also need to pay water and wastewater impact fees to the City. The impact fees will be assessed at the time of recordation of the final plat and collected prior to receiving water and sanitary sewer taps. Enclosed as **Exhibit D** are the 2023 Revisions to the Montgomery Impact Fee Analysis Report.

The estimated ADF provided by the developer requires the equivalent use of three 2 – inch water meter per **Exhibit D**.

An escrow agreement has been entered into between the Developer and the City and funds have been deposited to cover the cost of this feasibility study. An estimated additional $16,000 will be required to cover the City's remaining expenses for the development, which includes administrative costs, legal fees, plan reviews, developer and construction coordination, construction inspection, and one year warranty expenses. The fees calculation can be seen in **Exhibit F**. These additional funds must be deposited into the escrow prior to any work being completed by the City.

Below is a summary of the estimated costs associated with the development:

Escrow Account	$16,000
Cost of Public Infrastructure	$140,000
Estimated Water Impact Fee (At Time of Platting)	$69,117
Estimated Wastewater Impact Fee (At Time of Platting)	$56,942
Total Estimated Costs	**$282,059**

These estimates are based on the projected water and wastewater usage provided by the developer. The actual costs will depend on the final land plan, final design, and actual construction costs.

Financial Feasibility

The Developer estimates the total assessed value (A.V.) at full development to be approximately $12,000,000. Based on the estimated total A.V. and assuming 95% collection, the in-city development would generate approximately $11,058 per year in debt service revenue, and approximately $34,542 per year in operations and maintenance revenue. These estimates are based on the City's $0.0970/$100 valuation debt service tax rate and the $0.3030/$100 valuation Operations & Maintenance (O&M) tax rate.

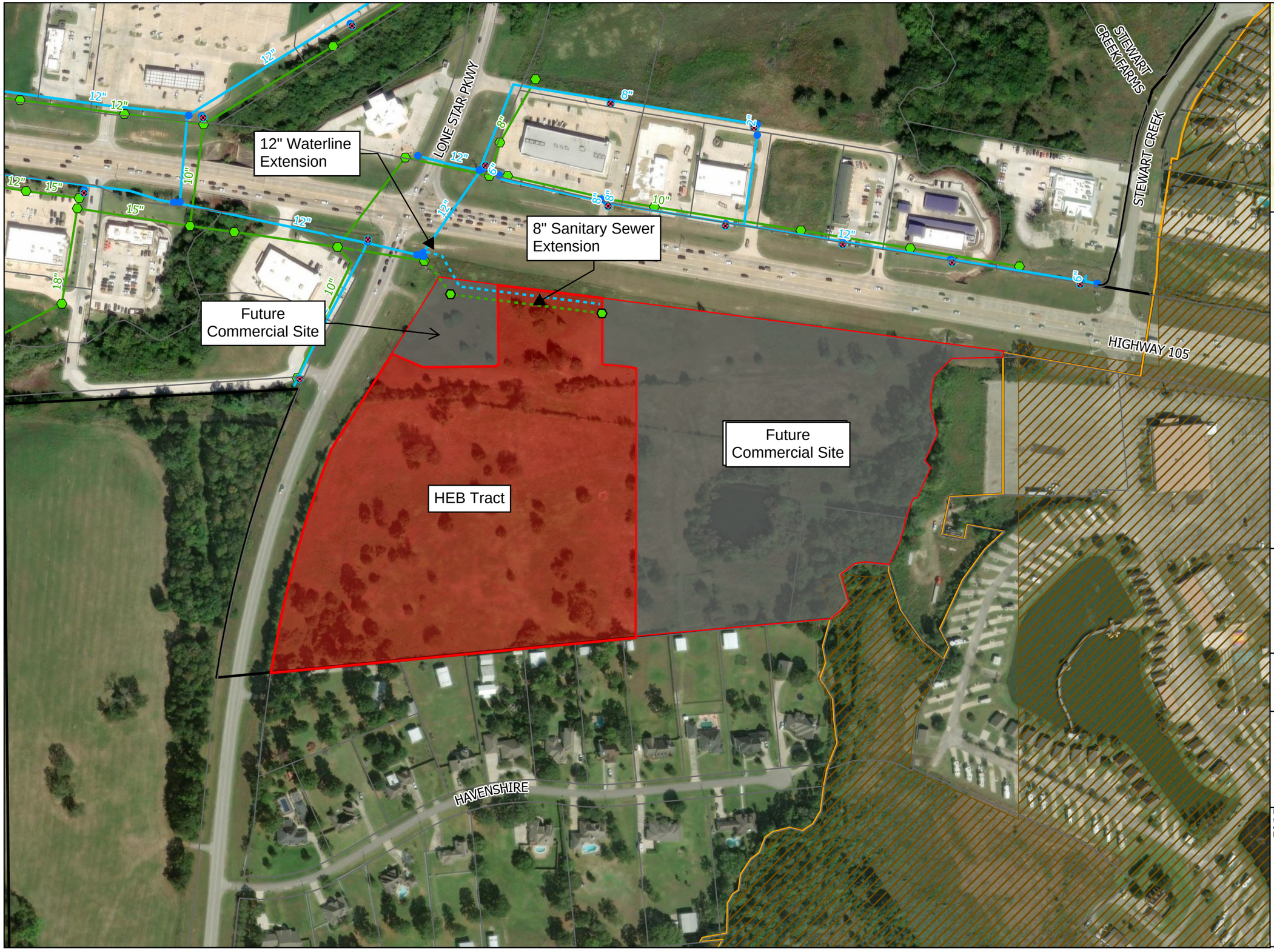
This report is our engineering evaluation of the funds required to complete the anticipated future capital improvement for this Tract and of the potential increase in tax revenue to the City. This report is not intended to be used for the issuance of municipal financial products or the issuance of municipal securities. The City's Financial Advisor(s) can address potential recommendations related to the issuance of municipal financial products and securities.

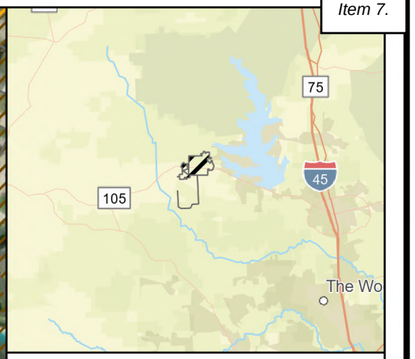
Thank you for the opportunity to complete this feasibility study and offer our recommendations. Please contact me or Mr. Zach Timms should you have any questions.

Sincerely,

Chris Roznovsky, PE
City Engineer

CVR/zlgt
Z:\00574 (City of Montgomery)\138 HEB\Feasibility Study\Report\HEB Feasibility Study.docx





Legend

Jurisdictional Boundaries
- City Limits
- City ETJ
- Adjacent ETJ
- Tax Parcel

Water Infrastructure
- Hydrant
- Water Main Valves
- Water Main
- Water Plant Facility

Sanitary Sewer Infrastructure
- Sanitary Sewer Manhole
- Sanitary Sewer Gravity Main
- Sanitary Sewer Lateral
- Sanitary Sewer Pressurized Main
- Sanitary Sewer Water Treatment Plant

Proposed Development
- HEB Grocery Company

EXHIBIT A

TRACT BOUNDARY AND UTILITIES

HEB GROCERY COMPANY FEASIBILITY STUDY

CITY OF MONTGOMERY TEXAS EST 1837 BIRTHPLACE OF THE TEXAS FLAG

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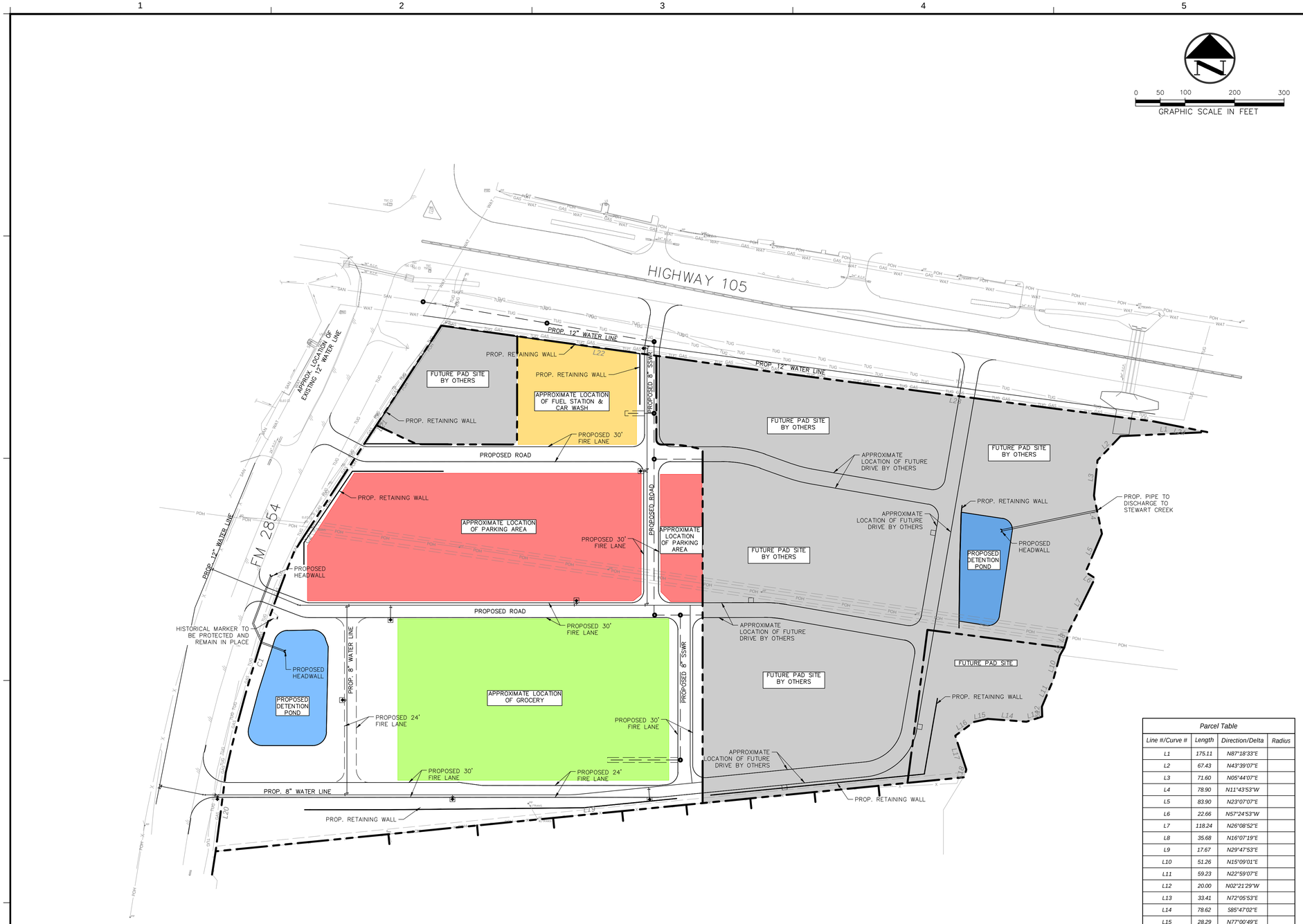
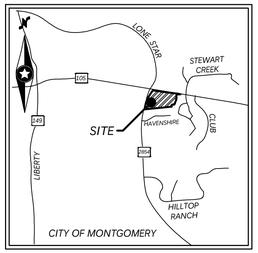
WGA





E6 — VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING	PROPOSED	
○	○	PROPERTY CORNER
		BENCHMARK
LS		LIGHT STANDARD
PP		POWER POLE
		DOWN GUY
FH		FIRE HYDRANT
WV		WATER VALVE
WM		WATER METER
GM		GAS METER
		FENCE
EMH		ELECTRICAL MANHOLE
SSMH		WASTEWATER MANHOLE
STMWMH		STORMSEWER MANHOLE
WMH		WATER MANHOLE
CO		CLEAN OUT
		CURB INLET
		HANDICAPPED PARKING SPACE
SIGN		SIGN
EM	E	ELECTRIC METER
T	T	ELECTRIC TRANSFORMER
TELE		TELEPHONE SERVICE BOX
B		BOLLARD
OHL	OHL	OVER HEAD ELEC. LINE
EX 18" STM	18" RCP	STORM SEWER LINE
WAT	8" WATER	WATER LINE
SAN	8" SAN	WASTEWATER LINE
UE	UE	UNDERGROUND ELECTRIC
EX GAS	GAS	UNDERGROUND TELEPHONE GAS LINE
		PROPERTY LINE
678	678	CONTOUR

Parcel Table

Line #/Curve #	Length	Direction/Delta	Radius
L1	175.11	N87°18'33"E	
L2	67.43	N43°39'07"E	
L3	71.60	N05°44'07"E	
L4	78.90	N11°43'53"W	
L5	83.90	N23°07'07"E	
L6	22.66	N57°24'53"W	
L7	118.24	N26°08'52"E	
L8	35.68	N16°07'19"E	
L9	17.67	N29°47'53"E	
L10	51.26	N15°09'01"E	
L11	59.23	N22°59'07"E	
L12	20.00	N02°21'29"W	
L13	33.41	N72°05'53"E	
L14	78.62	S85°47'02"E	
L15	28.29	N77°00'49"E	
L16	46.95	N53°56'00"E	
L17	71.89	N18°13'33"W	
L18	16.27	N15°07'44"E	
L19	1518.39	N84°21'02"E	
L20	160.56	S07°20'24"W	
C1	465.46	009°32'33"	2794.79
C2	77.71	002°47'16"	1597.02
L21	468.85	S33°02'14"W	
L22	645.37	N82°00'08"W	
L23	806.15	N82°35'09"W	
L24	109.52	N78°43'20"W	

B6 — LEGEND
NOT TO SCALE

FLOODPLAIN INFORMATION

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48339C0200G DATED AUGUST 18, 2014, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR MONTGOMERY COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

LEGAL DESCRIPTION:

31.97 ACRE TRACT OF LAND SITUATED IN THE J. CORNER SURVEY, ABSTRACT NO. 8 OF MONTGOMERY COUNTY, TEXAS.

BENCHMARKS:

BENCHMARK #1 5/8" CAPPED IRON ROD "CONTROL" SET APPROXIMATELY 7' EAST OF THE ASPHALT PAVEMENT OF FM 2854 AND 135' NORTHWEST OF THE NORTHWEST CORNER OF LOT 1 BLOCK 1 OF HAVENSHIRE.

ELEVATION = 272.95

BENCHMARK #2 5/8" CAPPED IRON ROD "CONTROL" SET APPROXIMATELY 80' SOUTH OF THE CONCRETE PAVEMENT OF HIGHWAY 105 W, 32' NORTHEAST OF A 14" LIVE OAK TREE, AND 860' EAST OF THE ASPHALT PAVEMENT OF FM 2854.

ELEVATION = 260.42

BENCHMARK #3 5/8" CAPPED IRON ROD "CONTROL" SET APPROXIMATELY 10' SOUTH OF THE CONCRETE PAVEMENT OF HIGHWAY 105 W, 10' NORTH OF A HEADWALL OF A LARGE CULVERT, AND 1,500' EAST OF THE ASPHALT PAVEMENT OF FM 2854

ELEVATION = 237.72

PLEASE BE ADVISED: THIS DOCUMENT MAY CONTAIN SENSITIVE AND/OR PROPRIETARY INFORMATION AND THEREFORE MUST BE TREATED AS A CONFIDENTIAL DOCUMENT. ACCEPTANCE OF THIS DOCUMENT CONSTITUTES AN AGREEMENT THAT THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN SHALL BE MAINTAINED AND TRANSMITTED IN A CONFIDENTIAL MANNER. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED, RELEASED OR DISTRIBUTED WITHOUT EXPRESS WRITTEN PERMISSION. ANY DISTRIBUTION TO ENTITIES OR PERSONS MUST BE SUBJECT TO A WRITTEN CONFIDENTIALITY AGREEMENT.

A6 — PROJECT INFO
NOT TO SCALE

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR: CONSTRUCTION OR BIDDING PURPOSES.
Engineer: HECTOR M LEON PE
P.E. No.: 137570
Date: 01/12/2024

Westwood
Westwood Professional Services, Inc.
2901 DALLAS PKWY, SUITE 400
PLANO, TX 75093
T: 214.473.4640
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

PRELIMINARY SITE PLAN

HIGHWAY 105 AT FM 2854
MONTGOMERY, TEXAS 77356

SCALE: AS INDICATED
DRAWN BY: ....
PROJ NO.: 120523
DATE:
SHEET NO. C-1.0

A1 — PRELIMINARY SITE PLAN
1" = 100'

CEREDFEARN
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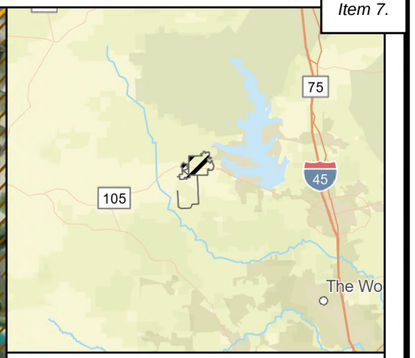

Legend

Jurisdictional Boundaries
- City Limits
- City ETJ
- Conroe ETJ
- Tax Parcel

Zoning
- Residential (R1)
- Planned Development (PD)
- Multi-Family (R2)
- Institutional (I)
- Industrial (ID)
- Commercial (B)
- Historic Preservation District
- Historical Landmark

Proposed Development
- HEB Grocery Company

EXHIBIT C

ZONING MAP

HEB GROCERY COMPANY
FEASIBILITY STUDY

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

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WGA

EXHIBIT D: WATER AND WASTEWATER USAGE PROJECTIONS

		Development Info & Capacities															
			Water		Wastewater		2024			2025			2026			2027		
	Current Connections	Ultimate Connections	Current Actual	Ultimate	Current	Ultimate												
Commercial/Multi Family per ESFC			**360**	**360**	**250**	**250**												
Single Family			**225**	**225**	**150**	**150**												
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Single Family																		
Buffalo Crossing	8	13	1,800	2,925	1,200	1,950	2	450	300	2	450	300	1	225	150	-	-	-
Buffalo Springs, Section 1	24	24	5,400	5,400	3,600	3,600												
Buffalo Springs, Section 2	63	64	14,175	14,400	9,450	9,600	1	225	150		-	-		-	-		-	-
Estates of Mia Lago, Section 1	4	27	900	6,075	-	-	3	675	-	3	675	-	3	675	-	3	675	-
FM 149 Corridor	21	25	4,725	5,625	3,150	3,750	2	450	300	1	225	150	1	225	150	-	-	-
Simonton and Lawson	13	23	2,925	5,175	1,950	3,450	1	225	150	1	225	150	1	225	150	1	225	150
Martin Luther King	52	55	11,700	12,375	7,800	8,250	2	450	300	2	450	300	2	450	300		-	-
Baja Road	7	11	1,575	2,475	1,050	1,650	2	450	300	1	225	150	1	225	150	-	-	-
Community Center Drive	3	3	675	675	450	450												
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-	1	225		1	225							
Lake Creek Landing	15	15	3,375	3,375	2,250	2,250												
Gulf Coast Estates, Section 2	2	4	450	900	300	600	1	225	150	1	225	150		-	-		-	-
Lake Creek Village, Section 1	37	37	8,325	8,325	5,550	5,550												
Lake Creek Village, Section 2	45	45	10,125	10,125	6,750	6,750												
Estates of Lake Creek Village	21	22	4,725	4,950	3,150	3,300	1	225	150		-	-		-	-		-	-
Lone Star Estates	10	10	2,250	2,250	1,500	1,500												
Hills of Town Creek, Section 2	51	51	11,475	11,475	7,650	7,650												
Hills of Town Creek, Section 3	49	49	11,025	11,025	7,350	7,350												
Hills of Town Creek, Section 4	30	30	6,750	6,750	4,500	4,500												
Hills of Town Creek Section 5	-	72	-	16,200	-	10,800				35	7,875	5,250	37	8,325	5,550			
Historic/Downtown	132	150	29,700	33,750	19,800	22,500	7	1,575	1,050	7	1,575	1,050	4	900	600	-	-	-
Terra Vista Section 1	61	61	13,725	13,725	9,150	9,150												
Town Creek Crossing Section 1	87	102	19,575	22,950	13,050	15,300	15	3,375	2,250	-	-	-		-	-		-	-
Villas of Mia Lago Section 1	14	14	3,150	3,150	2,100	2,100												
Villas of Mia Lago Section 2	42	42	9,450	9,450	6,300	6,300												
Waterstone, Section 1	44	53	9,900	11,925	6,600	7,950	5	1,125	750	2	450	300	2	450	300		-	-
Waterstone, Section 2	43	89	9,675	20,025	6,450	13,350	15	3,375	2,250	15	3,375	2,250	15	3,375	2,250		-	-
Red Bird Meadows (Phase I - Sec. 1, 2, 3)	-	174	-	39,150	-	26,100				50	11,250	7,500	60	13,500	9,000	64	14,400	9,600
Redbird Meadows Rec Center	-	1	-	15,900	-	10,600				1	15,900	10,600						
Redbird Meadows Rec Center Irrigation	-	3	-	1,500	-	-				3	1,500							
Pulte Group (Mabry Tract)	-	309	-	69,525	-	46,350	60	13,500	9,000	100	22,500	15,000	109	24,525	16,350	40	9,000	6,000
Pulte Group (Mabry Tract) Rec Center	-	1	-	15,900	-	10,600	1	15,900	10,600									
Pulte Group (Mabry Tract) Rec Center Irrigation	-	3	-	1,500	-	-	3	1,500										
Gary Hammons	1	1	225	225	150	150												
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300												
City Hall	1	1	1,070	1,070	890	890												
Community Center	1	1	200	200	150	150												
Buffalo Spring Plant	1	1	360	360	250	250												
Cedar Brake Park Restrooms	1	1	200	200	150	150												
Fernland Park	1	1	200	200	150	150												
Homecoming Park Restrooms	1	1	200	200	150	150												
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000												
West Side at the Park	8	11	1,800	2,475	1,200	1,650	1	225	150	1	225	150	1	225	150		-	-
Subtotal	**931**	**1,640**	**211,605**	**404,130**	**139,490**	**262,090**	**123**	**44,175**	**27,850**	**226**	**67,350**	**43,300**	**237**	**53,325**	**35,100**	**108**	**24,300**	**15,750**

EXHIBIT D: WATER AND WASTEWATER USAGE PROJECTIONS

		Development Info & Capacities																
			Water		Wastewater		2024			2025			2026			2027		
	Current Connections	Ultimate Connections	Current Actual	Ultimate	Current	Ultimate												
Commercial/Multi Family per ESFC Single Family			360 225	360 225	250 150	250 150	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Commercial Platted and Existing																		
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500	2	3,600	2,340	2	3,600	2,340	1	1,800	1,170			
Longview Greens Miniature Golf	1	1	1,400	1,400	910	910												
Summit Business Park, Phase 1	3	6	1,300	6,000	845	3,900	1	1,567	1,018	2	3,133	2,037						
Prestige Storage (SBP Res. D)	1	1	225	225	146	146												
McCoy's	1	1	750	750	488	488												
AutoZone	1	1	360	360	234	234												
McCoy's Reserves B & D	-	2	-	5,000	-	3,250	1	2,500	1,625	-	-	-	1	2,500	1,625	-	-	-
Pizza Shack	1	1	4,900	5,000	3,185	3,250					-	-						
CareNow & Other Suites	3	3	1,200	1,500	780	975					-	-						
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800	1	4,000	2,600	1	2,500	1,625	1	2,500	1,625			
Wendy's	1	1	1,300	1,300	845	845					-	-						
Dusty's Car Wash	1	1	17,000	17,000	11,050	11,050					-	-						
ProCore Developments	1	1	1,500	1,500	975	975					-	-						
Christian Brothers	1	1	225	225	146	146					-	-						
Madsen and Richards	1	1	225	405	146	263					-	-						
Kroger	2	2	4,500	5,000	2,925	3,250					-	-						
Burger King	1	1	1,450	1,450	943	943					-	-						
Buffalo Springs Shopping, Ph. I (Reserve B)	1	1	6,300	6,300	4,095	4,095					-	-						
Buffalo Springs Shopping, Ph. I (Reserve A2)	-	1	-	3,000	-	1,950	1	3,000	1,950		-	-						
Buffalo Springs Shopping, Ph. I (Reserve E)	-	1	-	3,000	-	1,950					-	-						
Buffalo Springs Shopping, Ph. I (Reserve D)	-	1	-	6,000	-	3,900				1	6,000	3,900						
Spirit of Texas Bank	1	1	2,100	2,100	1,365	1,365					-	-						
Heritage Place	1	1	360	360	234	234					-	-						
Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1	1	33,600	33,600	21,840	21,840	1	33,600	26,880									
Buffalo Springs Shopping, Ph. 2	-	2	-	8,000	-	5,200	1	4,000	2,600		-	-	1	4,000	2,600			
BlueWave Car Wash	1	1	7,000	7,000	4,550	4,550					-	-						
Brookshire Brothers	2	2	1,500	1,500	975	975					-	-						
Ransoms	1	1	1,500	1,500	975	975					-	-						
Heritage Medical Center	1	1	600	1,200	390	780					-	-						
Lone Star Pkwy Office Building	2	2	400	720	260	468					-	-						
Old Iron Work	1	1	225	225	146	146					-	-						
Apache Machine Shop	1	1	225	225	146	146					-	-						
Montgomery Community Center (lone Star)	1	1	850	850	553	553					-	-						
Jim's Hardware	1	1	225	225	146	146					-	-						
Town Creek Storage	1	1	225	225	146	146					-	-						
Lake Creek Village 3 Commercial (Res A & B)	-	5	-	25,000	-	16,250		-	-	1	5,000	3,250	2	10,000	6,500	-	-	-
Waterstone Commercial Reserves	3	11	1,000	16,000	650	10,400	1	1,875	1,219	1	5,000	3,250	1	1,875	1,219	1	1,875	1,219
Lupe Tortilla	-	1	-	6,000	-	3,900	1	6,000	3,900									
Discount Tire	-	1	-	225	-	146	1	225	146		-	-						
Express Oil and Tire	1	1	225	225	146	146												
Popeyes	1	1	1,450	1,450	943	943												
Commercial Platted and Existing (cont.)																		
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263												
Town Creek Crossing Commercial Reserves	-	6	-	8,000	-	5,200	1	1,333	867	2	2,667	1,733						
Depado Estates	-	5	-	10,000	-	6,500	1	2,000	1,300	1	1,333	867				1	1,333	867
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750	2	5,000	3,250	2	5,000	3,250	1	2,500	1,625	-	-	-
Sherwin Williams (Shoppes at Montgomert Sec. 2 Res. B)	-	1	-	360	-	320	1	360	320									
Retail Center	1	2	2,000	4,000	1,300	2,600												
Chick Fil A	1	1	3,200	3,200	2,080	2,080												
Panda Express	1	1	1,400	1,400	910	910												
CVS	1	1	225	225	146	146												
Starbucks	1	1	1,000	1,000	650	650												
Burger Fresh	1	1	240	240	156	156												
Churches	12	12	3,000	3,000	1,950	1,950												
Miscellaneous Commercial	79	79	28,000	28,000	18,200	18,200												
Subtotal	**139**	**191**	**134,590**	**268,875**	**87,483**	**174,855**	**16**	**69,060**	**50,015**	**13**	**34,233**	**22,252**	**8**	**25,175**	**16,364**	**2**	**3,208**	**2,085**

EXHIBIT D: WATER AND WASTEWATER USAGE PROJECTIONS

	Development Info & Capacities						2024			2025			2026			2027		
			Water		Wastewater													
	Current Connections	Ultimate Connections	Current Actual	Ultimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Commercial/Multi Family per ESFC			**360**	**360**	**250**	**250**												
Single Family			**225**	**225**	**150**	**150**												
Multi Family																		
Heritage Plaza (Units)	208	208	22,000	22,000	11,000	11,000												
Town Creek Village, Phase I (Units)	152	152	25,000	25,000	12,500	12,500												
Plez Morgan Townhomes	48	48	6,000	6,000	3,000	3,000												
Montgomery Supported Housing	14	14	2,300	2,300	1,150	1,150												
Live Oak Assisted Living	1	1	2,300	2,300	1,150	1,150												
Grand Monarch Apartments	-	72	-	10,300	-	8,600	72	10,300	8,600									
Subtotal	**423**	**495**	**57,600**	**67,900**	**28,800**	**37,400**	**72**	**10,300**	**8,600**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Institutional (Schools)																		
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400												
MISD High School Complex	2	2	20,000	20,000	10,000	10,000												
MISD Warehouse (105/Clepper)	1	1	1,000	1,000	500	500												
MISD CTE/ Ag Barn	-	1	-	20,000	-	10,000				1	20,000	10,000		-	-			
Bus Barn	1	1	1,000	1,000	500	500												
MISD School (MLK)	2	2	2,500	2,500	1,250	1,250												
MISD School (149)	1	1	4,500	4,500	2,250	2,250												
Subtotal	**9**	**10**	**35,800**	**55,800**	**17,900**	**27,900**	**-**	**-**	**-**	**1**	**20,000**	**10,000**	**-**	**-**	**-**	**-**	**-**	**-**
Irrigation																		
Single Family Residential	61	100	16,165	26,500	-	-	39	10,335										
Commercial Irrigation	32	70	9,600	21,000	-	-	38	11,400										
Christian Brothers	1	1	1,100	1,100	-	-												
MISD High School Irrigation																		
Chick Fil A	1	1	1,600	1,600	-	-												
BlueWave	1	1	500	500	-	-												
CVS	1	1	1,200	1,200	-	-												
Church	2	2	530	530	-	-								-	-		-	-
City	9	9	4,500	4,500	-	-								-	-		-	-
Subtotal	**108**	**185**	**35,195**	**56,930**	**-**	**-**	**77**	**21,735**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Committed	**1,502**	**2,336**	**439,595**	**796,705**	**273,673**	**502,245**	**288**	**145,270**	**86,465**	**240**	**121,583**	**75,552**	**245**	**78,500**	**51,464**	**110**	**27,508**	**17,835**
							2024			**2025**			**2026**			**2027**		
				Total Projected Committed Volumes:			**Connections**	**GPD Water**	**GPD Sanitary**	**Connections**	**GPD Water**	**GPD Sanitary**	**Connections**	**GPD Water**	**GPD Sanitary**	**Connections**	**GPD Water**	**GPD Sanitary**
							1,790	**584,865**	**360,138**	**2,030**	**706,448**	**435,690**	**2,275**	**784,948**	**487,153**	**2,385**	**812,457**	**504,989**
Future Development in Feasibility/Design																		
Red Bird Meadows (Future Phases)	-	495	-	111,375	-	74,250							30	6,750	4,500	50	11,250	7,500
Nantucket Housing (Stewart Creek) (Units)	-	385	-	60,000	-	50,000							385	60,000	50,000			
Superior Properties (Units)	-	98	-	21,680		17,990				40	8,849	7,343	58	12,831	10,647		-	-
Superior Properties (Commercial)	-	4	-	17,262		14,350				3	12,947	10,763	1	4,316	3,588		-	-
Morning Cloud Investments (Single Family)																		
[Stowe and Sales Tract]	-	246	-	55,350		36,900				20	4,500	3,000	90	20,250	13,500	90	20,250	13,500
Taylor Morrison (Single Family)	-	190	-	42,750		28,500				50	11,250	7,500	70	15,750	10,500	70	15,750	10,500
Tri-Pointe Homes (Single Family)																		
[Cheatham-Stewart Tracts]	-	136	-	30,600	-	20,400				25	5,625	3,750	50	11,250	7,500	66	14,850	9,900
HEB Grocery and Car Wash (Commercial)	-	1	-	23,000	-	18,400							1	23,000	18,400		-	-
Subtotal	**-**	**982**	**-**	**362,017**	**-**	**260,790**	**-**	**-**	**-**	**138**	**43,170**	**32,355**	**685**	**154,147**	**118,635**	**276**	**62,100**	**41,400**
Committed Plus Feasibility	**1,502**	**3,318**	**439,595**	**1,158,722**	**273,673**	**763,035**	**2024**			**2025**			**2026**			**2027**		
				Total Projected Committed Volumes Plus Feasibility			**Connections**	**GPD Water**	**GPD Sanitary**	**Connections**	**GPD Water**	**GPD Sanitary**	**Connections**	**GPD Water**	**GPD Sanitary**	**Connections**	**GPD Water**	**GPD Sanitary**
							1,790	**584,865**	**360,138**	**2,168**	**749,619**	**468,045**	**3,098**	**982,265**	**638,143**	**3,484**	**1,071,874**	**697,379**

EXHIBIT D: WATER AND WASTEWATER USAGE PROJECTIONS

		Development Info & Capacities					2028			2029			2030			2031			2032		
			Water		Wastewater																
	Current Connections	Ultimate Connections	Current Actual	Ultimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Commercial/Multi Family per ESFC			**360**	**360**	**250**	**250**															
Single Family			**225**	**225**	**150**	**150**															
Single Family																					
Buffalo Crossing	8	13	1,800	2,925	1,200	1,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs, Section 1	24	24	5,400	5,400	3,600	3,600															
Buffalo Springs, Section 2	63	64	14,175	14,400	9,450	9,600		-	-		-	-		-	-		-	-		-	-
Estates of Mia Lago, Section 1	4	27	900	6,075	-	-	4	900	-	4	900	-	3	675	-						
FM 149 Corridor	21	25	4,725	5,625	3,150	3,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Simonton and Lawson	13	23	2,925	5,175	1,950	3,450	1	225	150	2	450	300	2	450	300	1	225	150		-	-
Martin Luther King	52	55	11,700	12,375	7,800	8,250		-	-		-	-		-	-		-	-		-	-
Baja Road	7	11	1,575	2,475	1,050	1,650	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Center Drive	3	3	675	675	450	450															
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-															
Lake Creek Landing	15	15	3,375	3,375	2,250	2,250															
Gulf Coast Estates, Section 2	2	4	450	900	300	600		-	-		-	-		-	-		-	-		-	-
Lake Creek Village, Section 1	37	37	8,325	8,325	5,550	5,550															
Lake Creek Village, Section 2	45	45	10,125	10,125	6,750	6,750															
Estates of Lake Creek Village	21	22	4,725	4,950	3,150	3,300		-	-		-	-		-	-		-	-		-	-
Lone Star Estates	10	10	2,250	2,250	1,500	1,500															
Hills of Town Creek, Section 2	51	51	11,475	11,475	7,650	7,650															
Hills of Town Creek, Section 3	49	49	11,025	11,025	7,350	7,350															
Hills of Town Creek, Section 4	30	30	6,750	6,750	4,500	4,500															
Hills of Town Creek Section 5	-	72	-	16,200	-	10,800															
Historic/Downtown	132	150	29,700	33,750	19,800	22,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Terra Vista Section 1	61	61	13,725	13,725	9,150	9,150															
Town Creek Crossing Section 1	87	102	19,575	22,950	13,050	15,300		-	-		-	-		-	-		-	-		-	-
Villas of Mia Lago Section 1	14	14	3,150	3,150	2,100	2,100															
Villas of Mia Lago Section 2	42	42	9,450	9,450	6,300	6,300															
Waterstone, Section 1	44	53	9,900	11,925	6,600	7,950		-	-		-	-		-	-		-	-		-	-
Waterstone, Section 2	43	89	9,675	20,025	6,450	13,350	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Red Bird Meadows (Phase I - Sec. 1, 2, 3)	-	174	-	39,150	-	26,100															
Redbird Meadows Rec Center	-	1	-	15,900	-	10,600															
Redbird Meadows Rec Center Irrigation	-	3	-	1,500	-	-															
Pulte Group (Mabry Tract)	-	309	-	69,525	-	46,350															
Pulte Group (Mabry Tract) Rec Center	-	1	-	15,900	-	10,600															
Pulte Group (Mabry Tract) Rec Center Irrigation	-	3	-	1,500	-	-															
Gary Hammons	1	1	225	225	150	150															
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300															
City Hall	1	1	1,070	1,070	890	890															
Community Center	1	1	200	200	150	150															
Buffalo Spring Plant	1	1	360	360	250	250															
Cedar Brake Park Restrooms	1	1	200	200	150	150															
Fernland Park	1	1	200	200	150	150															
Homecoming Park Restrooms	1	1	200	200	150	150															
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000															
West Side at the Park	8	11	1,800	2,475	1,200	1,650		-	-		-	-		-	-		-	-		-	-
Subtotal	**931**	**1,640**	**211,605**	**404,130**	**139,490**	**262,090**	**5**	**1,125**	**150**	**6**	**1,350**	**300**	**5**	**1,125**	**300**	**1**	**225**	**150**	**-**	**-**	**-**

EXHIBIT D: WATER AND WASTEWATER USAGE PROJECTIONS

		Development Info & Capacities																		
			Water		Wastewater		2028			2029			2030			2031			2032		
	Current Connections	Ultimate Connections	Current Actual	Ultimate	Current	Ultimate														
Commercial/Multi Family per ESFC Single Family			**360 225**	**360 225**	**250 150**	**250 150**														
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Commercial Platted and Existing																				
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500														
Longview Greens Miniature Golf	1	1	1,400	1,400	910	910														
Summit Business Park, Phase 1	3	6	1,300	6,000	845	3,900														
Prestige Storage (SBP Res. D)	1	1	225	225	146	146														
McCoy's	1	1	750	750	488	488														
AutoZone	1	1	360	360	234	234														
McCoy's Reserves B & D	-	2	-	5,000	-	3,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pizza Shack	1	1	4,900	5,000	3,185	3,250														
CareNow & Other Suites	3	3	1,200	1,500	780	975														
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800														
Wendy's	1	1	1,300	1,300	845	845														
Dusty's Car Wash	1	1	17,000	17,000	11,050	11,050														
ProCore Developments	1	1	1,500	1,500	975	975														
Christian Brothers	1	1	225	225	146	146														
Madsen and Richards	1	1	225	405	146	263														
Kroger	2	2	4,500	5,000	2,925	3,250														
Burger King	1	1	1,450	1,450	943	943														
Buffalo Springs Shopping, Ph. I (Reserve B)	1	1	6,300	6,300	4,095	4,095														
Buffalo Springs Shopping, Ph. I (Reserve A2)	-	1	-	3,000	-	1,950														
Buffalo Springs Shopping, Ph. I (Reserve E)	-	1	-	3,000	-	1,950				1	3,000	1,950								
Buffalo Springs Shopping, Ph. I (Reserve D)	-	1	-	6,000	-	3,900														
Spirit of Texas Bank	1	1	2,100	2,100	1,365	1,365														
Heritage Place	1	1	360	360	234	234														
Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1	1	33,600	33,600	21,840	21,840														
Buffalo Springs Shopping, Ph. 2	-	2	-	8,000	-	5,200														
BlueWave Car Wash	1	1	7,000	7,000	4,550	4,550														
Brookshire Brothers	2	2	1,500	1,500	975	975														
Ransoms	1	1	1,500	1,500	975	975														
Heritage Medical Center	1	1	600	1,200	390	780														
Lone Star Pkwy Office Building	2	2	400	720	260	468														
Old Iron Work	1	1	225	225	146	146														
Apache Machine Shop	1	1	225	225	146	146														
Montgomery Community Center (lone Star)	1	1	850	850	553	553														
Jim's Hardware	1	1	225	225	146	146														
Town Creek Storage	1	1	225	225	146	146														
Lake Creek Village 3 Commercial (Res A & B)	-	5	-	25,000	-	16,250	-	-	-	2	10,000	6,500	-	-	-	-	-	-	-	-	-
Waterstone Commercial Reserves	3	11	1,000	16,000	650	10,400	1	1,875	1,219	1	1,875	1,219	1	1,875	1,219	1	1,875	1,219	-	-	-
Lupe Tortilla	-	1	-	6,000	-	3,900														
Discount Tire	-	1	-	225	-	146														
Express Oil and Tire	1	1	225	225	146	146														
Popeyes	1	1	1,450	1,450	943	943														
Commercial Platted and Existing (cont.)																				
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263														
Town Creek Crossing Commercial Reserves	-	6	-	8,000	-	5,200	1	1,333	867												
Depado Estates	-	5	-	10,000	-	6,500														
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sherwin Williams (Shoppes at Montgomert Sec. 2 Res. B)	-	1	-	360	-	320														
Retail Center	1	2	2,000	4,000	1,300	2,600														
Chick Fil A	1	1	3,200	3,200	2,080	2,080														
Panda Express	1	1	1,400	1,400	910	910														
CVS	1	1	225	225	146	146														
Starbucks	1	1	1,000	1,000	650	650														
Burger Fresh	1	1	240	240	156	156														
Churches	12	12	3,000	3,000	1,950	1,950														
Miscellaneous Commercial	79	79	28,000	28,000	18,200	18,200														
Subtotal	**139**	**191**	**134,590**	**268,875**	**87,483**	**174,855**	**2**	**3,208**	**2,085**	**4**	**14,875**	**9,669**	**1**	**1,875**	**1,219**	**1**	**1,875**	**1,219**	**-**	**-**	**-**

EXHIBIT D: WATER AND WASTEWATER USAGE PROJECTIONS

			Development Info & Capacities																	
			Water		Wastewater		2028			2029			2030			2031			2032		
	Current Connections	Ultimate Connections	Current Actual	Ultimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Commercial/Multi Family per ESFC			**360**	**360**	**250**	**250**														
Single Family			**225**	**225**	**150**	**150**														
Multi Family																				
Heritage Plaza (Units)	208	208	22,000	22,000	11,000	11,000														
Town Creek Village, Phase I (Units)	152	152	25,000	25,000	12,500	12,500														
Plez Morgan Townhomes	48	48	6,000	6,000	3,000	3,000														
Montgomery Supported Housing	14	14	2,300	2,300	1,150	1,150														
Live Oak Assisted Living	1	1	2,300	2,300	1,150	1,150														
Grand Monarch Apartments	-	72	-	10,300	-	8,600														
Subtotal	**423**	**495**	**57,600**	**67,900**	**28,800**	**37,400**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Institutional (Schools)																				
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400														
MISD High School Complex	2	2	20,000	20,000	10,000	10,000														
MISD Warehouse (105/Clepper)	1	1	1,000	1,000	500	500														
MISD CTE/ Ag Barn	-	1	-	20,000	-	10,000														
Bus Barn	1	1	1,000	1,000	500	500														
MISD School (MLK)	2	2	2,500	2,500	1,250	1,250														
MISD School (149)	1	1	4,500	4,500	2,250	2,250														
Subtotal	**9**	**10**	**35,800**	**55,800**	**17,900**	**27,900**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation																				
Single Family Residential	61	100	16,165	26,500	-	-														
Commercial Irrigation	32	70	9,600	21,000	-	-														
Christian Brothers	1	1	1,100	1,100	-	-														
MISD High School Irrigation																				
Chick Fil A	1	1	1,600	1,600	-	-														
BlueWave	1	1	500	500	-	-														
CVS	1	1	1,200	1,200	-	-														
Church	2	2	530	530	-	-		-	-		-	-		-	-		-	-		-	-
City	9	9	4,500	4,500	-	-		-	-		-	-		-	-		-	-		-	-
Subtotal	**108**	**185**	**35,195**	**56,930**	**-**	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Committed	**1,502**	**2,336**	**439,595**	**796,705**	**273,673**	**502,245**	**7**	**4,333**	**2,235**	**10**	**16,225**	**9,969**	**6**	**3,000**	**1,519**	**2**	**2,100**	**1,369**	-	-	-

	2028			2029			2030			2031			2032		
	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Total Projected Committed Volumes:	**2,392**	**816,790**	**507,224**	**2,402**	**833,015**	**517,193**	**2,408**	**836,015**	**518,712**	**2,410**	**838,115**	**520,081**	**2,410**	**838,115**	**520,081**
Future Development in Feasibility/Design															
Red Bird Meadows (Future Phases)	-	495	-	111,375	-	74,250	90	20,250	13,500	90	20,250	13,500	90	20,250	13,500	60	13,500	9,000	60	13,500	9,000
Nantucket Housing (Stewart Creek) (Units)	-	385	-	60,000	-	50,000															
Superior Properties (Units)	-	98	-	21,680		17,990		-	-												
Superior Properties (Commercial)	-	4	-	17,262		14,350		-	-												
Morning Cloud Investments (Single Family)																					
[Stowe and Sales Tract]	-	246	-	55,350		36,900	46	10,350	6,900												
Taylor Morrison (Single Family)	-	190	-	42,750		28,500		-	-												
Tri-Pointe Homes (Single Family)																					
[Cheatham-Stewart Tracts]	-	136	-	30,600	-	20,400		-	-												
HEB Grocery and Car Wash (Commercial)	-	1	-	23,000	-	18,400		-	-												
Subtotal	**-**	**982**	**-**	**362,017**	**-**	**260,790**	**136**	**30,600**	**20,400**	**90**	**20,250**	**13,500**	**90**	**20,250**	**13,500**	**60**	**13,500**	**9,000**	**60**	**13,500**	**9,000**
Committed Plus Feasibility	**1,502**	**3,318**	**439,595**	**1,158,722**	**273,673**	**763,035**															

	2028			2029			2030			2031			2032		
	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Total Projected Committed Volumes Plus Feasibility	**3,627**	**1,106,807**	**720,014**	**3,727**	**1,143,282**	**743,483**	**3,823**	**1,166,532**	**758,502**	**3,885**	**1,182,132**	**768,871**	**3,945**	**1,195,632**	**777,871**

EXIHIBIT E: IMPACT FEE SUMMARY

Meter Size	Maximum Capacity (GPM)	Existing Maximum Assessable Water Fee ($/ESFC)	Proposed Maximum Assessable Water Fee ($/ESFC)	Existing Maximum Assessable Wastewater Fee ($/ESFC)	Proposed Maximum Assessable Wastewater Fee ($/ESFC)	Existing Maximum Assessable Fee ($/ESFC)	Proposed Maximum Assessable Fee ($/ESFC)	Increase to Maximum Assessable Fee ($/ESFC)
5/8”	15	1,126	2,033	2,513	1,951	3,639	3,984	345
3/4”	25	1,881	3,396	4,198	3,258	6,079	6,654	575
1”	40	3,001	5,429	6,711	5,209	9,712	10,638	926
1 1/2”	120	9,006	16,268	20,103	15,607	29,109	31,875	2,766
2”	170	12,755	23,039	28,471	22,104	41,226	45,143	3,917
3”	350	26,264	47,441	58,626	45,515	84,890	92,956	8,066
4”	600	44,942	81,339	100,517	78,037	145,459	159,376	13,917
6”	1,200	90,064	162,679	201,035	156,074	291,099	318,753	27,654
8”	1,800	135,096	244,018	301,552	234,111	436,648	478,129	41,481

ESCROW AGREEMENT, SECTION 2.03 ATTACHMENT

BY AND BETWEEN

THE CITY OF MONTGOMERY, TEXAS,

AND

HEB Grocery Company LP.

Dev. No. 2402

THE STATE OF TEXAS ə

COUNTY OF MONTGOMERY ə

As per section 2.03, the Feasibility Study completed an estimate of the additional escrow amount, which was determined for administration costs, legal fees, plan reviews, developer coordination, construction coordination, construction inspection, and warranty of services. The required additional amount is below:

Administration	$ 500
City Attorney	$ 500
City Engineer	$ 15,000
TOTAL	$ 16,000

EXHIBIT G
Preliminary Cost Estimate
HEB Grocery Company LP
City of Montgomery
May 22, 2024

Item No.	Description	Quantity	Unit	Unit Price	Total
General					
1	Move-in and Set-up, including Bonds and Insurance	1	LS	$ 10,000	$ 10,000
2	Trench Safety System	1,030	LF	1	1,000
3	Site Restoration	1	LS	5,000	5,000
4	Traffic Control	1	LS	5,000	5,000
5	Control Staking	1	LS	8,000	8,000
Water					
6	12-inch PVC Waterline	515	LF	65	33,500
7	12-inch Gate Valve	1	EA	3,000	3,000
8	Fire Hydrant Assembly	1	EA	6,000	6,000
9	Connection to Existing Waterline	1	EA	4,000	4,000
10	12-inch Waterline Plug and Clamp	1	EA	1,500	1,500
11	2-inch Blowoff Valve and Box	1	EA	1,500	1,500
Sanitary Sewer					
11	8-inch PVC Sanitary Sewer	515	LF	55	28,300
12	48-inch Sanitary Sewer Manhole	2	EA	4,500	9,000
13	Connection to existing manhole.	1	EA	$ 5,000	$ 5,000
				Subtotal	$ 121,000
				Contingencies (15%)	19,000
				Total Construction Cost	**$ 140,000**

Notes:
(1) All values rounded up to the nearest hundred.
(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

Montgomery City Council
AGENDA REPORT

Meeting Date: May 28, 2024	**Budgeted Amount:** N/A
Department: Admin	**Prepared By: Dave McCorquodale**

Subject

Consideration and possible action on approval of WSD&P construction plans for Montgomery Bend Section Three (Dev. No. 2203).

Recommendation

Staff recommends a motion to approve the plans as submitted.

Discussion

The engineer's memo recommending approval and plans are attached. This is a ministerial action. The engineers are responsible for the technical review of the plans to ensure compliance with city regulations and engineering best practices.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 05/23/2024

May 22, 2024

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

Re: Submission of Water, Sanitary, Drainage, & Paving Plans
Montgomery Bend Section 3 (Dev. No. 2203)
City of Montgomery

Dear Mayor and Council:

We reviewed the water, sanitary sewer, drainage, and paving 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 variances to development regulations included previously made between the Developer and the City. We recommend approval of the plans as submitted.

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

Sincerely,

Chris Roznovsky, PE
City Engineer

CVR/akg
Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2024\2024.05.21 MEMO TO Council RE Mont Bend Sec 3.docx
Enclosures: N/A
Cc (via email): The Honorable Mayor and City Council – The City of Montgomery
Mr. Gary Palmer – City of Montgomery, City Administrator
Ms. Nici Browe – City of Montgomery, City Secretary
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development

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

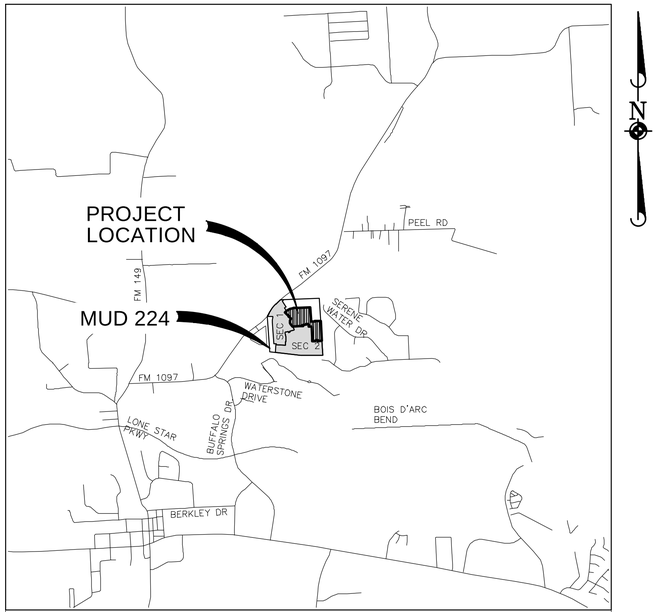
CONSTRUCTION OF WATER, SANITARY, DRAINAGE AND PAVING FACILITIES
FOR

MONTGOMERY BEND SEC. 3

DEVELOPMENT No. 2203
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 224
CITY OF MONTGOMERY
MONTGOMERY COUNTY, TX
610.126.007.00

SHEET LIST TABLE

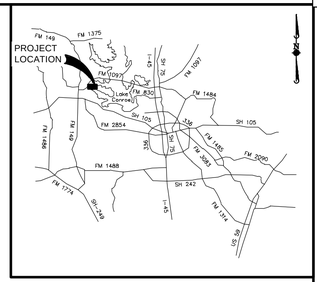
SHEET NO.	SHEET TITLE
1	COVER
2	GENERAL NOTES
3	WATER & SANITARY OVERALL
4	DRAINAGE OVERALL
5	DRAINAGE CALCULATIONS
6	GRADING OVERALL
7	STORM WATER POLLUTION PREVENTION PLAN
8	TRAFFIC SIGNAGE & PAVEMENT MARKINGS LAYOUT
9	HIGH MESA LANE
10	AMBER FALLS DRIVE
11	SILVER BUCKLE LANE
12	JUNIPER CREEK DRIVE & GREEN WREN COURT
13	LOST WAGON DRIVE
14	WATER DETAILS
15	SANITARY SEWER DETAILS
16	STORM SEWER DETAILS
17	PAVING DETAILS (1 OF 2)
18	PAVING DETAILS (2 OF 2)
19	MISCELLANEOUS DETAILS
20	LANDSCAPE PLAN



KEY MAP No.: 123 L&Q

LOCATION MAP

N.T.S.



MONTGOMERY COUNTY AREA VICINITY MAP
N.T.S.

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

48 HOUR NOTICE:

CONTRACTOR SHALL NOTIFY KATHERINE VU THE CITY OF MONTGOMERY ENGINEER AND OPERATOR AT 713-789-1900 BEFORE STARTING WORK ON THIS PROJECT.

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

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671

BENCHMARK:

SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCSD 81, PID No. AJ6405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02514" WEST
ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 48339C0200G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR MONTGOMERY COUNTY, DATED AUGUST 18, 2014, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.

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

REV	DATE	REVISION	APP.

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

STATE OF TEXAS
GARRET J. DUHON
130733
LICENSED PROFESSIONAL ENGINEER
05/10/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

DATE

PM: GJD DFT: GC
DSN: MQ DATE: May-24

SHEET 1 OF 20

GENERAL CONSTRUCTION NOTES

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

GRADING NOTES

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

STORM SEWER NOTES

1. STORM SEWER AND LEADS SHALL BE REINFORCED CONCRETE PIPE, ASTM C-76, CLASS III, WITH O-RING RUBBER GASKET JOINT, AND SHALL BE INSTALLED, BEDDED AND BACKFILLED IN ACCORDANCE WITH THE SPECIFICATIONS INDICATED IN THE PLANS AND CONTRACTS.
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 2 SACK CEMENT PER TON). FOR INSTALLATION OF PRE-CAST CONCRETE BOX CULVERTS IN POOR SOIL CONDITIONS, A 7 INCH REINFORCED CONCRETE SLAB SHALL BE INSTALLED. FOR INSTALLATION OF MONOLITHIC REINFORCED CONCRETE BOX CULVERTS IN POOR SOIL CONDITIONS, A 4 INCH THICK CLASS "C" CONCRETE SEAL SLAB SHALL BE INSTALLED, PRIOR TO CONSTRUCTION OF BOX CULVERTS.
4. STORM SEWER MANHOLES, INLETS, AND JUNCTION BOXES SHALL BE STANDARD PRE-CAST, UNLESS OTHERWISE NOTED.
5. ALL INLETS TO BE TYPE "C" UNLESS OTHERWISE STATED ON PLANS
6. ALL STORM SEWER LEADS SHALL BE 24 INCH MINIMUM UNLESS OTHERWISE INDICATED.
7. 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.
8. WHEN MANHOLE FRAME AND COVER IS REQUIRED, USE VULCAN FOUNDRY V-1418-Z FRAME AND COVER (OR EQUAL), UNLESS OTHERWISE INDICATED ON THE PLANS.
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. ALL STORM SEWER PIPES UNDER OR WITHIN 1' OF PAVEMENT SHALL BE BACKFILLED WITH COMPACTED CEMENT STABILIZED SAND (2.0 SACKS PER TON OF SAND) TO THE BOTTOM OF 6" STABILIZED SUBGRADE.

CITY OF MONTGOMERY GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL CONTACT CITY OF MONTGOMERY CITY ENGINEER, KATHERINE VU AT (713) 789-1900 A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT CITY OF MONTGOMERY DIRECTOR OF PUBLIC WORKS, MIKE MUCKLEROY AT (936) 597-6434 A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION TO SET UP AN INSPECTION TO VERIFY CITY'S FACILITIES.
3. CONTRACTOR TO CONTACT CITY OF MONTGOMERY UTILITY OPERATOR. PHILIP WRIGHT OF HAYS UTILITY NORTH CORPORATION AT (936) 588-1166 A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION TO SET UP AN INSPECTION TO VERIFY CITY'S FACILITIES.
4. THE CITY UTILITY OPERATOR AND PUBLIC WORKS FOREMAN SHALL BE NOTIFIED 24 HOURS IN ADVANCE TO WITNESS AND INSPECT ANY SANITARY SEWER LINE CONNECTION. NO SANITARY SEWER LINES SHALL BE BACKFILLED BEFORE THE CITY'S UTILITY OPERATOR OR PUBLIC WORKS FOREMAN HAS INSPECTED THE CONNECTION.
5. CONTRACTOR SHALL CONTACT THE CITY'S OPERATOR OR PUBLIC WORKS FOREMAN TO OPERATE ANY VALVES. AT NO TIME IS THE CONTRACTOR OR CONTRACTOR'S REPRESENTATIVE TO OPERATE ANY PART OF THE CITY OF MONTGOMERY WATER SYSTEM.
6. THE OWNER OR CONTRACTOR SHALL INSTALL AND TEST APPROPRIATE BACKFLOW PREVENTION, PER THE CITY OF MONTGOMERY RULES & REGULATIONS.
7. ALL TAPS TO THE CITY'S SYSTEM SHALL BE MADE BY THE CITY'S OPERATOR AT THE OWNERS EXPENSE

CITY OF MONTGOMERY ORDINANCE NOTES:

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

SANITARY SEWER NOTES:

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

PAVING NOTES:

1. PAVING FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MONTGOMERY DESIGN CRITERIA MANUAL AND ANY AMENDMENTS TO SAID RULES AND REGULATIONS
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, WHEN APPLICABLE.
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. ADJUST EXISTING MANHOLE FRAMES AND COVERS TO BE FLUSH WITH NEW GRADE.
7. ADJUST EXISTING WATER VALVE BOXES TO BE FLUSH WITH NEW PAVING GRADE. REPLACE ALL MISSING OR DAMAGED VALVE BOXES AND COVERS.
8. T.C. INDICATES TOP OF CURB ELEVATION AND T.P. INDICATES TOP OF PAVEMENT ELEVATION.
9. 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.
10. GUIDELINES SET FORTH IN THE "TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" WILL BE OBSERVED.

WATER CONSTRUCTION NOTES:

1. CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING TO WITHSTAND TEST PRESSURE AS SPECIFIED IN THE SPECIFICATIONS INDICATED IN THE PLANS AND CONTRACTS FOR WATER MAIN CONSTRUCTION AND MATERIALS.
2. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NSF INTERNATIONAL (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI.
3. ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST ALSO BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 POUNDS PER SQUARE INCH (PSI) OR A STANDARD DIMENSION RATIO OF 26 OR LESS.
4. PRIOR TO INSTALLATION OF WATER METER, WATER METER LEAD OR UNMETERED FIRE SPRINKLER LINE, THE CONTRACTOR SHALL CONTACT THE PROVIDER.
5. PRIOR TO WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER NO LESS THAN 48 HOURS IN ADVANCE AND COMPLY WITH ALL REQUIREMENTS NECESSARY FOR APPROVAL OF THE WATER MAIN CONSTRUCTION.
6. ALL WATER LINE AND SEWER LINE CROSSINGS SHALL BE CONSTRUCTED PER TCEQ REGULATIONS.
7. TWELVE-INCH (12") AND SMALLER MAINS SHALL HAVE A MINIMUM COVER OF FOUR FEET (4') FROM THE TOP OF CURB OR FIVE FEET (5') FROM THE MEAN ELEVATION OF THE BOTTOM OF THE NEARBY DITCH AND NEARBY RIGHT-OF-WAY ELEVATION FOR OPEN DITCH SECTIONS.
8. 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.
9. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED BEFORE BACTERIOLOGICAL TESTING IN ACCORDANCE WITH AWWA STANDARD C-600 FOR DI PIPE OR C-605 FOR PVC AS REQUIRED IN 30 TAC 290-44 (A) (5).
10. ALL WATER PIPING SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED PRIOR TO USE IN ACCORDANCE WITH AWWA STANDARD C-651.
11. ALL WATER MAINS 4" AND LARGER SHALL BE C-900 (SDR-18), UNLESS OTHERWISE NOTED IN PLANS.
12. 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.
13. ALL WATER VALVES SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C-500 AND SHALL BE OF THE RESILIENT SEAT TYPE.
14. THE USE OF PIPES AND PIPE FITTINGS THAT CONTAIN MORE THAN 0.25% LEAD OR SOLDERS AND FLUX THAT CONTAINS MORE THAN 0.2% LEAD IS PROHIBITED.
15. WATER MAINS CROSSING OR WITHIN 1' OF PAVEMENT SHALL HAVE A BANK SAND ENVELOPE OF 12" AND THE REMAINING TRENCH FILLED WITH COMPACTED CEMENT STABILIZED SAND (2.0 SACK PER TON SAND) TO BOTTOM OF 6" STABILIZED SUBGRADE.

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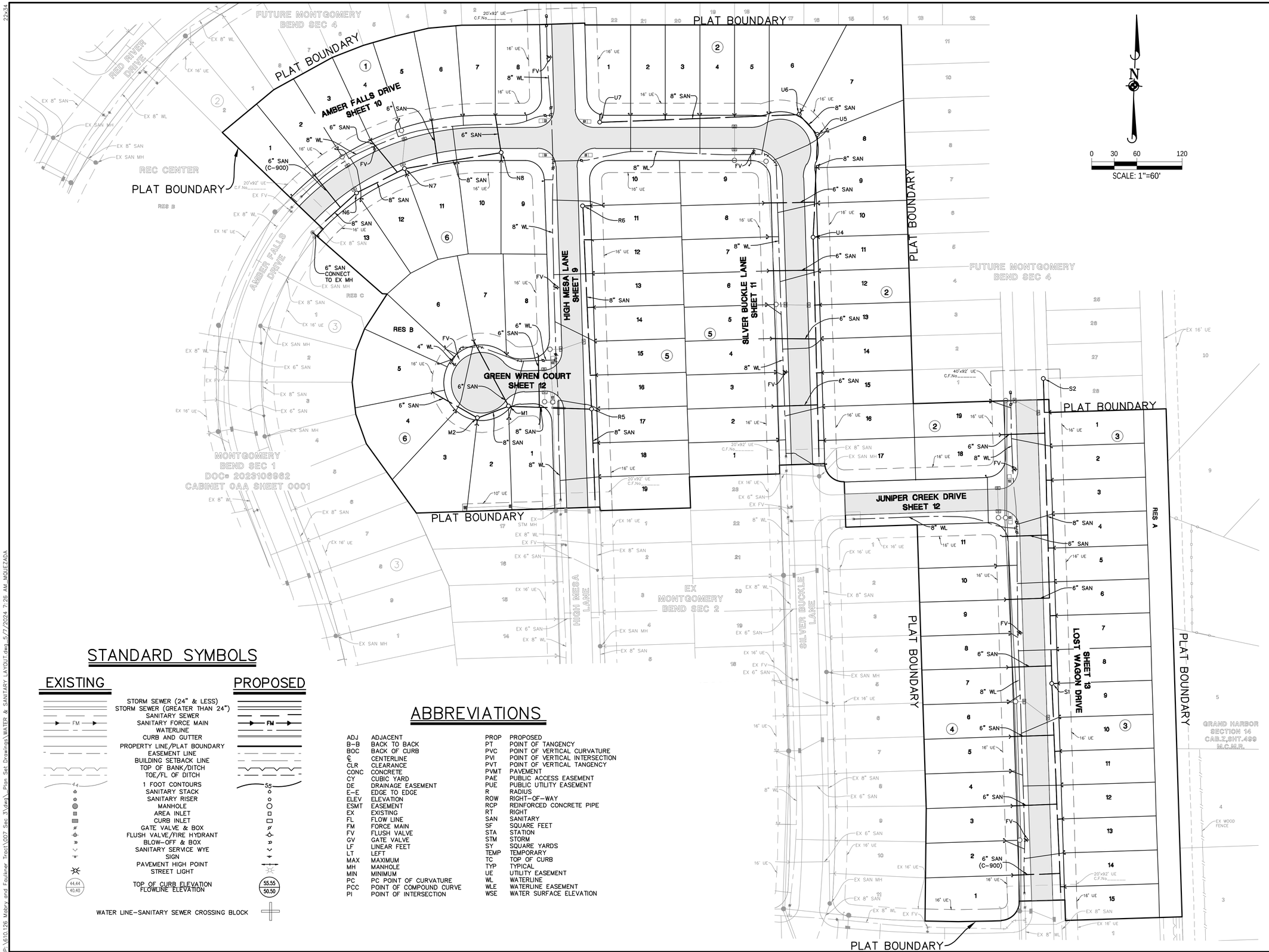
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY CITY ENGINEER S



STANDARD SYMBOLS

EXISTING		PROPOSED
	STORM SEWER (24" & LESS)	
	STORM SEWER (GREATER THAN 24")	
	SANITARY SEWER	
FM	SANITARY FORCE MAIN	FM
	WATERLINE	
	CURB AND GUTTER	
	PROPERTY LINE/PLAT BOUNDARY	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	TOP OF BANK/DITCH	
	TOE/FL OF DITCH	
44	1 FOOT CONTOURS	55
	SANITARY STACK	
	SANITARY RISER	
	MANHOLE	
	AREA INLET	
	CURB INLET	
	GATE VALVE & BOX	
	FLUSH VALVE/FIRE HYDRANT	
	BLOW-OFF & BOX	
	SANITARY SERVICE WYE	
	SIGN	
	PAVEMENT HIGH POINT	
	STREET LIGHT	
44.44 / 40.40	TOP OF CURB ELEVATION / FLOWLINE ELEVATION	55.55 / 50.50
	WATER LINE-SANITARY SEWER CROSSING BLOCK	

ABBREVIATIONS

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

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SERVICE LEAD NOTE:

WATER: ALL SERVICE LEADS ARE 1" DIAMETER.

WATER LINE-SANITARY SEWER CROSSING NOTE:

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

BENCHMARK:

SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCSD 81, PID No. AJ6405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02514" WEST
ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 48339C0200G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR MONTGOMERY COUNTY, DATED AUGUST 18, 2014, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.

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

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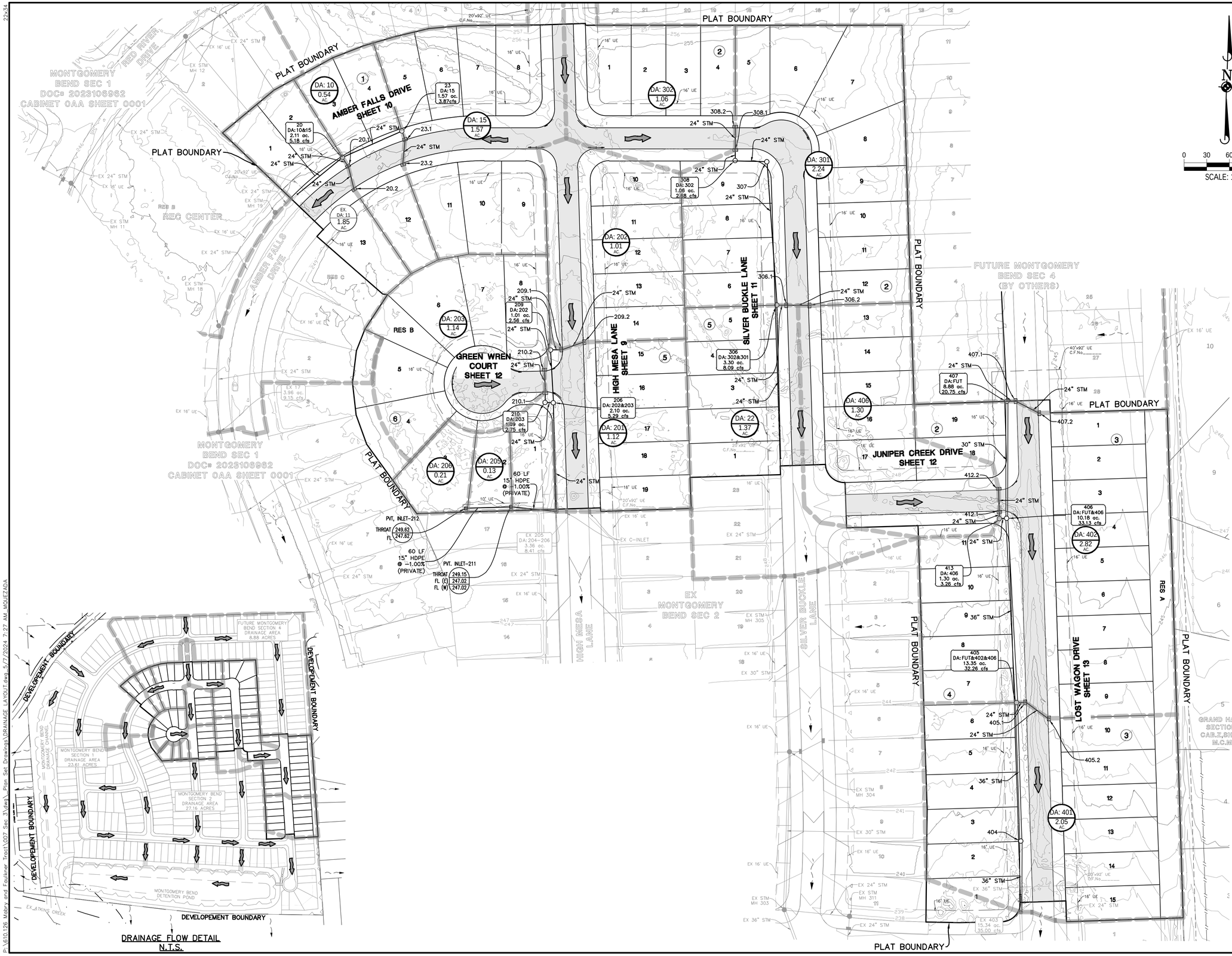
TBPE NO. F-22671 05/10/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

WATER & SANITARY LAYOUT

SHEET 3 OF 20



DRAINAGE FLOW DETAIL
N.T.S.

LEGEND

- INLET — DA:1 / 5.55 AC — DRAINAGE AREA NUMBER / DRAINAGE AREA IN ACRES
- STORM SEWER — 1A / DA:xx-yy / 5.55 ac. / 9.99 cfs — 5 YEAR FLOW IN C.F.S.
- DRAINAGE AREA BOUNDARY
- DIRECTION OF 100 YEAR FLOW
- OFFSITE DRAINAGE FLOW

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

DRAINAGE LAYOUT

SHEET 4 OF 20

Project: Montgomery Bend
Job Number: 610.126.007.00
Design By: MQ/GC Last Updated: 5/6/2024
Jurisdiction: Montgomery County Outside Houston ETJ
Storm Year 1: 5-yr Design Event Ponding Limit: 0.00
Storm Year 2: 100-yr Extreme Event Ponding Limit: 1.00
Storm Year 3:

Outfall and Tailwater Conditions			
	Flowline	5-yr HGL	100-yr HGL
Outfall 1	220.47	226	228.05
Outfall 2	220.85	226.00	228.05
Outfall 3	221.14	226	228.05
Outfall 4	221.54	226	228.05

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

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

Intensity Coefficients for:
Montgomery County Outside Houston ETJ

5-yr		100-yr	
b	54.09	b	56.68
d	8.34	d	4.46
e	0.7051	e	0.5857
Cf	1.00	Cf	1.25

	Pipe and Road Properties														Drainage Areas						Intensity & Flow				TOC			5-yr Hydraulic Grade Line						100-yr Hydraulic Grade Line						TP 101 - Method 1	TP 101 - Method 2		
Alignment/Road	Node Upstream	Node Downstream	Pipe Length (ft.)	Pipe Diameter or Rise (in.)	Box Span (in.)	Slope	Mannings "n"	Design Capacity (cfs)	Design Velocity (ft/sec)	Fall (ft.)	Top of Curb Upstream (ft.)	Gutter Elevation Upstream (ft.)	Gutter Elevation at Downstream High Point	Node Drop Downstream (ft.)	Flowline Elevation Upstream (ft.)	Flowline Elevation Downstream (ft.)	Drainage Area	Contributing Area Inlet	Total Area Pipes (ac.)	Runoff Coefficient "C"	Weighted C	Sum of C*A	5-yr Intensity (in./hr)	5-yr Flow (cfs)	100-yr Intensity (in./hr)	100-yr Flow (cfs)	Time of Concentration (mins)	Change in Time of Concentration (mins)	Total TOC (mins)	Actual Velocity (ft./sec.)	Hydraulic Gradient %	Change in Head (ft.)	Elevation of Hyd. Grad. Upstream (ft.)	Elevation of Hyd. Grad. Downstream (ft.)	Upstream HGL Below Max Ponding (Pass/Fail)	Actual Velocity (ft./sec.)	Hydraulic Gradient %	Change in Head (ft.)	Elevation of Hyd. Grad. Upstream (ft.)	Elevation of Hyd. Grad. Downstream (ft.)	Max Ponding Elevation Upstream (ft.)	Upstream HGL Below Max Ponding (Pass/Fail)	Max Allowed Overland Flow (Q_{allow}, cfs)	Required Overland Flow (Q_{req}, cfs)	Depth of Flow at High Point	Upstream $Q_{req} \leq Q_{allow}$ (Pass/Fail)
Longhorn Run Drive	22	2	171	24		0.5	0.013	16.00	5.09	0.86	239.26	238.76		4.06	230.91	230.05	14	1.17	0.00	1.17	0.55	0.55	0.64	4.54	2.92	9.71	6.25	25.28	0.56	25.84	0.93	0.02	0.03	232.91	232.05	PASS	1.99	0.08	0.13	232.91	232.05	240.26	PASS		None		
Prairie Ridge Lane	21	7	34	24		0.2	0.013	10.12	3.22	0.07	239.63	239.13		5.73	234.17	234.10	9	1.63	0.00	1.63	0.55	0.55	0.90	4.48	4.01	9.60	8.60	25.90	0.18	26.08	1.28	0.03	0.01	236.17	236.10	PASS	2.74	0.14	0.05	236.17	236.10	240.63	PASS		None		
	23	20	86	24		1	0.013	22.62	7.20	0.86	251.05	250.55			244.08	243.22	15	1.57	0.00	1.57	0.55	0.55	0.86	4.49	3.87	9.61	8.30	25.83	0.20	26.03	1.23	0.03	0.03	246.08	245.22	PASS	2.64	0.13	0.12	246.08	245.29	252.05	PASS		None		
Amber Falls Drive Sec 3	20	19	115	24		0.18	0.013	9.60	3.06	0.21	249.86	249.36			243.22	243.01	10	0.54	1.57	2.11	0.55	0.55	1.16	4.47	5.18	9.57	11.11	26.03	0.63	26.65	1.65	0.05	0.06	245.22	245.01	PASS	3.54	0.24	0.28	245.29	245.01	250.86	PASS		1.51		
Amber Falls Drive Sec 1	19	18	168	24		1.1	0.013	23.73	7.55	1.85	248.04	247.54		2.96	243.01	241.16			2.11	2.11		0.55	1.2	4.41	5.16	9.46	11.07	26.65	0.37	27.03	1.64	0.05	0.09	245.01	243.16	PASS	3.52	0.24	0.40	245.01	243.16	249.04	PASS		None		
	18	17	141	24		0.6	0.013	17.52	5.58	0.85	246.60	246.10			238.20	237.35			2.11	2.11		0.55	1.2	4.38	5.12	9.39	10.99	27.03	0.42	27.45	1.63	0.05	0.07	240.20	239.35	PASS	3.50	0.24	0.33	240.27	239.94	247.60	PASS		None		
	17	16	220	24		0.6	0.013	17.52	5.58	1.32	245.91	245.41		1.30	237.35	236.03	11	1.85	2.11	3.96	0.55	0.55	2.2	4.34	9.53	9.32	20.47	27.45	0.66	28.11	3.03	0.18	0.39	239.35	238.03	PASS	6.52	0.82	1.81	239.94	238.13	246.91	PASS		2.95		
	16	15	155	24		0.6	0.013	17.52	5.58	0.93	244.44	243.94		0.50	234.73	233.80	12	1.46	3.96	5.42	0.55	0.55	3.0	4.29	12.88	9.21	27.69	28.11	0.46	28.57	4.10	0.32	0.50	236.73	235.80	PASS	8.81	1.50	2.33	238.13	235.80	245.44	PASS		10.16		
Amber Falls Drive Sec 2	15	14	104	30		0.9	0.013	38.91	7.93	0.94	243.59	243.09		1.76	233.30	232.36			5.42	5.42		0.55	3.0	4.25	12.77	9.14	27.46	28.57	0.22	28.79	2.60	0.10	0.10	235.80	234.86	PASS	5.59	0.45	0.47	235.80	234.86	244.59	PASS		None		
	14	2	116	30		0.9	0.013	38.91	7.93	1.05	241.58	241.08		3.56	230.60	229.55	13	1.60	5.42	7.02	0.55	0.55	3.9	4.23	16.47	9.10	35.43	28.79	0.24	29.03	3.35	0.16	0.19	233.10	232.05	PASS	7.22	0.75	0.87	233.10	232.05	242.58	PASS		None		
Red River Drive Sec 4	102	101	111	24		1.21	0.013	24.88	7.92	1.34	256.96	256.46		2.57	249.15	247.81	102	1.04	0.00	1.04	0.55	0.55	0.6	4.56	2.63	9.75	5.63	25.07	0.23	25.30	0.84	0.01	0.01	251.15	249.81	PASS	1.79	0.06	0.07	251.15	249.81	257.96	PASS		None		
	101	13	167	24		1.23	0.013	25.09	7.99	2.05	254.51	254.01		0.83	245.24	243.19			1.04	1.04		0.55	0.6	4.53	2.62	9.71	5.60	25.30	0.35	25.65	0.83	0.01	0.02	247.24	245.19	PASS	1.78	0.06	0.10	247.24	245.19	255.51	PASS		None		
Red River Drive Sec 1	13	12	112	24		1.2	0.013	24.78	7.89	1.35	250.45	249.95		1.41	242.36	241.01	101	2.54	1.04	3.58	0.55	0.55	2.0	4.40	8.73	9.44	18.74	26.78	0.24	27.02	2.78	0.15	0.17	244.36	243.01	PASS	5.96	0.69	0.77	244.36	243.01	251.45	PASS		None		
	12	11	247	24		1	0.013	22.62	7.20	2.47	248.85	248.35		1.76	239.59	237.12			3.58	3.58		0.55	2.0	4.38	8.69	9.40	18.65	27.02	0.57	27.59	2.77	0.15	0.36	241.59	239.12	PASS	5.94	0.68	1.68	241.59	239.12	249.85	PASS				
	11	10	124	24		1	0.013	22.62	7.20	1.24	245.29	244.79		0.50	235.36	234.12	3	0.92	3.58	4.50	0.55	0.55	2.5	4.33	10.80	9.30	23.20	27.59	0.29	27.88	3.44	0.23	0.28	237.36	236.12	PASS	7.39	1.05	1.30	238.55	237.25	246.29	PASS		0.58		
	10	9	116	30		0.6	0.013	31.77	6.47	0.70	242.75	242.25			233.62	232.92	4-REC	1.53	4.50	6.03	0.55	0.55	3.3	4.30	14.39	9.25	30.93	27.88	0.30	28.18	2.93	0.12	0.14	236.12	235.42	PASS	6.30	0.57	0.66	237.25	236.59	243.75	PASS		None		
	9	8	105	30		0.6	0.013	31.77	6.47	0.63	241.42	240.92		0.50	232.92	232.29			6.03	6.03		0.55	3.3	4.49	15.01	9.62	32.17	25.78	0.27	26.05	3.06	0.13	0.14	235.42	234.79	PASS	6.55	0.62	0.65	236.59	235.94	242.42	PASS		0.40		
	8	7	225	36		0.6	0.013	51.66	7.31	1.35	240.38	239.88		2.07	231.79	230.44	5	2.37	6.03	8.40	0.55	0.55	4.6	4.41	20.55	9.46	44.08	26.64	0.51	27.15	2.91	0.09	0.21	234.79	233.44	PASS	6.24	0.44	0.98	235.94	234.96	241.38	PASS		None		
	7	6	150	36		0.2	0.013	29.83	4.22	0.30	239.86	239.36		0.50	228.37	228.07	6	0.92	10.03	10.95	0.55	0.55	6.0	4.37	26.51	9.37	56.92	27.15	0.59	27.75	3.75	0.16	0.24	231.37	231.07	PASS	8.05	0.73	1.09	234.96	233.86	240.86	PASS		27.09		
	6	5	151	42		0.21	0.013	46.11	4.79	0.32	240.12	239.62			227.57	227.25	7	2.53	10.95	13.48	0.55	0.55	7.4	4.32	32.26	9.27	69.31	27.75	0.53	28.27	3.35	0.10	0.16	231.07	230.75	PASS	7.20	0.47	0.72	233.86	233.15	241.12	PASS		23.20		
	5	4	30	42		0.2	0.013	44.99	4.68	0.06	239.71	239.21			227.25	227.19			13.48	13.48		0.55	7.4	4.27	31.93	9.18	68.66	28.27	0.11	28.38	3.32	0.10	0.03	230.75	230.69	PASS	7.14	0.47	0.14	233.15	233.01	240.71	PASS		23.66		
	4	3	167	42		0.2	0.013	44.99	4.68	0.33	239.67	239.17			227.19	226.86			13.48	13.48		0.55	7.4	4.26	31.87	9.17	68.52	28.38	0.59	28.97	3.31	0.10	0.17	230.69	230.36	PASS	7.12	0.46	0.77	233.01	232.23	240.67	PASS		23.53		
	3	2	170	42		0.22	0.013	47.19	4.90	0.37	238.70	238.20		0.50	226.86	226.49	8	2.65	13.48	16.13	0.55	0.55	8.9	4.21	37.70	9.07	81.14	28.97	0.58	29.55	3.92	0.14	0.24	230.36	229.99	PASS	8.43	0.65	1.11	232.23	231.12	239.70	PASS		33.95		
	2	1.1	70	48		0.25	0.013	71.82	5.72	0.18	238.32	237.82			225.99	225.81			24.32	24.32		0.55	13.4	4.17	56.23	8.98	121.11	29.55	0.20	29.76	4.47	0.15	0.11	229.99	229.81	PASS	9.64	0.71	0.50	231.12	230.63	239.32	PASS		49.29		
	1.1	1	161	48		0.2	0.013	64.24	5.11	0.32	238.25	237.75		4.88	225.81	225.49			24.32	24.32		0.55	13.4	4.15	56.02	8.95	120.69	29.76	0.52	30.28	4.46	0.15	0.24	229.81	229.49	PASS	9.60	0.71	1.14	230.63	229.49	239.25	PASS		56.45		
	1	Outfall 1	68	48		0.2	0.013	64.24	5.11	0.14	234.63	234.13			220.61	220.47			24.32	24.32		0.55	13.4	4.11	55.48	8.87	119.62	30.28	0.22	30.50	4.42	0.15	0.10	226.10	226.00	PASS	9.52	0.69	0.47	228.52	228.05	235.63	PASS		55.38		
Green Wren Ct Sec 3	210	206	11	24		0.18	0.013	9.60	3.06	0.02	248.76	248.26		2.75	242.58	242.56	203	1.14	0.00	1.14	0.55	0.55	0.6	4.54	2.87	9.72	6.15	25.23	0.06	25.29	0.91	0.02	0.00	244.58	244.56	PASS	1.96	0.07	0.01	244.58	244.56	249.76	PASS		None		
Longhorn Drive Sec 2	208	203	95	24		1	0.013	22.62	7.20	0.95	238.31	237.81		1.00	228.29	227.34	18	1.24	0.00	1.24	0.55	0.55	0.7	4.53	3.11	9.69	6.67	25.39	0.22	25.61	0.99	0.02	0.02	230.29	229.34	PASS	2.12	0.09	0.08	230.29	229.53	239.31	PASS		None		
Longhorn Drive Sec 2	207	203	21	24		0.82	0.013	20.49	6.52	0.17	238.61	238.11		5.27	231.78	231.61	17	1.17	0.00	1.17	0.55	0.55	0.6	4.54	2.94	9.71	6.30	25.28	0.05	25.33	0.94	0.02	0.00	233.78	233.61	PASS	2.01	0.08	0.02	233.78	233.61	239.61	PASS		None		
Rear Lot Storm Sec3	212	211	60	15		1	0.013	6.46	5.26	0.60	249.62	249.12			247.62	247.02	206	0.21	0.00	0.21	0.55	0.55	0.1	4.81	0.56	10.27	1.20	22.60	0.19	22.79	0.46	0.01	0.00	248.87	248.27	PASS	0.97	0.03	0.02	248.87	248.27	250.62	PASS		None		
	211	205	60	15		1	0.013	6.46	5.26	0.60	249.15	248.65		9.15	247.02	246.42	205	0.13	0.21	0.34	0.55	0.55	0.2	4.79	0.90	10.23	1.93	22.79	0.19	22.98	0.74	0.02	0.01	248.27	247.67	PASS	1.57	0.09	0.05	248.27	247.67	250.15	PASS		None		
High Mesa Lane Sec 3	209	206	70	24		1.23	0.013	25.09	7.99	0.86	250.12	249.62			240.68	239.82	202	1.01	0.00	1.01	0.55	0.55	0.6	4.56	2.56	9.76	5.47	25.02	0.15	25.16	0.81	0.01	0.01	242.68	241.82	PASS	1.74	0.06	0.04	242.68	241.82	251.12	PASS		None		
	206	205	144	24		1.23	0.013	25.09	7.99	1.78	248.70	248.20		0.77	239.82	238.04			2.15	2.15		0.55	1.2	4.54	5.41	9.71	11.58	25.29	0.30	25.59	1.72	0.06	0.08	241.82	240.04	PASS	3.69	0.26	0.38	241.82	240.04	249.70	PASS		None		
High Mesa Lane Sec 2	205	204	339	24		1.1	0.013	23.73	7.55	3.73	246.46	245.96		1.00	237.27	233.54	201	1.12	2.49	3.61	0.55	0.55	2.0	4.51	9.02	9.65	19.33	25.59	0.75	26.34	2.87	0.16	0.54	239.27	235.54	PASS	6.15	0.73	2.48	239.27	235.54	247.46	PASS		None		
	204	203	164	30		0.9	0.013	38.91	7.93	1.47	242.38	241.88		4.73	232.54	231.07	16	2.56	3.61	6.17	0.55	0.55	3.4	4.40	15.05	9.43	32.28	26.80	0.34	27.14	3.07	0.13	0.22	235.04	233.57	PASS	6.58	0.62	1.01	235.04	233.57	243.38	PASS		None		
	203	202	72	36		0.72	0.013	56.60	8.01	0.52	238.50	238.00			226.34	225.82			8.58	8.58		0.55	4.7	4.37	20.78	9.37	44.61	27.14	0.15	27.29	2.94	0.10	0.07	229.34	228.82	PASS	6.31	0.45	0.32	229.53	229.21	239.50	PASS		None		
	202	201	163	36		0.2	0.013	29.83	4.22	0.33	237.61	237.11		4.50	225.82	225.49			8.58	8.58		0.55	4.7	4.35	20.72	9.35	44.48	27.29	0.64	27.94	2.93	0.10	0.16	228.82	228.49	PASS	6.29	0.44	0.72	229.21	228.49	238.61	PASS		14.65		
	201	Outfall 2	68	36		0.2	0.013	29.83	4.22	0.14	234.60	234.10			220.99	220.85			8.58	8.58		0.55	4.7	4.30	20.46	9.24	43.96	27.94	0.27	28.20	2.89	0.09	0.06	226.06	226.00	PASS	6.22	0.43	0.29	228.34	228.05	235.60	PASS		14.14		
Longhorn Drive Sec 2	311	303	87	24		1.2	0.013	24.78	7.89	1.04	238.01	237.51		1.00	228.66	227.62	24	1.10	0.00	1.10	0.55	0.55	0.6	4.55	2.77	9.74	5.94	25.17	0.18	25.35	0.88	0.02	0.01	230.66	229.62	PASS	1.89	0.07	0.06	230.66	230.04	239.01	PASS		None		
Longhorn Drive Sec 2	310	303	28	24		1	0.013	22.62	7.20	0.28	237.82	237.32		3.74	230.64	230.36	25	1.13	0.00	1.13	0.55	0.55	0.6	4.54	2.85	9.73	6.10	25.22	0.07	25.28	0.91	0.02	0.00	232.64	232.36	PASS	1.94	0.07	0.02	232.64	232.36	238.82	PASS		None		
Silver Buckle Lane Sec 3	308	307	42	24		0.4	0.013	14.31	4.55	0.17	252.30	251.80		2.09	245.00	244.83	302	1.06	0.00	1.06	0.55	0.55	0.6	4.55	2.68	9.75	5.73	25.10	0.15	25.26	0.85	0.01	0.01	247.00	246.83	PASS	1.82	0.06	0.03	247.00	246.83	253.30	PASS		None		
	307	306	191	24		1	0.013	22.62	7.20	1.91	251.53	251.03		2.00	242.74	240.83			1.06	1.06		0.55	0.6	4.54	2.67	9.72	5.71	25.26	0.44	25.70	0.85	0.01	0.03	244.74	242.83	PASS	1.82	0.06	0.12	244.74	242.83	252.53	PASS		None		
	306	305	358	24		0.45	0.013	15.18	4.83	1.61	247.90	247.40		2.66	238.83	237.22	301	2.24	1.06	3.30	0.55	0.55	1.8	4.42	8.09	9.48	17.36	26.53	1.24	27.76	2.58	0.13	0.46	240.83	239.22	PASS	5.52	0.59	2.11	241.33	239.22	248.90	PASS		2.18		
Silver Buckle Lane Sec 2	305	304	233	30		0.7	0.013	34.32	6.99	1.63	245.96	245.46		1.70	234.56	232.93	22	1.37	3.30	4.67	0.55	0.55	2.6	4.31	11.17	9.27	24.01	27.76	0.56	28.32	2.28	0.07	0.17	237.06	235.43	PASS	4.89	0.34	0.80	237.06	235.43	246.96	PASS		None		
	304	303	210	30		0.9	0.013	38.91	7.93	1.89	242.36	241.86		2.72	231.23	229.34	23	1.56	4.67	6.23	0.55	0.55	3.4	4.27	14.75	9.18	31.70	28.32	0.44	28.76	3.00	0.13	0.27	233.73	231.84	PASS	6.46	0.60	1.25	233.73	231.84	243.36	PASS		None		
	303	302	69	36		0.27	0.013	34.66	4.90	0.19	238.14	237.64			226.62	226.43			8.46	8.46		0.55	4.7	4.23	19.86	9.10	42.72	28.76	0.23	28.99	2.81	0.09	0.06	229.62	229.43	PASS	6.04	0.41	0.28	230.04	229.76	239.14	PASS		8.06		
	302	301	163	36		0.2	0.013	29.83	4.22	0.33	237.52	237.02		4.82	226.43	226.10			8.46	8.46		0.55	4.7	4.21	19.77	9.07	42.54	28.99	0.64	29.63	2.80	0.09	0.14	229.43	229.10	PASS	6.02	0.41	0.66	229.76	229.10	238.52	PASS		12.71		
	301	Outfall 3	68	48		0.2	0.013	64.24	5.11	0.14	234.85	234.35			221.28	221.14			8.46	8.46		0.55	4.7	4.16	19.53	8.97	42.07	29.63	0.22	29.85	1.55	0.02	0.01	226.01	226.00	PASS	3.35	0.09	0.06	228.11	228.05	235.85	PASS		None		
Juniper Creek Dr Sec 3	413	406	10	24		0.18	0.013	9.60	3.06	0.02	245.27	244.77		6.60	239.85	239.83	406	1.30	0.00	1.30	0.55	0.55	0.7	4.52	3.26	9.68	6.98	25.47	0.05	25.53	1.04	0.02	0.00	241.85	241.83	PASS	2.22	0.10	0.01	241.85	241.83	246.27	PASS		None		
	402.3	402.2	163	18		0.1	0.013	3.32	1.88	0.16	230.90	230.40		1.78	227.93	227.77	33	0.25	0.00	0.25	0.55	0.55	0.1	4.78	0.66	10.21	1.42	22.83	1.45	24.28	0.38	0.00	0.01	229.43	229.27	PASS	0.80	0.02	0.03	229.43	229.27	231.90	PASS		None		
	402.2	402.1	28	24		0.18	0.013	9.60	3.06	0.05	232.17	231.67			225.98	225.93			0.25	0.25		0.55	0.1	4.63	0.64	9.91	1.37	24.28	0.15	24.43	0.20	0.00	0.00	227.98	227.93	PASS	0.44	0.00	0.00	228.62	228.62	233.17	PASS		None		
	402.1	402	16	24		0.18	0.013	9.60	3.06	0.03	232.76	232.26		1.97	225.93	225.90			0.25	0.25		0.55	0.1	4.62	0.64	9.88	1.37	24.43	0.09	24.52	0.20	0.00	0.00	227.93	227.93	PASS	0.44	0.00	0.00	228.62	228.62	233.76	PASS		None		
Red River Drive Sec 4	412	411	273	24		1.23	0.013	25.09	7.99	3.36	254.67	254.17		1.00	246.89	243.53	406	1.77	0.00	1.77	0.55	0.55	1.0	4.46	4.38	9.57	9.39	26.06	0.57	26.63	1.39	0.04	0.10	248.89	245.53	PASS	2.99	0.17	0.47	252.42	251.95	255.67	PASS		None		
	411	410	28	24		1.23	0.013	25.09	7.99	0.34	250.06	249.56			242.53	242.19			1.77	1.77		0.55	1.0	4.41	4.33	9.47	9.29	26.63	0.06	26.69	1.38	0.04	0.01	244.53	244.19	PASS	2.96	0.17	0.05	251.95	251.90	251.06	FAIL	50	None		
	410	409	36	24		0.85	0.013	20.86	6.64	0.31	249.83	249.33			242.19	241.88			1.77	1.77		0.55	1.0	4.41	4.33	9.45	9.28	26.69	0.09	26.78	1.38	0.04	0.01	244.19	243.88	PASS	2.95	0.17	0.06	251.90	251.84	250.83	FAIL	50	None		PASS
	409	408	208	24		0.85	0.013	20.86	6.64	1.77	249.59	249.09			241.88	240.11	405	3.15	1.77	4.92	0.55	0.55	2.7	4.36	11.89	9.36	25.53	27.24	0.52	27.76	3.79	0.28	0.57	243.88	242.11	PASS	8.13	1.27	2.65	251.84	249.19	250.59	FAIL	50	4.68		PASS
	408	407	360	24		0.78	0.013	19.98	6.36	2.81	247.31	246.81		0.50	240.11	237.30	404	2.17	4.92	7.09	0.55	0.55	3.9	4.31	16.96	9.27	36.44	27.76	0.94	28.70	5.40	0.56	2.02	242.11	239.30	PASS	11.60	2.60	9.34	249.19	239.85	248.31	FAIL	50	16.46		PASS
Lost Wagon Drive Sec 3	407	406	155	30		0.92	0.013	39.34	8.01	1.42	245.82	245.32		2.15	236.80	235.38	403	2.08	7.09	9.17	0.55	0.55	5.0	4.24	21.54	9.11	46.35	28.70	0.32	29.03	4.39	0.28	0.43	239.30	237.88	PASS	9.44	1.28	1.97	239.85	237.88	246.82	PASS	50	7.00		
	406	405	245	36		0.71	0.013	56.20	7.95	1.74	245.41	244.91			233.23	231.49			10.47	10.47		0.55	5.8	4.21	24.45	9.06	52.62	29.03	0.51	29.54	3.46	0.13	0.33	236.23	234.49	PASS	7.44	0.62	1.52	236.62	235.10	246.41	PASS		None		
	405	404	184	36		0.71	0.013	56.20	7.95	1.30	240.99	240.49		2.33	231.49	230.19	402	2.82	10.47	13.29	0.55	0.55	7.3	4.17	30.74	8.98	66.20	29.54	0.38	29.92	4.35	0.21	0.39	234.49	233.19	PASS	9.37	0.99	1.81	235.10	233.29	241.99	PASS	50	10.00		
	404	403	94

PLAT BOUNDARY

AMBER FALLS DRIVE
SHEET 10

HIGH MESA LANE
SHEET 9

SILVER BUCKLE LANE
SHEET 11

GREEN WREN COURT
SHEET 12

JUNIPER CREEK DRIVE
SHEET 12

LOST WAGON DRIVE
SHEET 13

RED RIVER DRIVE

AMBER FALLS DRIVE

MONTGOMERY BEND SEC 1
DOC# 2023106862
CABINET OAA SHEET 0001

FUTURE MONTGOMERY BEND SEC 4
(PROP BY OTHERS)

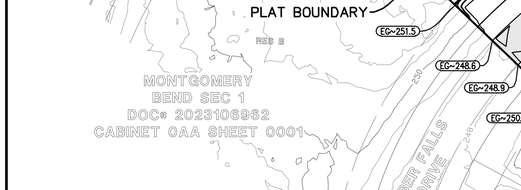
EX MONTGOMERY BEND SEC 2

GRAND HARBOR SECTION 14
CAB.Z,SHT.699
M.C.M.R.

RES A

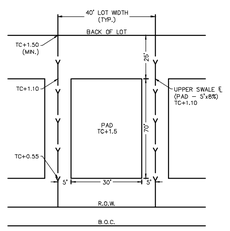
RES B

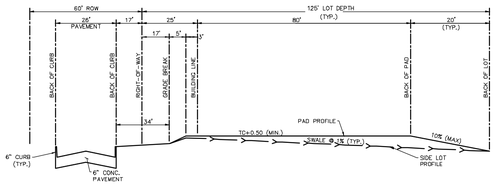
RES C



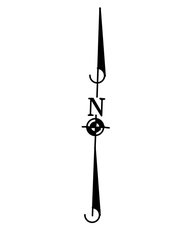
LOT DETAIL A
BLOCK 1: LOTS 1–8
BLOCK 2: LOTS 1–7
BLOCK 3: LOTS 1–15
BLOCK 4: LOTS 1–11
BLOCK 5: LOTS 1–19
BLOCK 6: LOTS 6–13

LOT DETAIL A/B
BLOCK 2: LOTS 8–17





LOT DETAIL B
BLOCK 6: LOTS 1–5.



0 30 60 120
SCALE: 1"=60'

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9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200

LEGEND

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

FILL NOTES:

1) EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES SHALL BE FILLED AS SHOWN WITH MATERIAL FROM EXISTING ADJACENT SPOIL BANKS IN MAXIMUM 8" LOOSE LIFTS AND COMPACTED TO 95% PROCTOR DENSITY AS PER AASHTO TEST METHOD T–99.
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HAVING PUBLISHED INFORMATION AS FOLLOWS:
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HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

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THE WOODLANDS, TX 77381
(832) 823–2200

STATE OF TEXAS
GARRET J. DUHON
130733
LICENSED
PROFESSIONAL ENGINEER

TBPE NO. F–22671 05/10/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

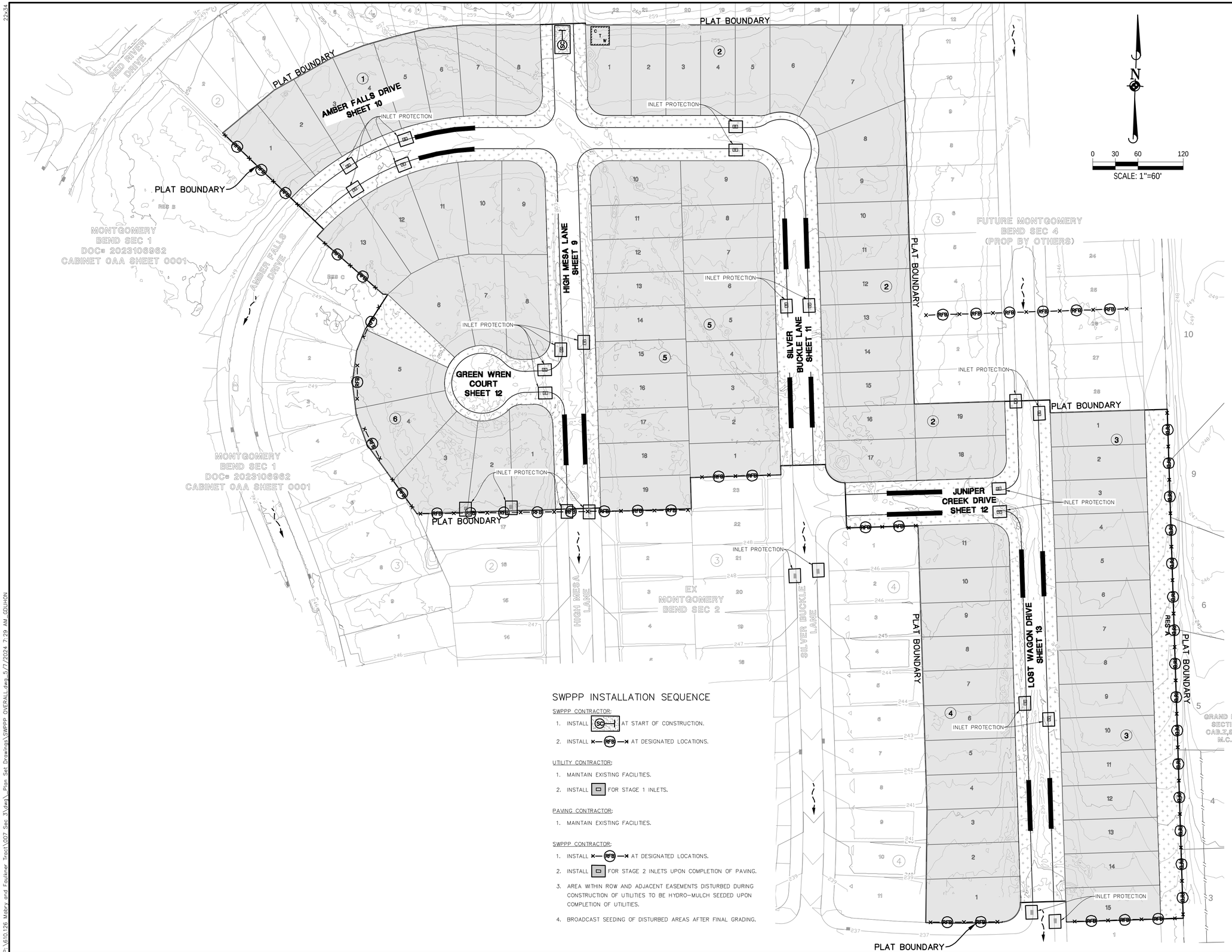
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR — DATE

GRADING LAYOUT

SHEET 6 OF 20

P:\610.126 Mabry and Faulkner Tract\007 Sec 3\dwg_Plan Set Drawings\GRADING LAYOUT.dwg, 5/7/2024 7:29 AM, MDEZADA

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.3 - PROJECT NO. 610.126.007.00



SWPPP INSTALLATION SEQUENCE

SWPPP CONTRACTOR:

1. INSTALL (SC) AT START OF CONSTRUCTION.
2. INSTALL (RFB) AT DESIGNATED LOCATIONS.

UTILITY CONTRACTOR:

1. MAINTAIN EXISTING FACILITIES.
2. INSTALL ▭ FOR STAGE 1 INLETS.

PAVING CONTRACTOR:

1. MAINTAIN EXISTING FACILITIES.

SWPPP CONTRACTOR:

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

LEGEND

- (RFB) TEMPORARY REINFORCED FILTER FABRIC FENCE
- (SC) STABILIZED CONSTRUCTION ACCESS (LOCATION TO BE DETERMINED BY CONTRACTOR)
- C T W CONCRETE TRUCK WASHOUT AREA
- ▭ TEMPORARY STORM STRUCTURE PROTECTION
- OVERLAND DRAINAGE FLOW
- HYDROMULCH (2.45 AC.)
- BROADCAST SEEDING (11.96 AC.)
- TEMP. CURB REINFORCED FILTER FABRIC FENCE

NOTE: REINFORCED FILTER FABRIC BARRIER TO BE PLACED BEHIND ALL BACK OF CURB

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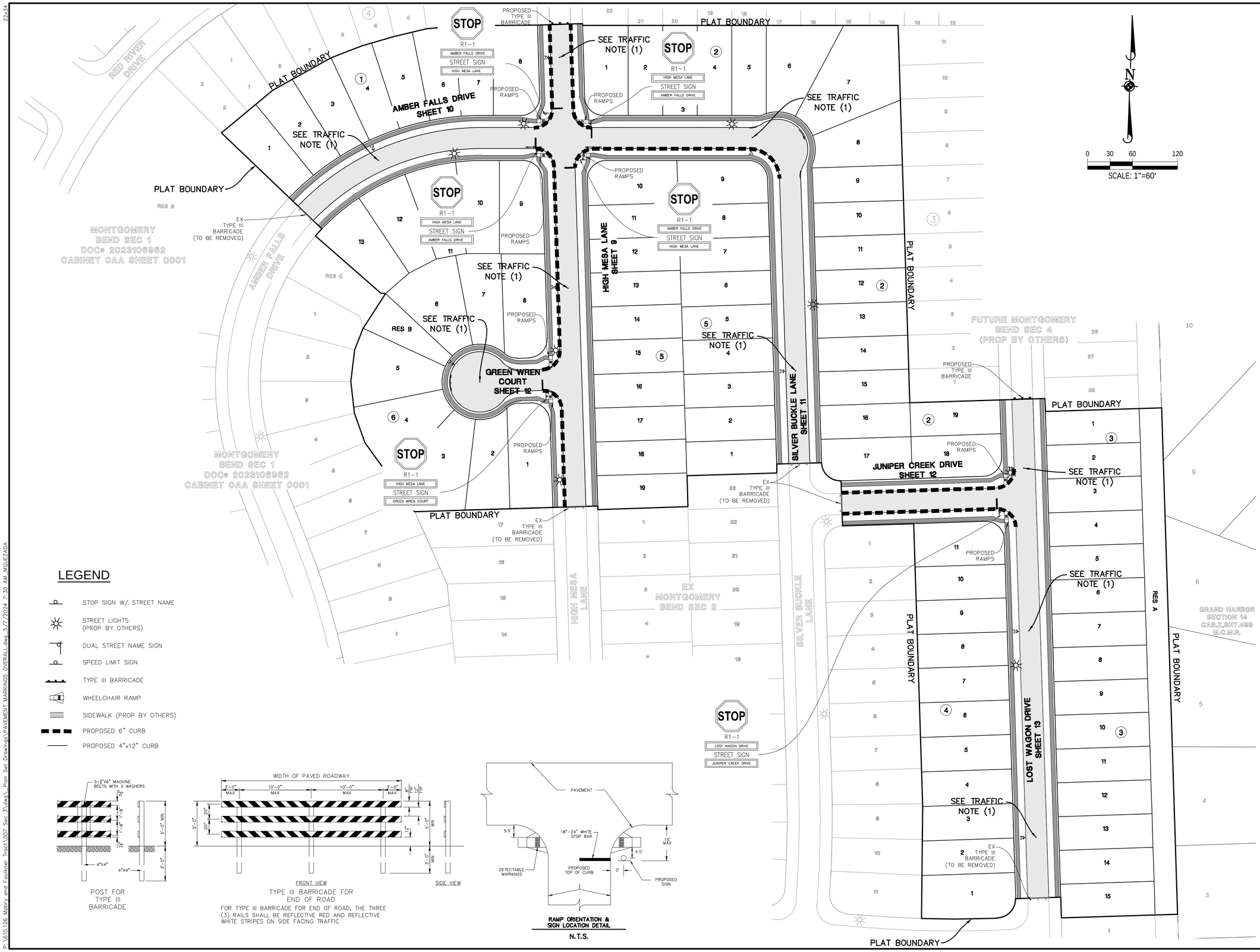
STORM WATER POLLUTION PREVENTION PLAN

SHEET 7 OF 20



LEGEND

- STOP SIGN W/ STREET NAME
- STREET LIGHTS (PROP BY OTHERS)
- DUAL STREET NAME SIGN
- SPEED LIMIT SIGN
- TYPE III BARRICADE
- WHEELCHAIR RAMP
- SIDEWALK (PROP BY OTHERS)
- PROPOSED 6" CURB
- PROPOSED 4"x12" CURB

POST FOR TYPE III BARRICADE

TYPE III BARRICADE FOR END OF ROAD

FOR TYPE III BARRICADE FOR END OF ROAD, THE THREE (3) RAILS SHALL BE REFLECTIVE RED AND REFLECTIVE WHITE STRIPES ON SIDE FACING TRAFFIC

RAMP ORIENTATION & SIGN LOCATION DETAIL

N.T.S.

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THE WOODLANDS, TX 77381 832-823-2200

STREET LIGHTS:

1. POLES MUST BE A MINIMUM OF 3FT OF BACK OF CURB.
2. IF THE ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS. A VARIANCE MUST BE RECEIVED FROM CITY COUNCIL.

TRAFFIC BUTTONS & MEDIAN NOSES:

1. PLACE BLUE TRAFFIC BUTTONS 6' OFF THE CENTERLINE OF THE ROADWAY TOWARDS THE RELATED FLUSH VALVE.

STREET SIGN NOTES:

1. CONTRACTOR TO VERIFY ALL STREET SIGNS WITH THE RECORDED PLAT PRIOR TO ORDERING THE SIGNS.
2. ALL R-1 STOP SIGNS SHALL BE 30" X 30" DIAMOND GRADE SHEETING.
3. PLACE STREET NAME SIGNS 3" ABOVE STOP SIGNS.
4. ALL STREET NAME SIGNS SHALL BE 9" BLADE.
5. CONTRACTOR TO COORDINATE STREET SIGN COLOR AND TEXT STYLE WITH THE ENGINEER PRIOR TO ORDERING STREET SIGNS.
6. ALL COMBINATION STREET AND REGULATORY SIGNS SHALL BE LOCATED AT CURB RETURNS UNLESS OTHERWISE NOTED.

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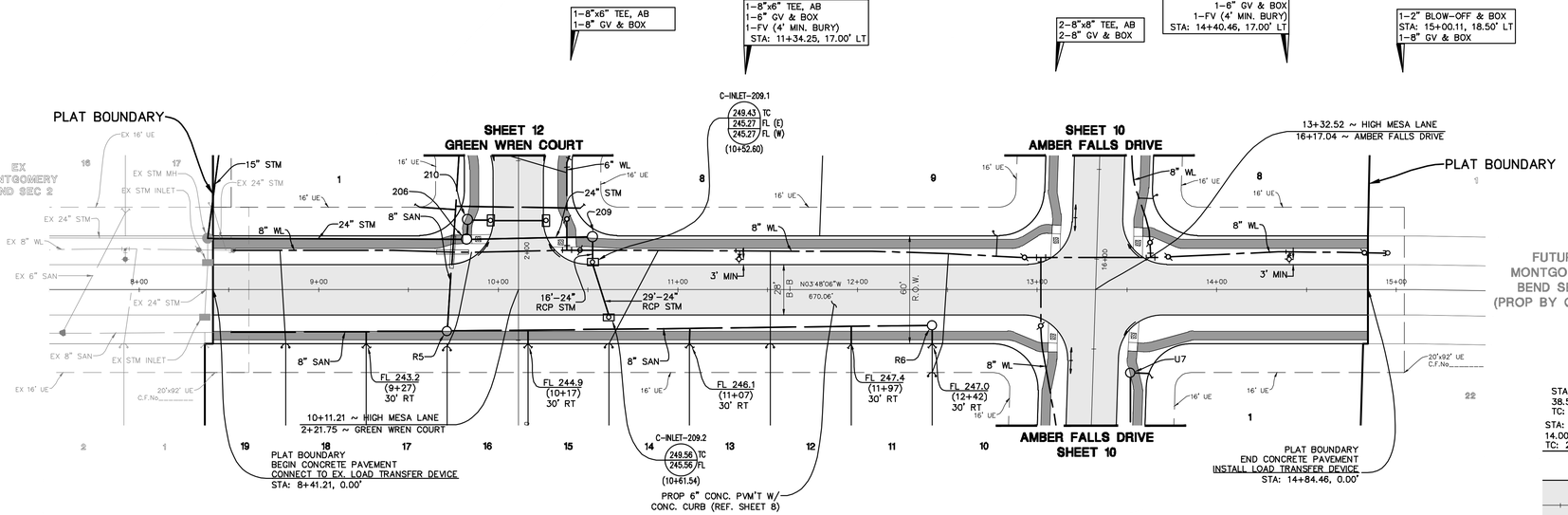
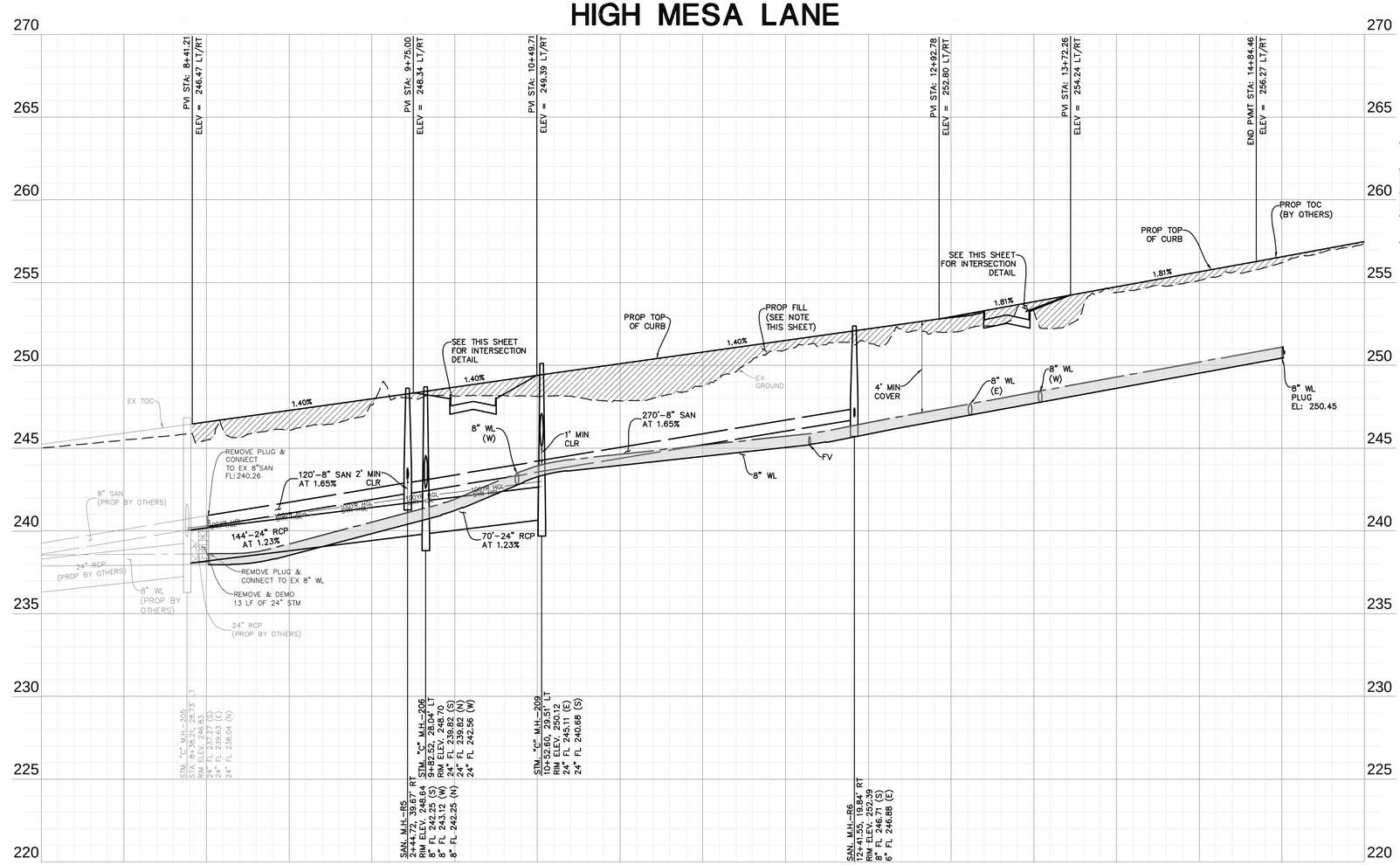
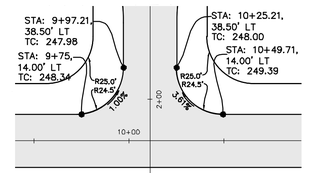
TRAFFIC SIGNAGE & PAVEMENT MARKINGS LAYOUT

SHEET 8 OF 20



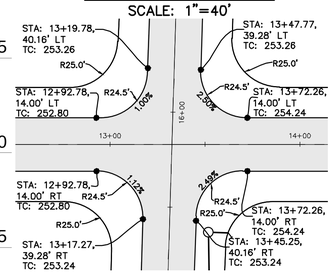
HIGH MESA LANE





HIGH MESA LANE & GREEN WREN COURT INTERSECTION DETAIL

SCALE: 1"=40'



AMBER FALLS DRIVE & HIGH MESA LANE INTERSECTION DETAIL

SCALE: 1"=40'

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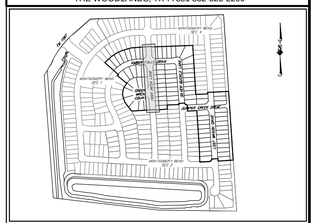

KEY MAP

WATER LINE–SANITARY SEWER CROSSING NOTE:

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

FILL NOTES:

1) EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES SHALL BE FILLED AS SHOWN WITH MATERIAL FROM EXISTING ADJACENT SPOIL BANKS IN MAXIMUM 8" LOOSE LIFTS AND COMPACTED TO 95% PROCTOR DENSITY AS PER AASHTO TEST METHOD T-99.
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HIGH MESA LANE

SHEET 9 OF 20

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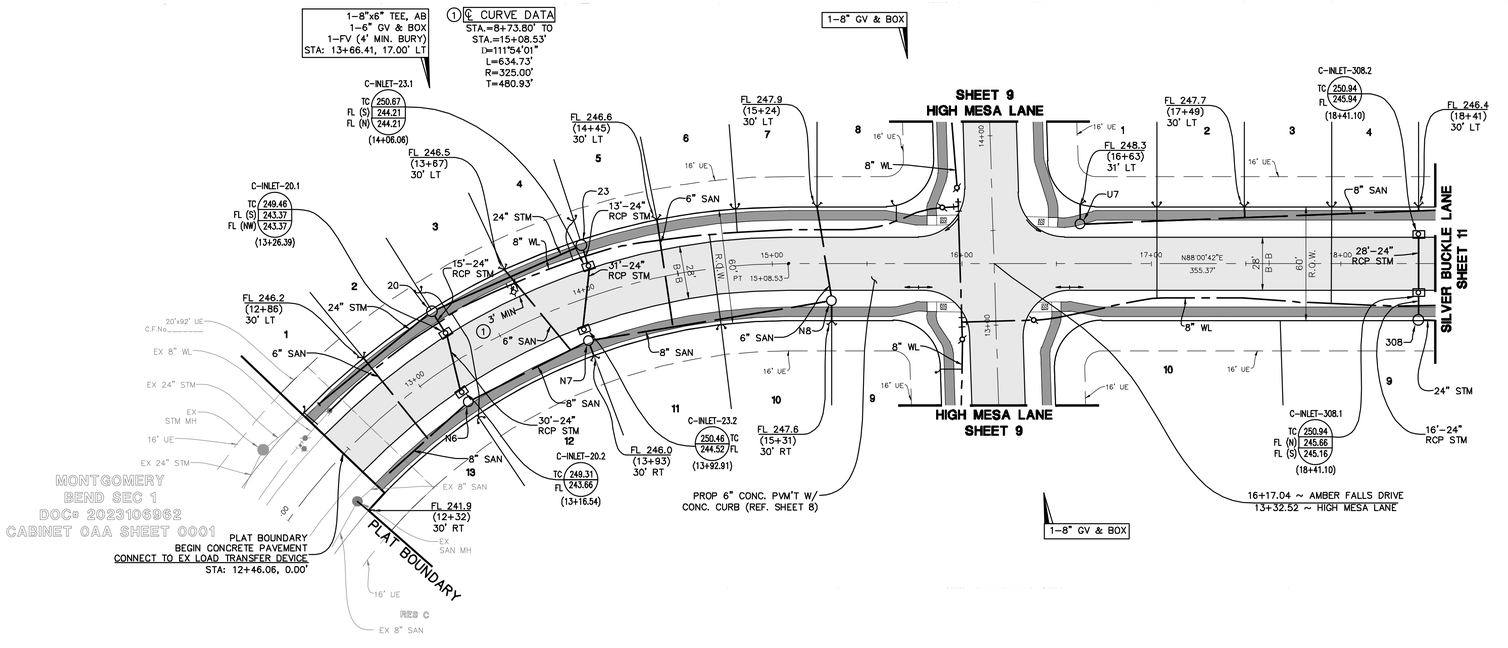
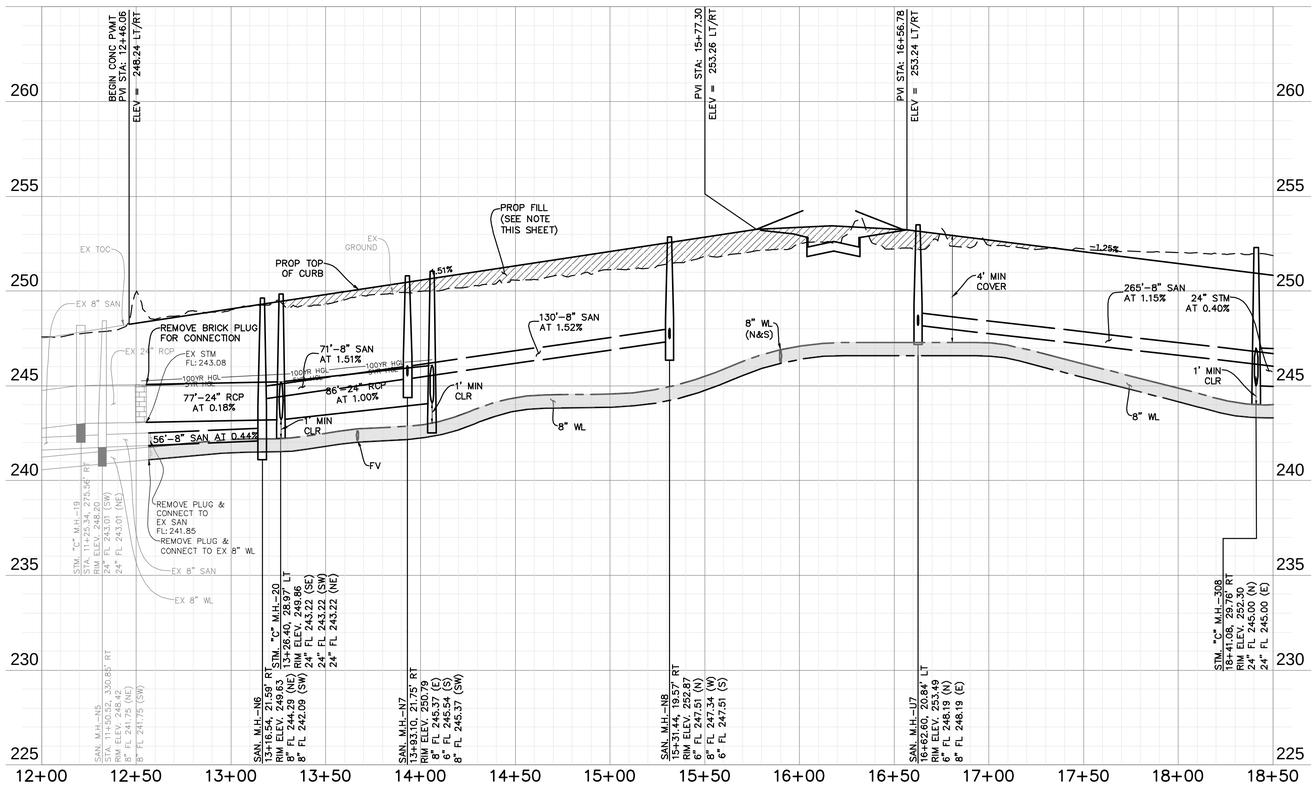
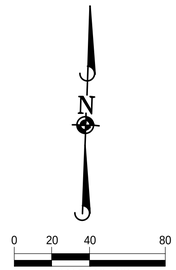


AMBER FALLS DRIVE





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

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THE WOODLANDS, TX 77381 832-823-2200

GARRET J. DUHON
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(832) 823-2200
TBPE NO. F-22671

STATE OF TEXAS
GARRET J. DUHON
130733
LICENSED
PROFESSIONAL ENGINEER
05/10/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

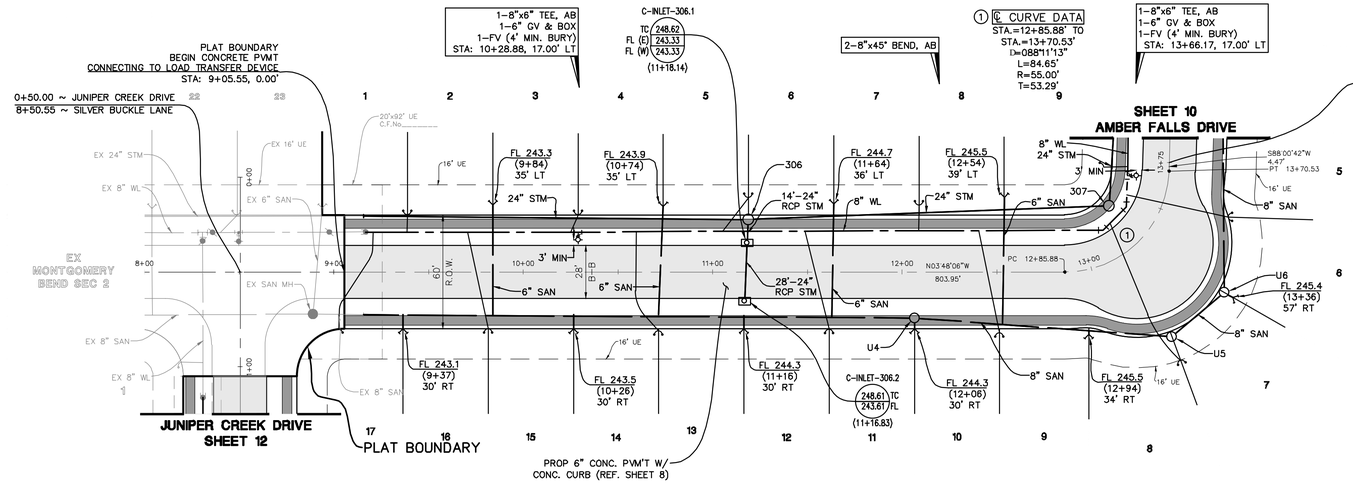
DATE

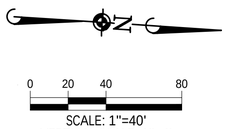
AMBER FALLS DRIVE

SHEET 10 OF 20

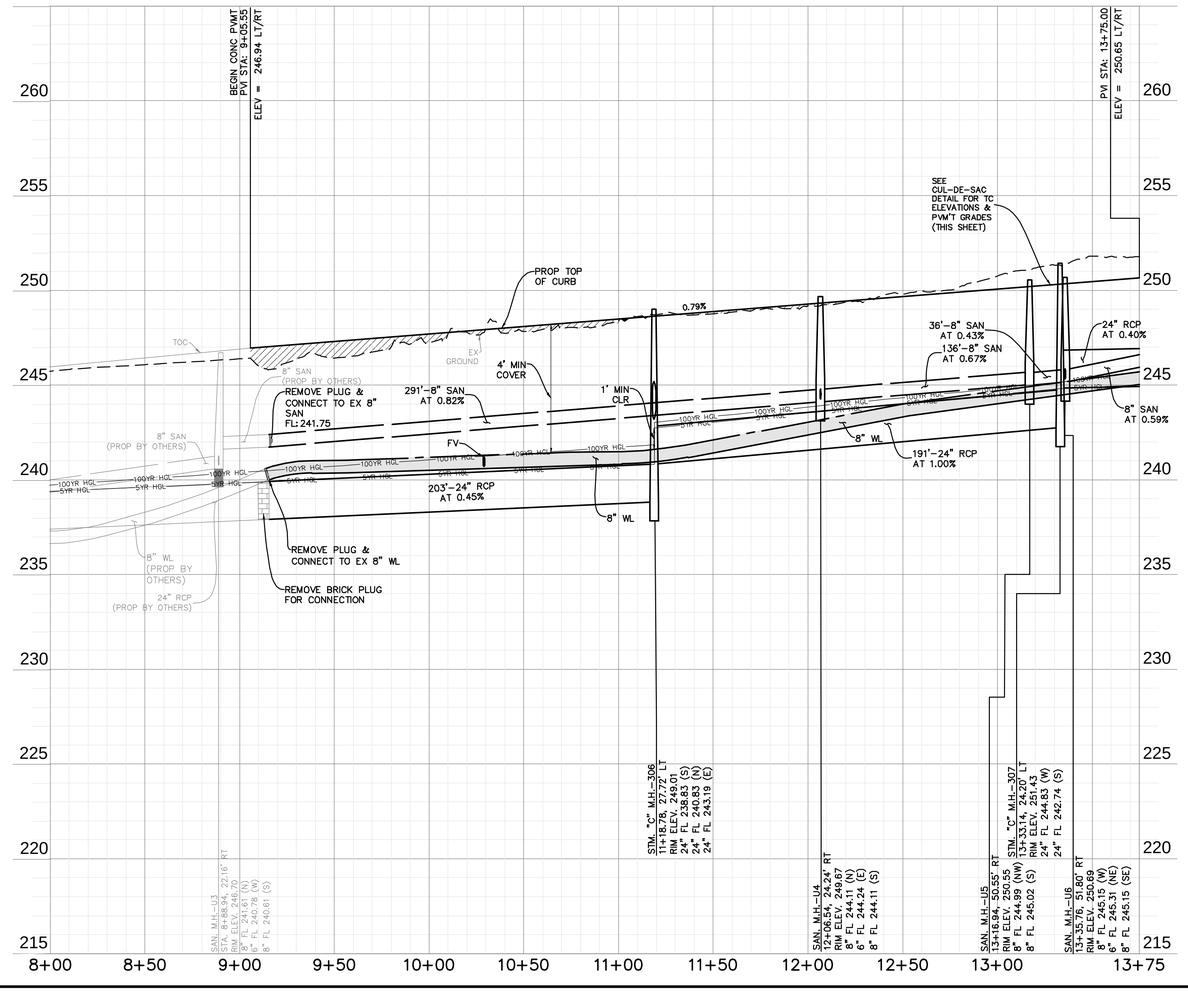
P:\610.126 Mabry and Faulkner Tract\007 Sec. 3\dwg_Plan Set Drawings\P&P-BLUEBONNET BEND.dwg, 5/7/2024 7:33 AM, MQUEZADA

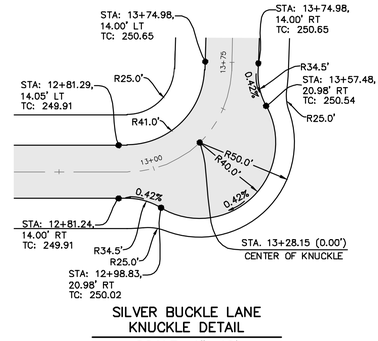
ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.3 - PROJECT NO. 610.126.007.00





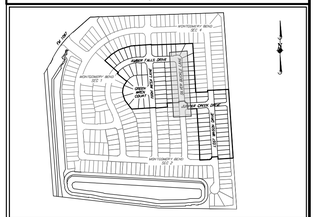
SILVER BUCKLE LANE





SILVER BUCKLE LANE
KNUCKLE DETAIL
SCALE: 1"=40'

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



KEY MAP

WATER LINE–SANITARY SEWER CROSSING NOTE:

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

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1) EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES SHALL BE FILLED AS SHOWN WITH MATERIAL FROM EXISTING ADJACENT SPOIL BANKS IN MAXIMUM 8" LOOSE LIFTS AND COMPACTED TO 95% PROCTOR DENSITY AS PER AASHTO TEST METHOD T-99.
2) EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES UNDER PROPOSED CONCRETE PAVEMENT SHALL BE CLEANED, MUCKED OUT AND SCARIFIED TO A MINIMUM DEPTH OF 6" AND FILLED AS SPECIFIED ABOVE IN FILL NOTE NO. 1 NO SEPARATE PAY.
3) ROADWAY EMBANKMENT: STRIP 3" OF VEGETATION FROM AREA TO BE FILLED AND RE-COMPACT SOIL TO 95% PROCTOR DENSITY. PLACE FILL MATERIAL AS SPECIFIED IN FILL NOTE NO. 1

BENCHMARK:

SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCSD 81, PID No. AJ6405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02514" WEST
ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 48339C0200G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR MONTGOMERY COUNTY, DATED AUGUST 18, 2014, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.

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REV	DATE	REVISION	APP.

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TBPE NO. F-22671 05/10/2024

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

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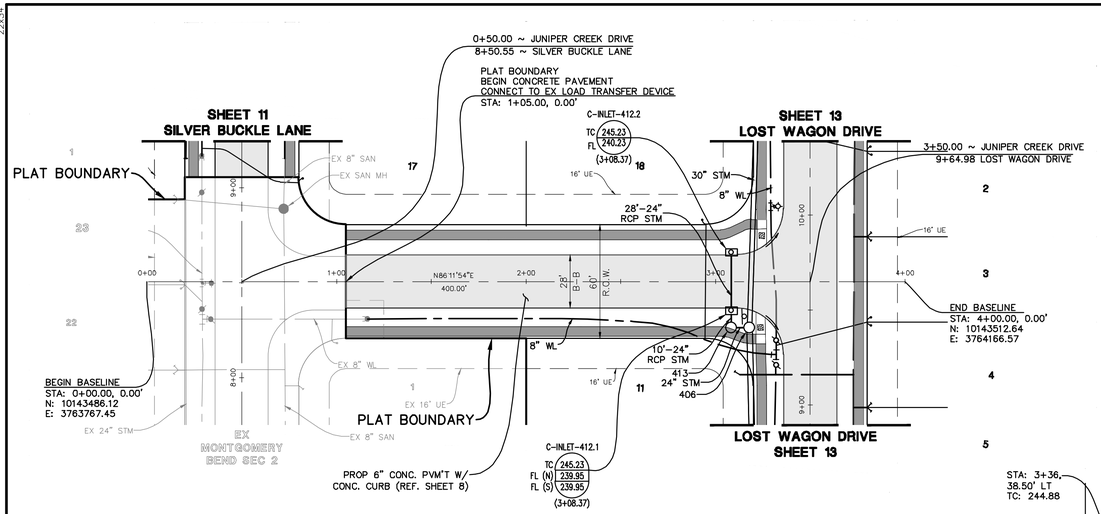
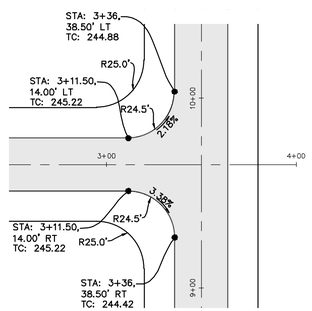
SILVER BUCKLE LANE

SHEET 11 OF 20

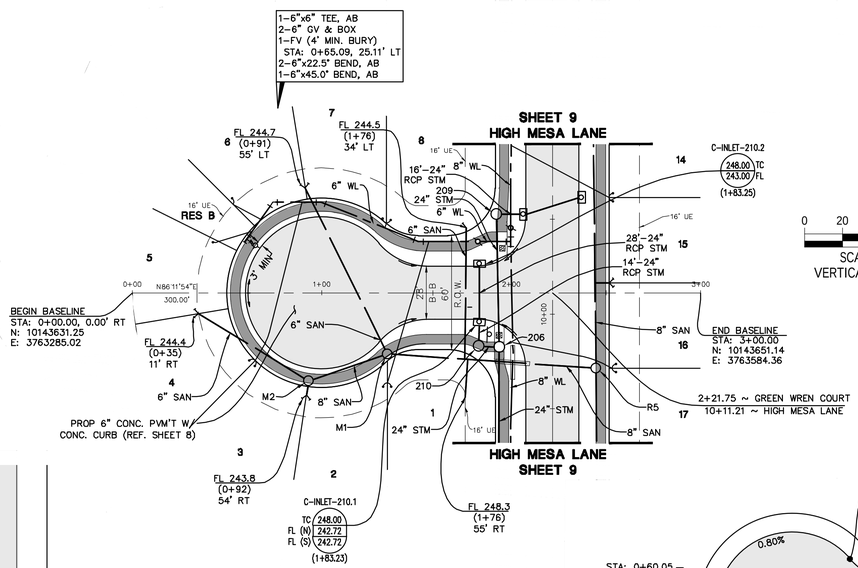
P:\610.126 Mabry and Faulkner Tract\007 Sec 3\dwg_Plan Set Drawings\P&P-SILVER BUCKLE LANE.dwg, 5/7/2024 7:35 AM, MOUEZADA

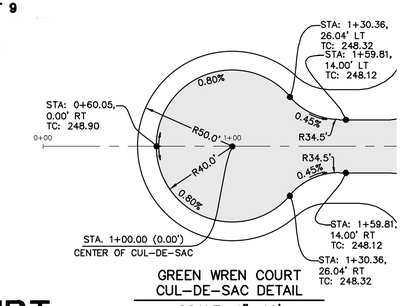
ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.3 - PROJECT NO. 610.126.007.00





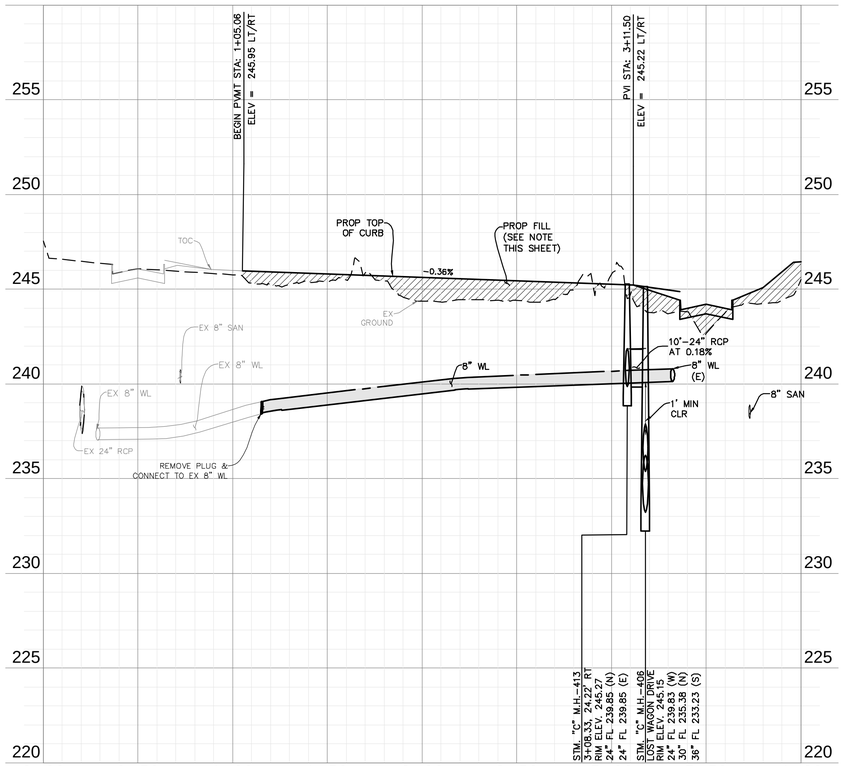
JUNIPER CREEK DRIVE
& LOST WAGON DRIVE
INTERSECTION DETAIL
SCALE: 1"=40'



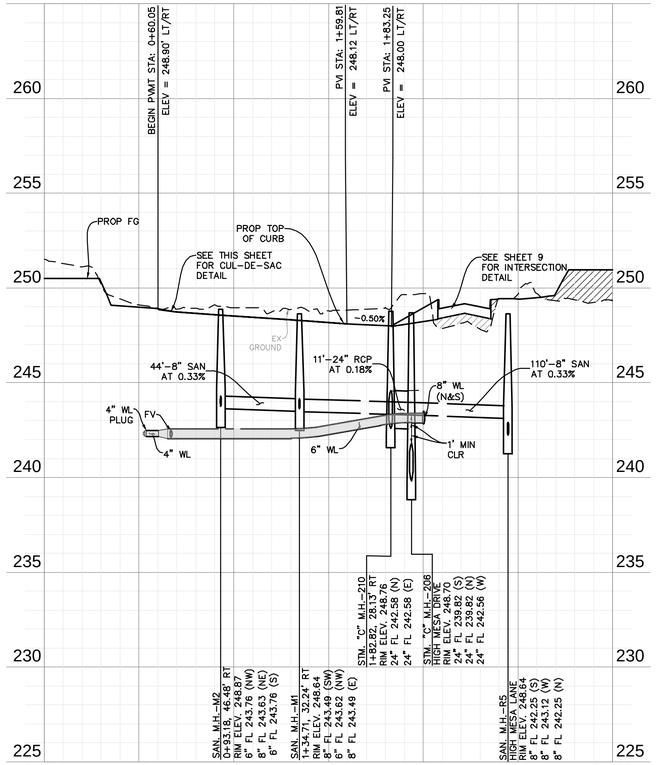


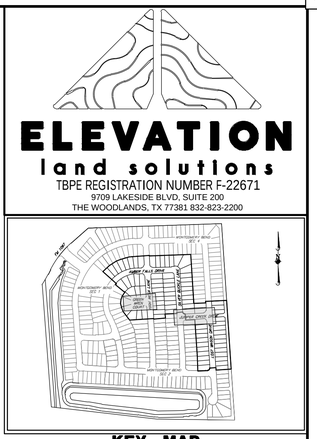
GREEN WREN COURT
CUL-DE-SAC DETAIL
SCALE: 1"=40'

JUNIPER CREEK DRIVE



GREEN WREN COURT





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

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JUNIPER CREEK DRIVE & GREEN WREN COURT

SHEET 12 OF 20

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.3 - PROJECT NO. 610.126.007.00

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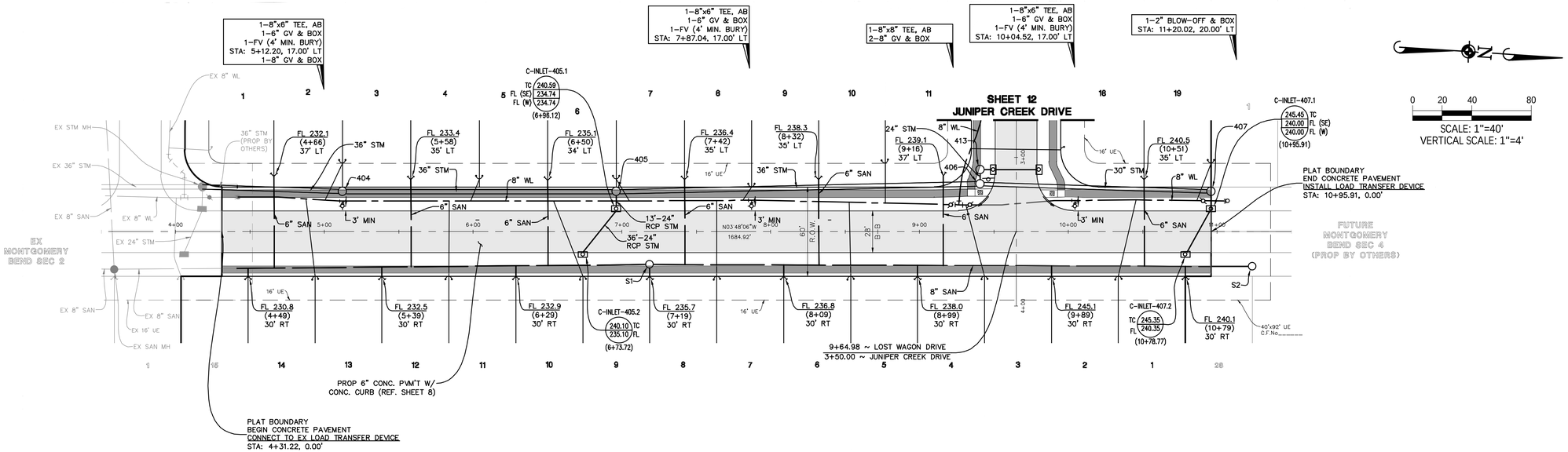
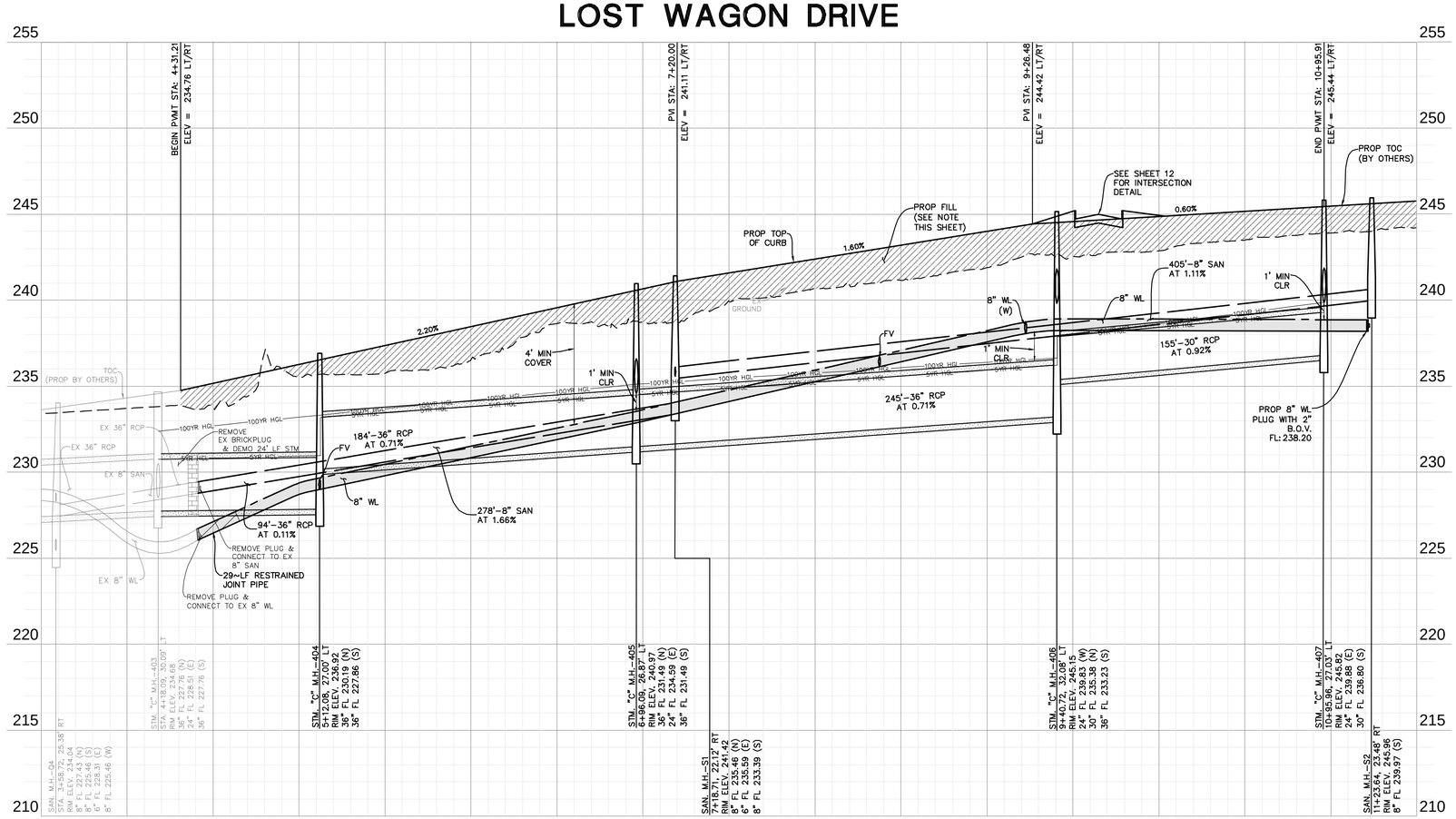


LOST WAGON DRIVE



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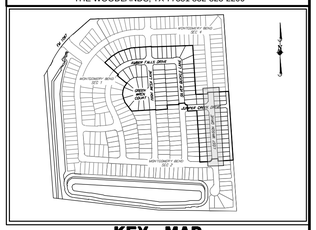

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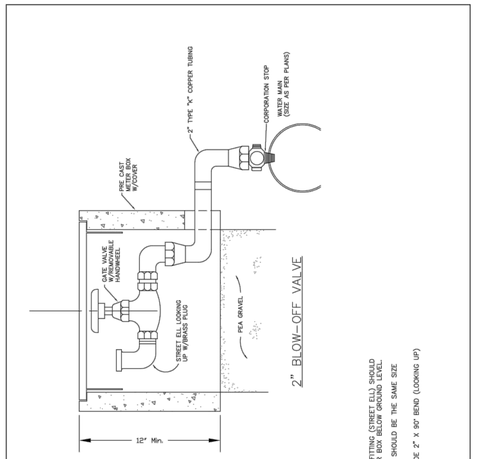
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

LOST WAGON DRIVE

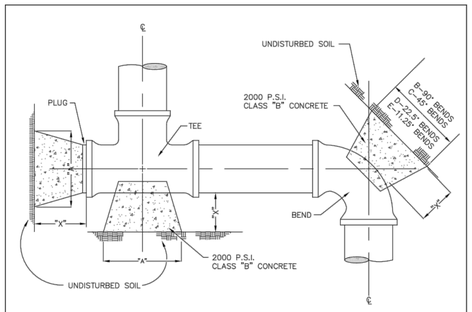
SHEET 13 OF 20

22x34



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 DOWNSTREAM PIPE.
3. FOR 2" BLOW-OFF PROVIDE 2" X 90° BEND (LOOKING UP) AND FEMALE ADAPTER.

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



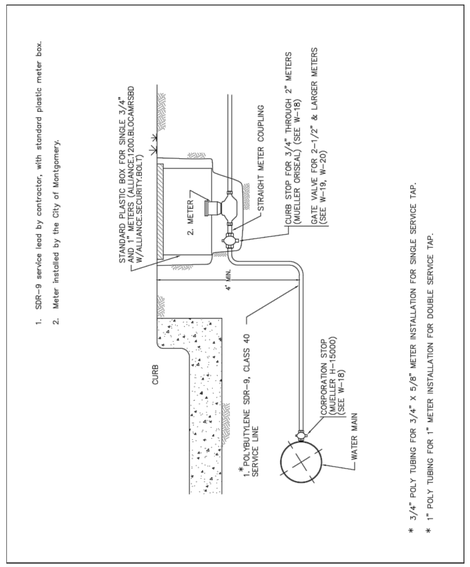
HORIZONTAL BLOCKING TABLE

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

PIPE SIZE	"X" DIM.	PLUGS & TEES		90° BENDS		45° BENDS		22.50° BENDS		11.25° BENDS	
		"A" MIN. AREA	"A" MIN. VOL.	"B" MIN. AREA	"B" MIN. VOL.	"C" MIN. AREA	"C" MIN. VOL.	"D" MIN. AREA	"D" MIN. VOL.	"E" MIN. AREA	"E" MIN. VOL.
4"	1'-0"	1'-0"	0.83	0.05	1'-0"	0.83	0.05	1'-0"	0.83	0.05	1'-0"	0.83	0.05
6"	1'-0"	1'-0"	1.06	0.06	1'-2"	1.50	0.09	1'-0"	0.83	0.05	1'-0"	0.83	0.05
8"	1'-6"	1'-3"	1.89	0.11	1'-6"	2.66	0.15	1'-3"	1.44	0.08	1'-0"	0.83	0.05	1'-0"	0.83	0.05
10"	1'-6"	1'-3"	2.95	0.17	2'-0"	4.17	0.24	1'-6"	2.26	0.13	1'-3"	1.15	0.07	1'-0"	0.83	0.05
12"	1'-6"	2'-0"	4.25	0.24	2'-3"	6.00	0.34	1'-9"	3.25	0.18	1'-3"	1.65	0.10	1'-0"	0.83	0.05
16"	2'-0"	2'-7"	7.34	0.56	3'-0"	10.65	0.79	2'-3"	5.76	0.43	1'-8"	2.94	0.22	1'-2"	1.48	0.11
18"	2'-0"	2'-11"	7.70	0.57	3'-5"	10.89	0.82	2'-6"	5.89	0.44	1'-10"	3.01	0.22	1'-5"	1.51	0.11
20"	2'-0"	3'-3"	7.86	0.59	3'-9"	11.12	0.84	2'-9"	6.01	0.45	2'-0"	3.07	0.23	1'-7"	1.54	0.12
24"	2'-6"	3'-8"	11.33	0.84	4'-3"	16.00	1.20	3'-2"	8.65	0.65	2'-6"	4.42	0.33	1'-10"	2.22	0.17

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

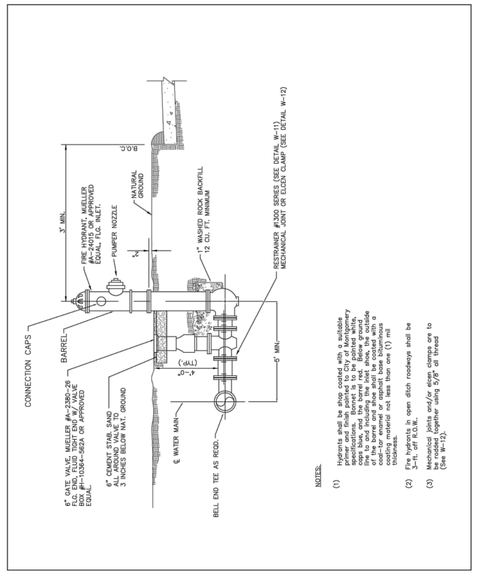
REVISIONS	CITY OF MONTGOMERY HORIZONTAL BLOCKING FOR WATERLINE	WATER W-2



1. SDR-9 service lead by contractor, with standard plastic mater box.
2. Meter installed by the City of Montgomery.

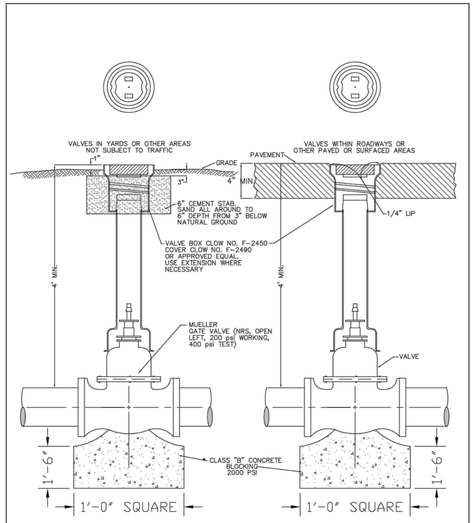
* 3/4" POLY TUBING FOR 3/4" X 5/8" METER INSTALLATION FOR SINGLE SERVICE TAP.
* 1" POLY TUBING FOR 1" METER INSTALLATION FOR DOUBLE SERVICE TAP.

REVISIONS	CITY OF MONTGOMERY WATER SERVICE CONNECTION	WATER W-8
10-2013 REVISED NOTES SERVICE SIZE		



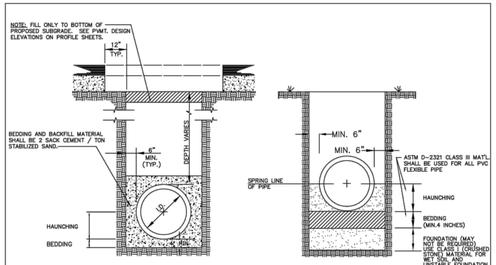
NOTES:
(1) Hydrants shall be shop coated with a suitable primer and finish painted to City of Montgomery standards. Bonnet and nozzle caps shall be painted safety yellow. Barrel shall be painted safety green. The upper one-half of the barrel and shaft shall be coated with a suitable reflective material to provide reflective coating material not less than one (1) mil thick.
(2) Fire hydrants in open ditch roadways shall be 3-ft. off R.O.W.
(3) Mechanical joints and/or split clamps are to be used where water mains join fire hydrant (See W-12).

REVISIONS	CITY OF MONTGOMERY FIRE HYDRANT INSTALLATION	WATER W-15



* 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



TYPICAL ROADWAY TRENCH BEDDING

TYPICAL TRENCH BEDDING

ASTM D 2321

Description of embedment materials

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

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

Class III
Fine sand and clayey gravels including fine sands, 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.

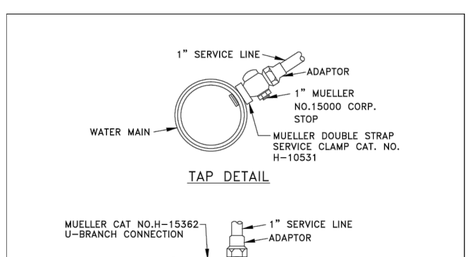
Foundation
A foundation is required when the trench bottom is unstable. Any foundation that will support a rigid pipe without causing loss of grade or flexural breaking will be more than adequate for PVC pipe.

Bedding
The bedding directly underneath the pipe is required only to bring the trench bottom up to grade. It should not be an thick or soft that the pipe will settle and lose grade. The purpose of the bedding is to provide a firm, stable and uniform support of the pipe. A layer of material sufficient to establish line, grade, and support should be placed. Bell holes should be excavated to insure uniform bearing.

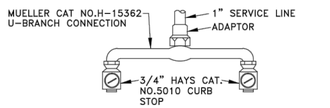
Haunching
The haunching area is the most important in terms of limiting the deflection of a flexible pipe. This is the area that should be compacted to the required or specific density.

NOTE: BACKFILL ABOVE THE BEDDING SHALL CONFORM TO "TYPICAL WATERLINE BACKFILL AND TRENCH REPAIR" STANDARD DRAWING W-5.

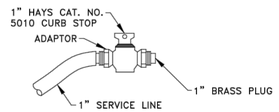
REVISIONS	CITY OF MONTGOMERY TYPICAL WATERLINE BEDDING AND TRENCH DETAIL	WATER W-1



TAP DETAIL



DOUBLE SERVICE LINE CURB STOP DETAIL



SINGLE SERVICE LINE CURB STOP DETAIL

REVISIONS	CITY OF MONTGOMERY CURB STOP & TAP FOR WATERLINE	WATER W-10
10-2013 REVISED SERVICE LINE SIZE		

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

REV	DATE	REVISION	APP.

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

STATE OF TEXAS — GARRET J. DUHON — 130733 — LICENSED PROFESSIONAL ENGINEER

05/10/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

WATER DETAILS

SHEET 14 OF 20

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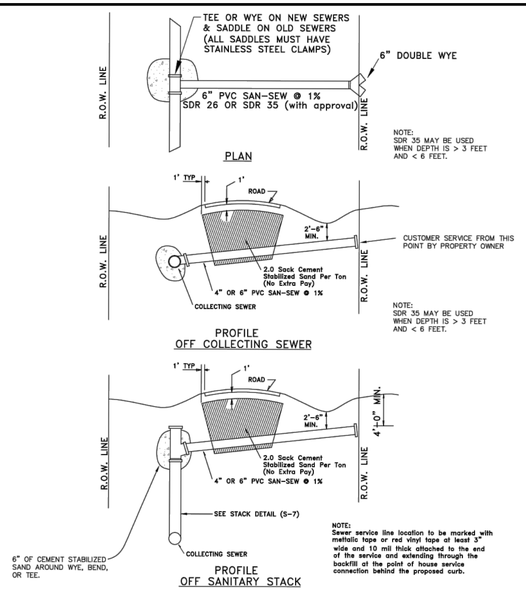
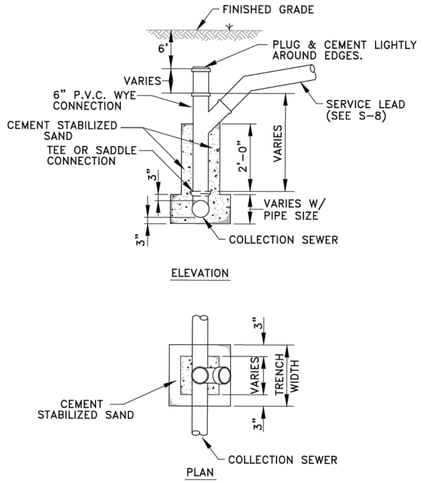
ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.3 - PROJECT NO. 610.126.007.00



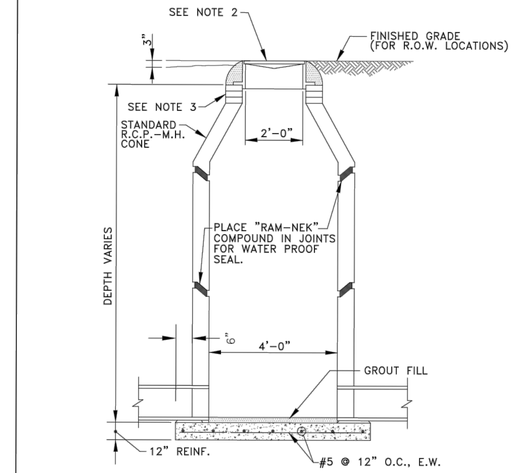
SANITARY SEWER SERVICE CONNECTION

4" FOR SINGLE SERVICE
6" FOR DOUBLE SERVICE

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



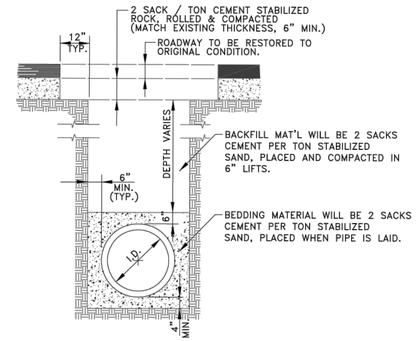
REVISIONS		
10-2013 – REVISED NOTES	CITY OF MONTGOMERY SANITARY SEWER STACK DETAIL	SEWER S-7



NOTE:
1. All R.C.P. Manholes shall be in accordance A.S.T.M. C-478.
2. Vulcan Foundry V-1418-2 Frame and Cover (or equal) with the City of Montgomery logo embedded in lid.
3. For adjustment of Manhole Lid use standard concrete rings. No brick adjustment allowed.
4. Precast bottom section of manhole to be securely attached to reinforced concrete slab with waterproof sealer.

REVISIONS		
	CITY OF MONTGOMERY STANDARD PRECAST MANHOLE	SEWER S-4

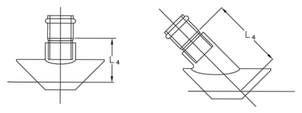
ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200



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

SADDLES FOR FIELD CUT-IN CONNECTIONS



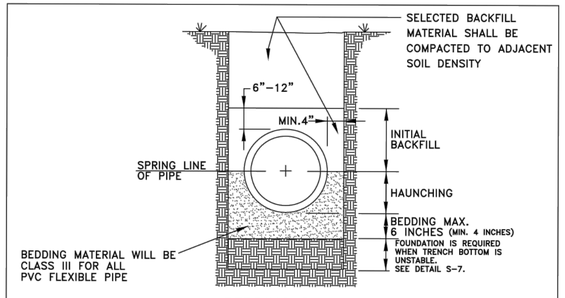
TEE SADDLE			WYE SADDLE		
D	L_4	Wt. lbs.	D	L_4	Wt. lbs.
6 x 4	6.0	2.3	6 x 4	7.1	5.9
8 x 4	7.0	2.3	8 x 4	7.9	5.9
8 x 6	7.8	4.5	8 x 6	9.7	5.4
10 x 4	9.0	2.3	10 x 4	9.3	5.9
10 x 6	9.8	4.5	10 x 6	11.1	5.4
12 x 4	10.0	2.3	12 x 4	10.8	5.9
12 x 6	10.8	4.5	12 x 6	12.5	5.4

The base of the saddle is curved to fit the size for which it was made.

PROCEDURE FOR PLACING SADDLE CONNECTION

1. Place saddle in position on pipe. Mark hole guide for cut in pipe using saddle as a template. Remove saddle from pipe.
2. Auger a hole into pipe wall on hole guide mark.
3. The hole should be 1/2" outside the hole guide mark.
4. Wipe clean and dry both the underside of the saddle and the mating surface of the pipe.
5. Apply primer to both mating surfaces. Check the PVC surfaces while still wet with primer to see that the surfaces have been etched.
6. While the surfaces are still wet with primer, liberally brush cement base on mating surface of saddle and pipe.
7. Immediately position the saddle over the hole in the pipe and draw down with stainless steel straps. The saddle must not be moved once it makes contact with the pipe.

REVISIONS		
	CITY OF MONTGOMERY TEE & WYE SADDLES FOR PVC PIPE	SEWER S-11



BEDDING DETAIL

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

Foundation
A foundation is required when the trench bottom is unstable. Any foundation that will support a rigid pipe without causing loss of grade or flexural breaking will be more than adequate for PVC pipes.

Bedding
The bedding directly underneath the pipe is required only to bring the trench bottom up to grade. It should not be so thick or soft that the pipe will settle and lose grade. The purpose of the bedding is to provide a firm, stable and uniform support of the pipe. A layer of material sufficient to establish line, grade, and support should be placed. Bell holes should be excavated to insure uniform bearing.

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

ASTM D-2321
DESCRIPTION OF EMBEDMENT MATERIALS

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

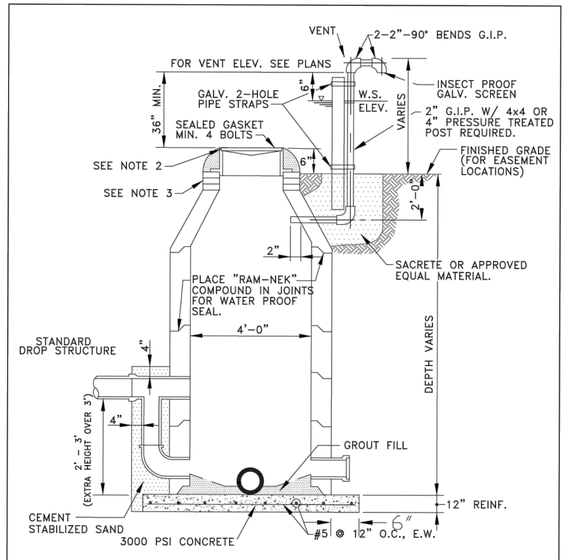
Class II
Coarse sands and gravels with maximum particle size of 1-1/2", including variously graded sands, and gravels containing small percentages of fines, generally granular and noncohesive, either wet or dry. Soil types GW, GP, SW, and SP are included in this class.

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

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

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

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



NOTE:
1. All R.C.P. Manholes shall be in accordance with A.S.T.M. C-478.
2. Vulcan Foundry V-2418-2 watertight manhole ring & cover (or equal) with the City of Montgomery logo embedded in lid.
3. For adjustment of Manhole Lid use standard concrete rings. No brick adjustment allowed.
4. Precast bottom section of manhole to be securely attached to reinforced concrete slab with waterproof sealer.

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

REV	DATE	REVISION	APP.

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

STATE OF TEXAS
GARRET J. DUHON
130733
LICENSED PROFESSIONAL ENGINEER
05/10/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

DATE

SANITARY SEWER DETAILS

SHEET 15 OF 20

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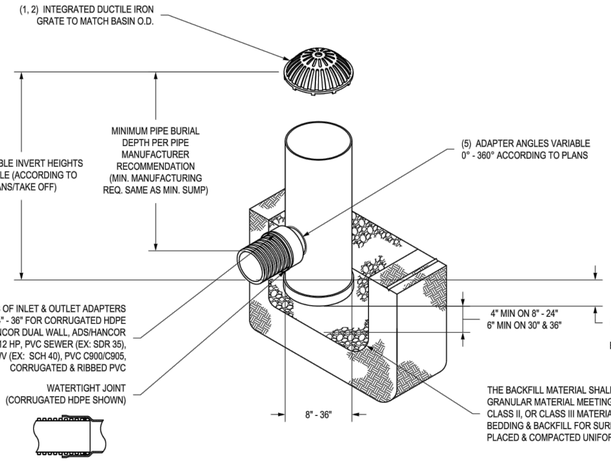
ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.3 - PROJECT NO. 610.126.007.00

22x34

NYLOPLAST DRAIN BASIN WITH DOME GRATE



1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.

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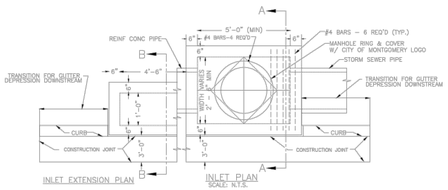
DRAWN BY EBC	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 03-25-10			
REVISED BY NMH	PROJECT NO./NAME	TITLE	DRAIN BASIN WITH DOME GRATE QUICK SPEC INSTALLATION DETAIL
DATE 06-12-18			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-397	REV E

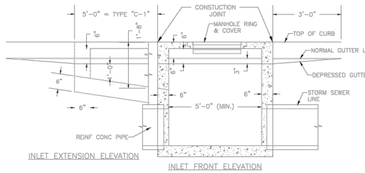
NOTES:

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



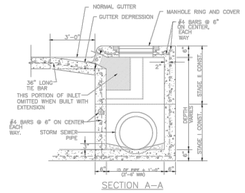
INLET EXTENSION PLAN

INLET PLAN
SCALE: N.T.S.

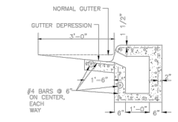


INLET EXTENSION ELEVATION

INLET FRONT ELEVATION



SECTION A–A

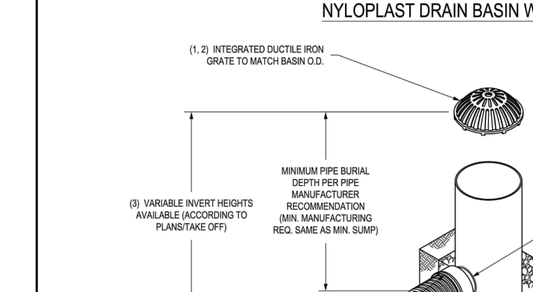


SECTION B–B

CITY OF MONTGOMERY
TYPE – C–1
STORM SEWER INLET

DRAINAGE
D–1

02317–03



TYPICAL CROSS–SECTION

NOTES:

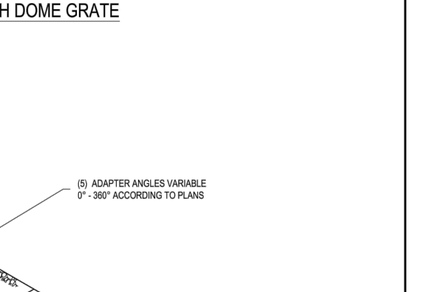
1. THIS DETAIL MAY BE USED ONLY FOR DRY, STABLE TRENCH CONDITIONS PER COH STANDARD. SEE COH STANDARD SPECIFICATION FOR REQUIREMENTS IN OTHER CONDITIONS.
2. MIN. TRENCH WIDTH SHALL BE PIPE OD PLUS AN ALLOWANCE "A" FOR THE NOMINAL PIPE SIZE:

NOMINAL PIPE SIZE (18" TO 30" OVER 30"	"A" 24" 36"

3. MAX. TRENCH WIDTH SHALL BE NOT GREATER THAN MIN. TRENCH WIDTH PLUS 24 INCHES, UNLESS OTHERWISE NOTED.
4. ALTERNATIVE EMBEDMENT BACKFILL MATERIALS FOR FORCE MAINS MAY BE ALLOWED, SEE COH STANDARD SPECIFICATIONS.

SANITARY OR STORM SEWER BEDDING AND BACKFILL FOR DRY STABLE TRENCH
NTS

02317–05



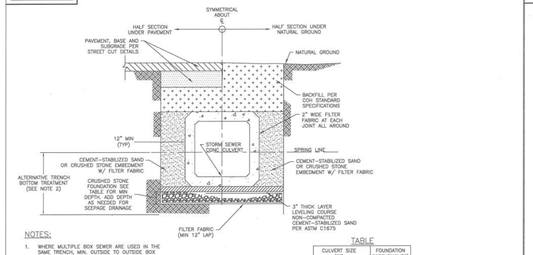
TYPICAL CROSS–SECTION

NOTES:

1. WHERE MULTIPLE BOX SEWER ARE USED IN THE SAME TRENCH, MIN. OUTSIDE TO OUTSIDE BOX SEWER SEPERATION SHALL BE 6".
2. SUBGRADE AND PAVEMENT FOR STREET CUT DETAILS – 02951.

PRECAST CONCRETE BOX STORM SEWER BEDDING AND BACKFILL FOR DRY STABLE TRENCH
NTS

02317–06



NOTES:

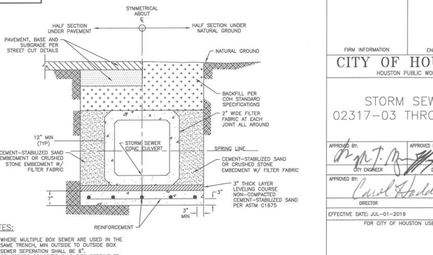
1. WHERE MULTIPLE BOX SEWER ARE USED IN THE SAME TRENCH, MIN. OUTSIDE TO OUTSIDE BOX SEWER SEPERATION SHALL BE 6".
2. ALTERNATIVE TRENCH BOTTOM TREATMENT MAY BE USED AS APPROVED BY THE CITY OF ENGINEERS AND AS PAID FOR IN THE PROPOSAL.

TABLE

CULVERT SIZE (ft)	FOUNDATION DEPTH(inches)
3' X 2' TO 8' X 6'	12
9' X 6' AND LARGER	18

PRECAST CONCRETE BOX STORM SEWER BEDDING AND BACKFILL FOR WET STABLE TRENCH
NTS

02317–07



NOTES:

1. WHERE MULTIPLE BOX SEWER ARE USED IN THE SAME TRENCH, MIN. OUTSIDE TO OUTSIDE BOX SEWER SEPERATION SHALL BE 6".
2. CONCRETE IN SLAB TO REACH MIN COMPRESSIVE STRENGTH OF 7000 PSI BASED ON MIX DESIGN BEFORE PIPE IS LAID.
3. CONCRETE SLAB MAYBE USED AS APPROVED BY CITY ENGINEER.

PRECAST CONCRETE BOX STORM SEWER BEDDING AND BACKFILL WITH SEAL SLAB
NTS

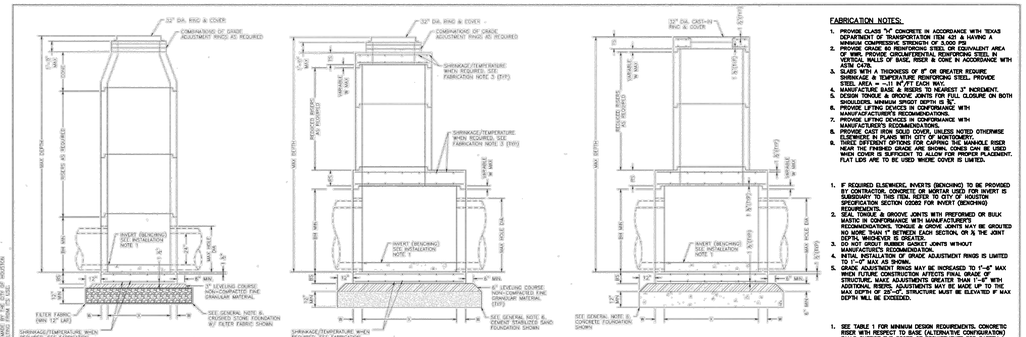
FIRM INFORMATION — ENGINEER'S SEAL

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

STORM SEWER
02317–03 THROUGH 07

APPROVED BY: CITY ENGINEER — APPROVED BY: DEPUTY DIRECTOR
APPROVED BY: DIRECTOR
EFFECTIVE DATE: JUL–01–2019
FOR CITY OF HOUSTON USE ONLY

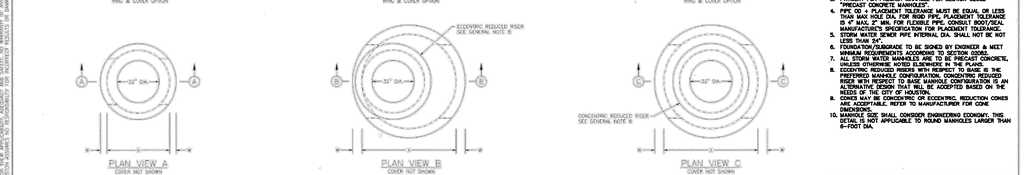
SHEET NO.



ELEVATION A–A
CONE TOP WITH SHIP LOCKE RING & COVER OPTION

ELEVATION B–B
FLAT SLAB TOP WITH SHIP LOCKE RING & COVER OPTION

ELEVATION C–C
FLAT SLAB TOP WITH PANTHED RING & COVER OPTION



PLAN VIEW A
COVER NOT SHOWN

PLAN VIEW B
COVER NOT SHOWN

PLAN VIEW C
COVER NOT SHOWN

4–FT DIA MANHOLE

5–FT & 6–FT DIA MANHOLE
(PREFERRED CONFIGURATION)

5–FT & 6–FT DIA MANHOLE
(ALTERNATE CONFIGURATION)

TABLE 1
PRECAST ROUND MANHOLE (PRM) MINIMUM REQUIREMENTS FOR 24 IN. TO 42 IN. INTERNAL DIA STORM SEWER PIPES

	SIZE	BASE SLAB THICKNESS	BASE UNIT THICKNESS	REDUCED RISER THICKNESS	PEDESTAL RISER THICKNESS	TOP SLAB THICKNESS	MAX DEPTH TO TOP OF SLAB	MIN HEIGHT	MAX HOLE DIA
	X FT	BC IN.	W IN.	G IN.	PC IN.	Tc IN.	MAX DEPTH	SH MIN	MAX HOLE DIA
PRM	5	9	6	6	9	9	20	42	54
	6	9	9	6(4)OR 9	12	9	20	42	54

(4) 60–IN REDUCED RISER IS TO BE USED WHEN DEEMED NECESSARY TO SATISFY WALL PENETRATION SPACING REQUIREMENTS.

FABRICATION NOTES:

1. PROVIDE CLASS "A" CONCRETE IN ACCORDANCE WITH TEXAS DEPARTMENT OF TRANSPORTATION ITEM 420 & HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI
2. PROVIDE GRADE 60 REINFORCING STEEL OR EQUIVALENT AREA OF WWR. PROVIDE CIRCUMFERENTIAL REINFORCING STEEL IN WALLS, WALLS OF BASE, RISER & CONE IN ACCORDANCE WITH ASTM C478.
3. SLABS WITH A THICKNESS OF 8" OR GREATER REQUIRE SHRINKAGE & TEMPERATURE REINFORCING STEEL. PROVIDE STEEL AREA = .11 IN²/FT EACH WAY.
4. MANUFACTURE BASE & RISERS TO NEAREST 3" INCREMENT.
5. DESIGN TONGUE & GROOVE JOINTS FOR FULL CLOSURE ON BOTH INSIDE & OUTSIDE WITH PREFORMED ON BULK MATERIAL.
6. PROVIDE LIFT HOLE DEVICES IN CONFORMANCE WITH MANUFACTACTURER'S RECOMMENDATIONS.
7. PROVIDE LIFTING DEVICES IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. PROVIDE CAST IRON SOLID COVER, UNLESS NOTED OTHERWISE ELSEWHERE IN PLANS WITH CITY OF MONTGOMERY LOGO.
9. PROVIDE FLAT SLAB TOP SECTION WITH 32" DIA MANHOLE RISER NEAR THE FINISHED GRADE ARE SHOWN. CONES CAN BE USED WHEN COVER IS SUFFICIENT TO ALLOW FOR PROPER PLACEMENT. FLAT LIDS ARE TO BE USED WHERE COVER IS LIMITED.

1. IF REQUIRED ELSEWHERE, INVERTS (BENCHING) TO BE PROVIDED BY CONTRACTOR, CONCRETE OR MORTAR USED FOR INVERT IS SUBSIDIARY TO THIS ITEM. REFER TO CITY OF HOUSTON SPECIFICATION SECTION 02601 FOR INVERT (BENCHING) REQUIREMENTS.
2. SEAL TONGUE & GROOVE JOINTS WITH PREFORMED ON BULK MATERIAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. TONGUE & GROOVE JOINTS MAY BE GROUTED NO MORE THAN 1" BETWEEN EACH SECTION, ON & TO THE JOINT DEPTH, WHICHEVER IS GREATER.
3. DO NOT GROUT RUBBER GASKET JOINTS WITHOUT MANUFACTURER'S RECOMMENDATION.
4. PRECAST CONCRETE GRADE ADJUSTMENT RINGS IS LIMITED TO 12"—6" VALVE & 24" DIA.
5. GRADE ADJUSTMENT RINGS MAY BE INCREASED TO 1'–6" MAX WHEN FUTURE CONSTRUCTION AFFECTS FINAL GRADE OF STRUCTURE. MAKE ADJUSTMENTS GREATER THAN 1'–6" WITH ADDITIONAL RISERS. ADJUSTMENTS MAY BE MADE UP TO THE MAX DEPTH OF 20'–0". STRUCTURE MUST BE ELEVATED IF MAX DEPTH WILL BE EXCEEDED.

1. SEE TABLE 1 FOR MINIMUM DESIGN REQUIREMENTS. CONCRETE USED WITH RESPECT TO BASE ALTERNATIVE CONFIGURATION FALLS OUTSIDE THE SCOPE OF RECOMMENDATIONS FOR SAFETY AS ASSEMBLY OF MANHOLE IF THE ALTERNATIVE CONFIGURATION IS USED.
2. DESIGNED ACCORDING TO ASTM C478.
3. PAYMENT FOR PRECAST CONCRETE PER SECTION 02065
4. CONCRETE CONNECTED MANHOLE:
   a. PIPE OD + PLACEMENT – 3" TOLERANCE MUST BE EQUAL OR LESS THAN MAX HOLE DIA. FOR RGRD PIPE, PLACEMENT TOLERANCE IS 6" MAX, 3" MIN. FOR FLEXIBLE PIPE, CONSULT BOOT/SEAL MANUFACTURER'S SPECIFICATION FOR PLACEMENT TOLERANCE.
   b. STORM WATER SEWER PIPE INVERT ELEVATION SHALL NOT BE NOT LESS THAN 6".
   c. FINISHED GRADE/GRADE TO BE SIGNED BY ENGINEER & MEET MINIMUM REQUIREMENTS ACCORDING TO SECTION 02065.
7. ALL STORM WATER MANHOLES ARE TO BE PRECAST CONCRETE, UNLESS OTHERWISE NOTED ELSEWHERE IN THE PLANS.
8. ECCENTRIC REDUCED RISERS WITH RESPECT TO BASE IS THE PREFERRED CONFIGURATION. CONCENTRIC REDUCED RISERS WITH RESPECT TO BASE OF MANHOLE CONFIGURATION IS AN ALTERNATIVE DESIGN THAT WILL BE ACCEPTED BASED ON THE NEEDS OF THE CITY OF HOUSTON.
9. CONES MAY BE CONCENTRIC OR ECCENTRIC. REDUCTION CONES SHALL BE FLAT TOPPED. REFER TO MANUFACTURER FOR CONE DIMENSIONS.
10. MANHOLE SIZE SHALL CONSIDER ENGINEERING ECONOMY. THIS DETAIL IS NOT APPLICABLE TO ROUND MANHOLES LARGER THAN 6'–FOOT DIA.

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

STORM SEWER TYPE 'C' PRECAST ROUND MANHOLE

(NOT TO SCALE)

APPROVED BY: Sukhail Kanwar, CITY ENGINEER — APPROVED BY: Carol Haddock, DIRECTOR OF HOUSTON PUBLIC WORKS
EFF DATE: JUL–01–2021 DWG NO: 02082–12

REV	DATE	REVISION	APP.

GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823–2200
TBPE NO. F–22671

STATE OF TEXAS — GARRET J. DUHON — 130733 — LICENSED PROFESSIONAL ENGINEER — 05/10/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

STORM SEWER DETAILS

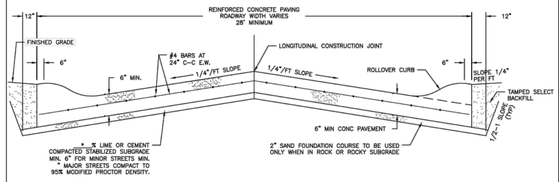
SHEET 16 OF 20

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

P:\610.126 Mabry and Faulkner Tract\007 Sec 3\dwg_Plan Set Drawings\DETAILS.dwg 5/7/2024 7:38 AM MOLEZADA

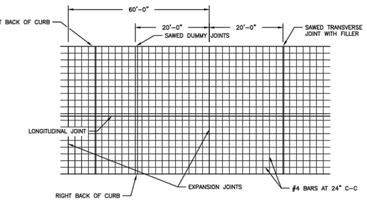
ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.3 - PROJECT NO. 610.126.007.00

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



REINFORCED CONCRETE PAVEMENT
(N.T.S.)

*MUST BE FILLED OUT BASED ON A GEOTECHNICAL REPORT SUBMITTED WITH THE PLANS FOR APPROVAL. THE GEOTECHNICAL REPORT SHALL INDICATE THE PERCENTAGE OF LIME OR CEMENT REQUIRD EVERY 200 FEET AT THE SUBGRADE DEPTH.



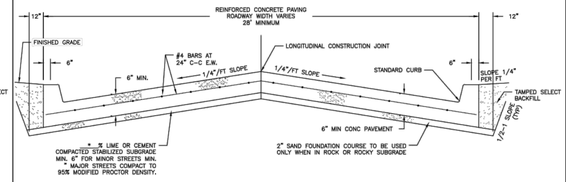
NOTE:

FOR PLASTICITY > 20 – USE LIME STAB.
FOR PLASTICITY < 10 – USE CEM. STAB.
FOR SILTY CLAYS – USE LIME – FLY ASH

FOR P.I. BETWEEN 10 AND 20, THE LAB CERTIFICATION IS REQUIRED IF NO STABILIZATION IS USED.

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

REVISIONS			
10–2013 REVISED NOTES	CITY OF MONTGOMERY TYPICAL RESIDENTIAL CONCRETE PAVING WITH ROLLOVER CURB	PAVING	P–2



REINFORCED CONCRETE PAVEMENT
(N.T.S.)

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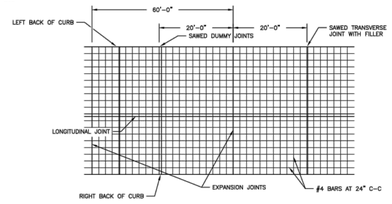

NOTE:

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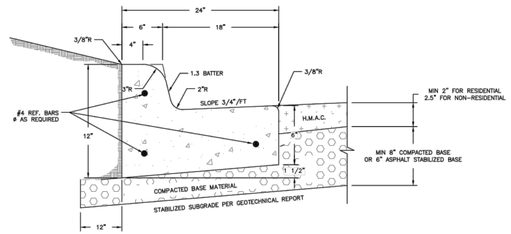
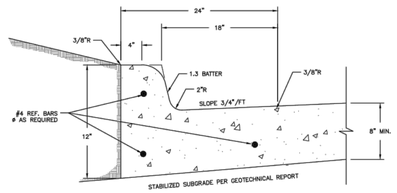
FOR PLASTICITY < 10 – USE CEM. STAB.
FOR SILTY CLAYS – USE LIME – FLY ASH

FOR P.I. BETWEEN 10 AND 20, THE LAB CERTIFICATION IS REQUIRED IF NO STABILIZATION IS USED.

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

REVISIONS			
10–2013 REVISED NOTES	CITY OF MONTGOMERY TYPICAL NON–RESIDENTIAL CONCRETE PAVING WITH STANDARD CURB	PAVING	P–3





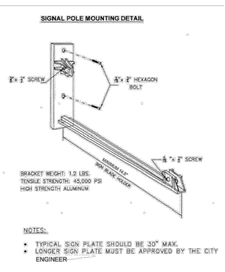
NOTES:
1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE INSPECTOR, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 7 DAYS.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI). CURB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

REVISIONS			
10–2013 REVISED NOTES	CITY OF MONTGOMERY STANDARD CURB & GUTTER	PAVING	P–4

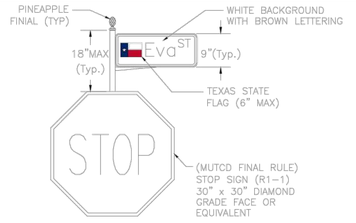
NOTES:

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.

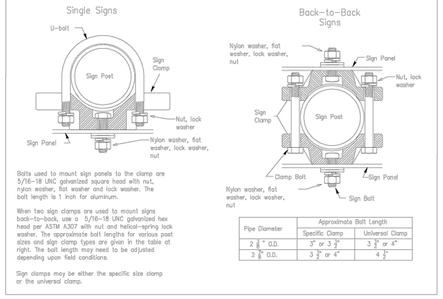
SIGNAL POLE MOUNTING DETAIL



NOTES:
- TYPICAL SIGN PLATE SHOULD BE 33" MAX.
- LONGER SIGN PLATE MUST BE APPROVED BY THE CITY ENGINEER



TYPICAL SIGN ATTACHMENT DETAIL

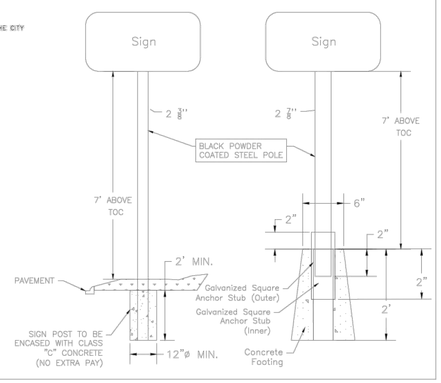


Bolts used to mount sign panels to the clamp are 5/16–18 UNC galvanized square head with nut, nylon washer, flat washer and lock washer. The bolt length is 1 inch for aluminum.

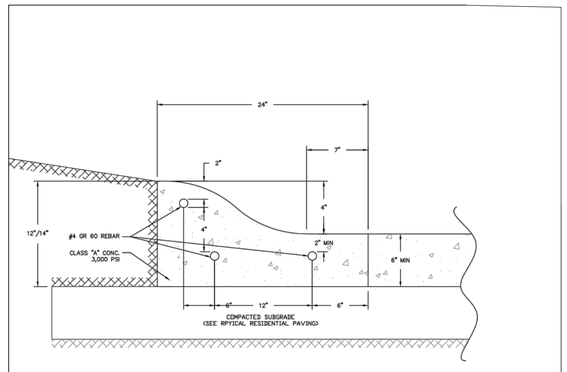
When two sign clamps are used to mount signs back–to–back, use a 5/16–18 UNC galvanized hex head per ASTM A307 with nut and helical–spring lock washer. The approximate bolt lengths for various post sizes and sign clamp types are given in the table at right. The bolt length may need to be adjusted depending 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 3/8" O.D.	3" or 3 1/2"	3 1/2" or 4"
2 7/8" O.D.	3 1/2" or 4"	4 1/2"



CITY OF MONTGOMERY STANDARD STREET SIGN	PAVING	P–6



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

REVISIONS			
10–2013 REVISED NOTES	CITY OF MONTGOMERY ROLLOVER CURB & GUTTER	PAVING	P–5

REV	DATE	REVISION	APP.

GARRET J. DUHON
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SUITE 200
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(832) 823–2200
TBPE NO. F–22671

STATE OF TEXAS
GARRET J. DUHON
130733
LICENSED
PROFESSIONAL ENGINEER
05/10/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

DATE

PAVING DETAILS (1 OF 2)

SHEET 17 OF 20

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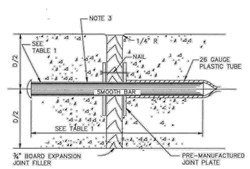
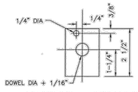
ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.3 - PROJECT NO. 610.126.007.00

02752-02



SECTION
DOWEL TYPE EXPANSION JOINT
N.T.S

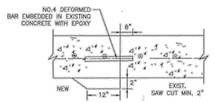
PLAN – JOINT PLATE
N.T.S.



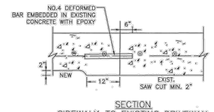
ELEVATION – JOINT PLATE
N.T.S.

NOTES:

1. STEEL TO MEET ASTM STANDARD SPECIFICATIONS FOR CONCRETE REINFORCING BARS.
2. EXPANSION JOINT TO BE PLACED AT THE END OF EACH CURB RADIUS AND SPACED AT A MAXIMUM DISTANCE OF 3 FEET MAXIMUM SPACING FOR CONTROL JOINTS SHALL BE 5 FEET.
3. CENTER DOWEL HORIZONTALLY ON JOINT.
4. CENTER DOWEL VERTICALLY IN CONCRETE AS NEEDED TO MAINTAIN A 2 INCH MINIMUM COVER.



SECTION
SIDEWALK TO EXISTING SIDEWALK
N.T.S



SECTION
SIDEWALK TO EXISTING DRIVEWAY
N.T.S.

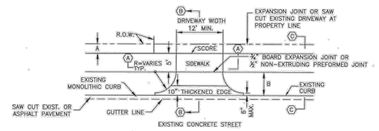
SECTION
CONTROL JOINT
N.T.S.

TABLE 1

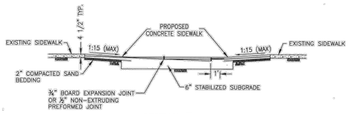
PAVEMENT THICKNESS (IN)	DOWEL SIZES AND SPACINGS		
	DIAMETER (IN)	LENGTH (IN)	SPACING (IN)
4 1/2	1/2	18	12
5	1/2	18	12
6	3/4	18	12
7	1	18	12

SIDEWALK EXPANSION AND CONSTRUCTION JOINT DETAILS
NTS

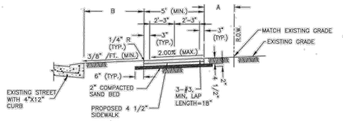
02754-01A



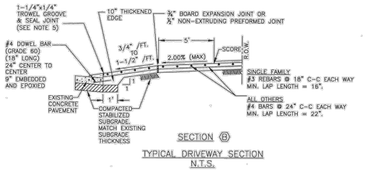
PLAN VIEW – DRIVEWAY



SECTION (A)
PROPOSED SIDEWALK THROUGH DRIVEWAY WITH EXCESSIVE GRADES
N.T.S.



SECTION (C)
TYPICAL SIDEWALKS SECTION
N.T.S.



SECTION (B)
TYPICAL DRIVEWAY SECTION
N.T.S.

NOTES:

1. IF AVAILABLE ROW IS NOT SUFFICIENT TO ACCOMMODATE SIDEWALK WIDTH (SW) ACCORDING TO IDM REQUIREMENT, ENGINEER SHALL OBTAIN A VARIANCE FROM THE CITY ENGINEER.
2. DRIVEWAYS SHALL BE 6" THICK FOR SINGLE FAMILY.
3. DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE AND INCLUDE 5 1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.
4. THE OUTER DOWEL BARS ARE TO BE LOCATED 12" FROM END OF PROPOSED EDGE OF DRIVEWAY RETURN. EXTEND DOWEL 3" INCHES INTO PROPOSED DRIVEWAY AND BEND REMAINING BAR TO EXTEND TO RADIUS RETURN BOTH SIDES.
5. TROWEL GROOVE SEALANT SHALL BE LOW MODULUS SILICONE OR POLYURETHANE SEALANT.
6. EXPANSION & CONSTRUCTION JOINTS ALONG SIDEWALK SHALL BE ACCORDING TO DRAWING No. 02752-02.
7. REFER CHAPTER 17 DESIGN REQUIREMENTS FOR A AND B.
8. CEMENT STABILIZED SAND 1.5 SACKS OF CEMENT PER TON OF DRY SAND.
9. ALL RAMPS AND SIDEWALKS/WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AGENCY STANDARD DETAILS, TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. IF THERE IS A CONFLICT IN THE REQUIREMENTS, THE STRICTEST REQUIREMENTS SHALL GOVERN.
10. CURB RAMPS THAT ARE STEEPER THAN A 1:15 MAX SLOPE WILL NOT BE ACCEPTED BY THE CITY OF HOUSTON

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

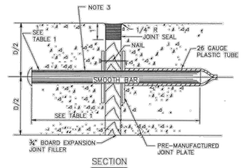
STREET PAVING AND SIDEWALK
02752-02 THROUGH 02754-01A

APPROVED BY: CITY ENGINEER
APPROVED BY: DEPUTY DIRECTOR
APPROVED BY: DIRECTOR OF HOUSTON PUBLIC WORKS
EFFECTIVE DATE: JUL-01-2020
FOR CITY OF HOUSTON USE ONLY

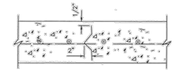
SHEET NO.

DRIVEWAY / LOCAL RESIDENTIAL STREETS
NTS

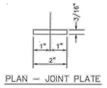
02752-01



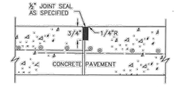
SECTION
DOWEL TYPE EXPANSION JOINT
N.T.S.



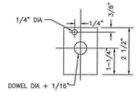
SECTION
DEFORMED METAL STRIP
N.T.S.



PLAN – JOINT PLATE



SECTION
CONSTRUCTION JOINT SEAL
N.T.S.



ELEVATION – JOINT PLATE
N.T.S.

NOTES:

1. STEEL TO MEET ASTM STANDARD SPECIFICATIONS FOR CONCRETE REINFORCING BARS. UNITS TO BE SPACED ON 12" CENTRES.
2. EXPANSION JOINT TO BE PLACED AT THE END OF EACH CURB RADIUS.
3. CENTER DOWEL HORIZONTALLY ON JOINT.
4. CENTER DOWEL VERTICALLY IN CONCRETE BASE. EXTEND THICKENED CONCRETE AS NEEDED TO MAINTAIN 3" MIN COVER.
5. CITY OF HOUSTON APPROVED PRODUCTS MAY BE USED AS JOINT PLATE ALTERNATIVE.

TABLE 1

PAVEMENT THICKNESS (IN)	DOWEL SIZES AND SPACINGS		
	DIAMETER (IN)	LENGTH (IN)	SPACING (IN)
6	3/4	18	12
7	1	18	12
8	1	18	12
9	1 1/4	18	12
10	1 1/4	18	12
11	1 1/4	18	12
12	1 1/4	18	12

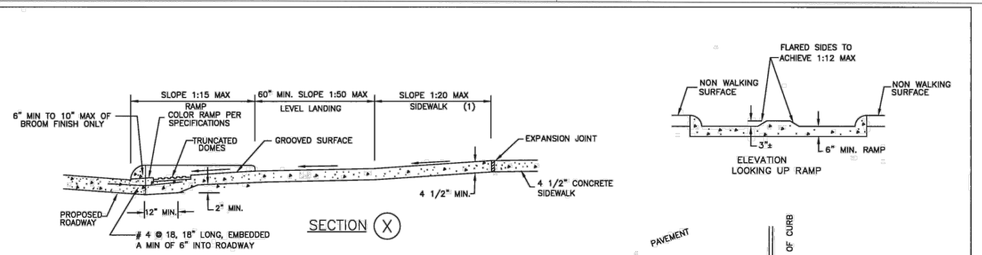
PAVEMENT EXPANSION AND CONSTRUCTION JOINT DETAILS
NTS

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

STREET PAVING AND SIDEWALK
02751-01 THROUGH 02752-01

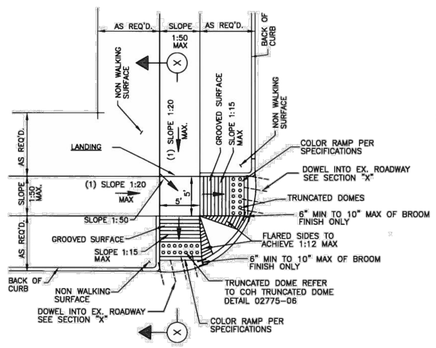
APPROVED BY: CITY ENGINEER
APPROVED BY: DEPUTY DIRECTOR
APPROVED BY: DIRECTOR OF HOUSTON PUBLIC WORKS
EFFECTIVE DATE: JUL-01-2020
FOR CITY OF HOUSTON USE ONLY

SHEET NO.

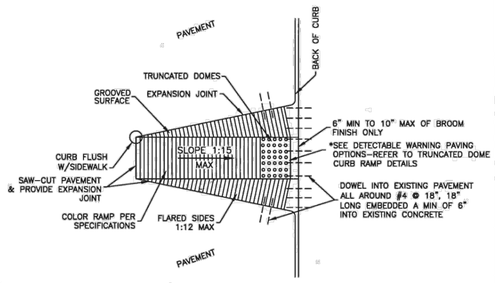


SECTION (X)

ELEVATION
LOOKING UP RAMP



STREETS WITH NON-WALKING SURFACE BEHIND CURB
N.T.S.



RAMP CONSTRUCTION FOR EXISTING PAVEMENT

NOTES:

1. REPLACE EXISTING SIDEWALK FROM LEVEL LANDING AS NECESSARY TO ACHIEVE 1:20 SLOPE
2. SLOPES GREATER THAN 1:20 BUT LESS THAN 1:15 (MAX) REQUIRE GROOVES AND COLORING
3. BROOM FINISH IS MEASURED FROM FACE OF CURB.

CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

WHEEL CHAIR RAMP DETAILS
(NOT TO SCALE)

APPROVED BY: CITY ENGINEER
APPROVED BY: DIRECTOR OF PUBLIC WORKS AND ENGINEERING
EFF DATE: JULY-01-2012
DWG NO: 02775-02

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

REV	DATE	REVISION	APP.

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

STATE OF TEXAS
GARRET J. DUHON
130733
LICENSED
PROFESSIONAL ENGINEER
05/10/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

PAVING DETAILS
(2 OF 2)

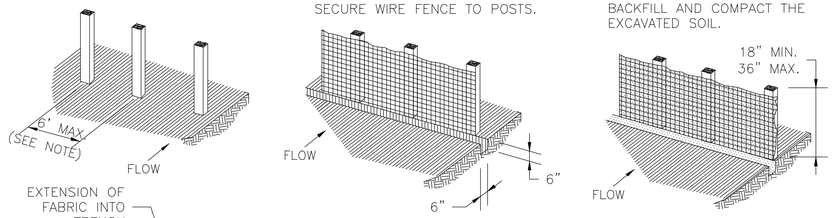
SHEET 18 OF 20

P:\610.126 Mabry and Faulkner Tract\007 Sec 3\dwg_Plan Set Drawings\DETAILS.dwg, 5/7/2024 7:38 AM, MOUEZADA

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.3 - PROJECT NO. 610.126.007.00

22x34

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

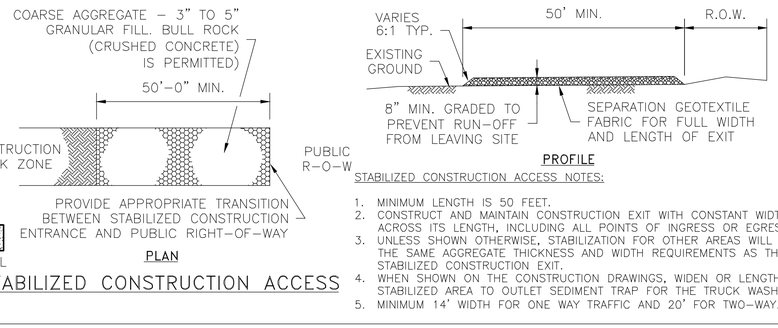


REINFORCED FILTER FABRIC BARRIER

SYMBOL

GENERAL NOTES:

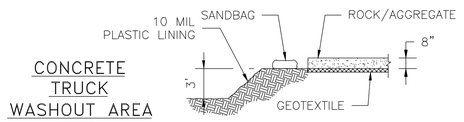
1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE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



STABILIZED CONSTRUCTION ACCESS

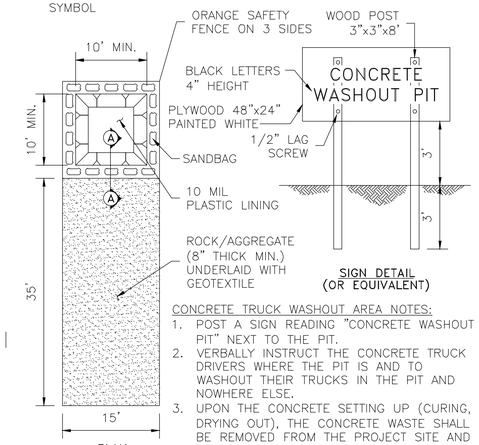
STABILIZED CONSTRUCTION ACCESS NOTES:

1. MINIMUM LENGTH IS 50 FEET.
2. CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS.
3. UNLESS SHOWN OTHERWISE, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
4. WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR LENGTHEN STABILIZED AREA TO OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING
5. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' FOR TWO-WAY.



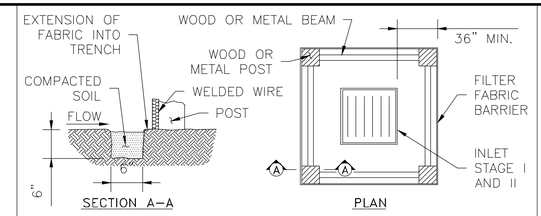
CONCRETE TRUCK WASHOUT AREA

SYMBOL

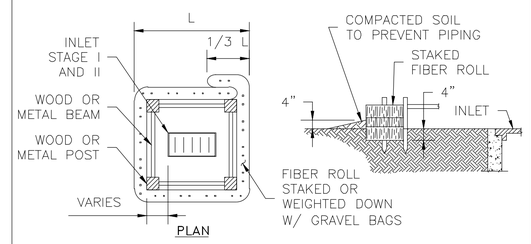


CONCRETE TRUCK WASHOUT AREA NOTES:

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



INLET PROTECTION BARRIER WITH REINFORCED FILTER FABRIC



INLET PROTECTION BARRIER WITH FILTER ROLLS

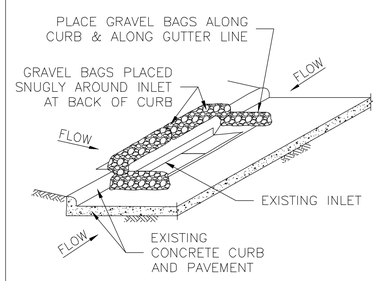
GENERAL NOTES:

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

INLET PROTECTION BARRIERS FOR STAGE I INLETS

SYMBOL

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



INLET PROTECTION BARRIERS FOR STAGE II INLETS

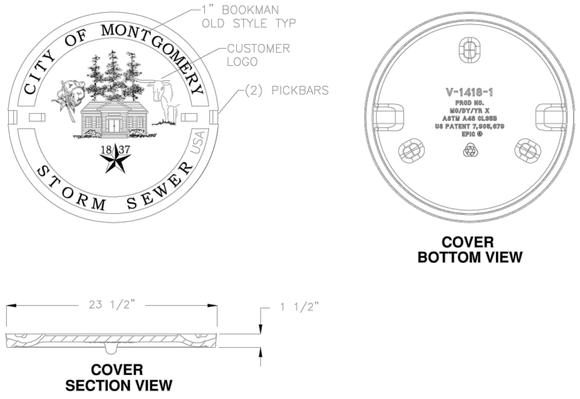
IPB-II
SYMBOL

GENERAL NOTES:

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

NOTES:

1. APPROXIMATE WEIGHT
   FRAME - 170LB
   COVER - 270LB
2. MATERIAL TO BE GRAY CAST IRON (ASTM A48 CL35B).
3. CASTING TO MEET M306 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. COVER TO BE INSTALLED WITH SNAITARY SEWER FRAME OF CORRESPONDING SIZE.



REV	DATE	REVISION	APP.

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

STATE OF TEXAS
GARRET J. DUHON
130733
LICENSED PROFESSIONAL ENGINEER

05/10/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

DATE

MISCELLANEOUS DETAILS

SHEET 19 OF 20

CITY OF MONTGOMERY
STORM SEWER
MANHOLE COVER

DRAINAGE

D-5

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.3 - PROJECT NO. 610.126.007.00

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Montgomery Bend

Landscape Concept Plan

May 2023

Reserves and Required Tree Canopy

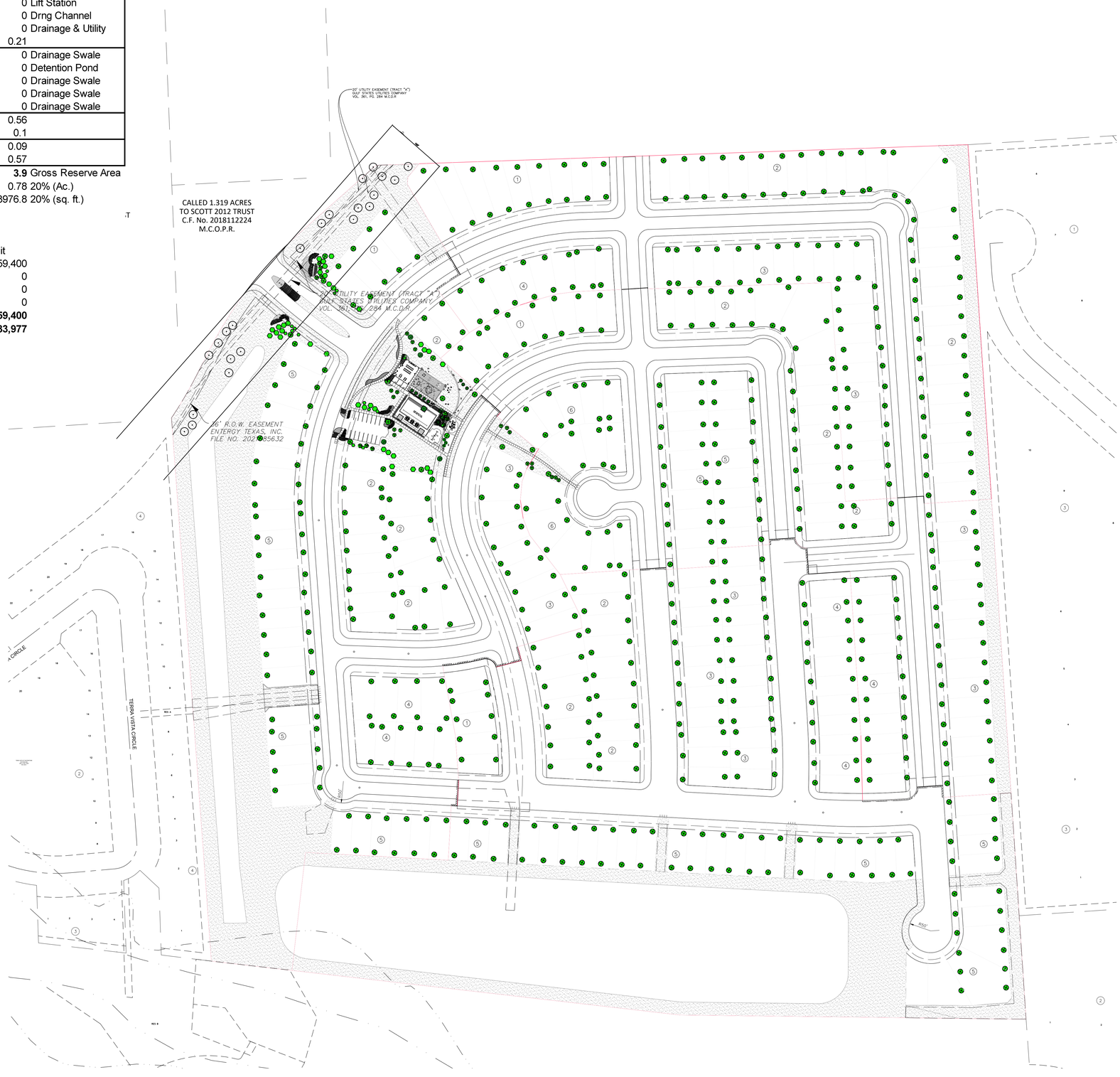
		Acreage	NQ Acreage	Qualifying Acreage	Notes for Usage
	a	1.04	0.52	0.52	CNP Pole Remove
	b	1.56	0	1.56	Rec Center
	c	0.15	0	0.15	Landscape
	d	0.18	0.04	0.14	Access Removed
	e	0.12	0.12	0	Lift Station
	f	5.02	5.02	0	Drng Channel
	g	0.13	0.13	0	Drainage & Utility
S1	h	1.22	1.01	0.21	
	a	0.62	0.62	0	Drainage Swale
	b	9.93	9.93	0	Detention Pond
	c	0.07	0.07	0	Drainage Swale
	d	0.07	0.07	0	Drainage Swale
S2	e	0.05	0.05	0	Drainage Swale
	a	0.56		0.56	
S3	b	0.1		0.1	
	a	0.09		0.09	
S4	b	0.57		0.57	
				3.9	Gross Reserve Area
				0.78	20% (Ac.)
				33976.8	20% (sq. ft.)

Tree Canopy Area Credit Calculation

DBH	# of Ex. Trees	# of Prop Trees	150' Bonus	Canopy Credit
3"< D <8"	23	15	150%	59,400
8"< D <18"	0	0	150%	0
18"< D <24"	0	0	150%	0
D > 24"	0	0	150%	0
		Provided Canopy Credit		**59,400**
		Required Canopy		**33,977**

PLANT SCHEDULE

NEW GOLD LANTANA	SOUTHERN WAXMYRTLE-30 GAL
DRIFT ROSE	MONTERREY OAK-65 GAL
RED TURKS CAP	CHASTE TREE-30 GAL
ROSEMARY	LIVE OAK-65 GAL
MONDO GRASS	TEXAS OLIVE-10 GAL
BLACK-EYED SUSAN	LIVE OAK-100 GAL
ADAGO MAIDEN GRASS	LOBLOLLY PINE-30 GAL
RED YUCCA	LOBLOLLY PINE-65 GAL
AGAVE	
DWARF WAX MYRTLE	
INDIAN GRASS	
BUTTERFLY IRIS	
DWARF YAUPON HOLLY	
BLUE FESCUE GRASS	
GULF COAST MUHLY GRASS	
SWITCH GRASS	



Scale 1"=100'-0"

K.G.A. DEFOREST DESIGN, LLC
LANDSCAPE ARCHITECTURE
24075 Katy Freeway, Suite 300
Katy, Texas 77494
Phone 281.646.1602

Montgomery City Council
AGENDA REPORT

Meeting Date: May 28, 2024	**Budgeted Amount:** N/A
Department: Admin	**Prepared By: Dave McCorquodale**

Subject

Consideration and possible action on approval of WSD&P construction plans for Montgomery Bend Section Four (Dev. No. 2203).

Recommendation

Staff recommends a motion to approve the plans as submitted.

Discussion

The engineer's memo recommending approval and plans are attached. This is a ministerial action. The engineers are responsible for the technical review of the plans to ensure compliance with city regulations and engineering best practices.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 05/23/2024

May 22, 2024

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

Re: Submission of Water, Sanitary, Drainage, & Paving Plans
Montgomery Bend Section 4 (Dev. No. 2203)
City of Montgomery

Dear Mayor and Council:

We reviewed the water, sanitary sewer, drainage, and paving 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 variances to development regulations included previously made between the Developer and the City. We recommend approval of the plans as submitted.

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

Sincerely,

Chris Roznovsky, PE
City Engineer

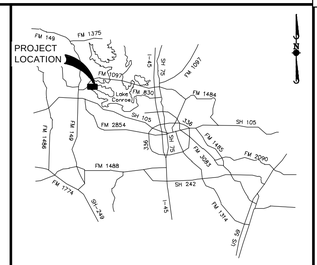
CVR/akg
Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2024\2024.05.21 MEMO TO Council RE Mont Bend Sec 4.docx
Enclosures: N/A
Cc (via email): The Honorable Mayor and City Council – The City of Montgomery
Mr. Gary Palmer – City of Montgomery, City Administrator
Ms. Nici Browe – City of Montgomery, City Secretary
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development

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

CONSTRUCTION OF WATER, SANITARY, DRAINAGE AND PAVING FACILITIES
FOR

MONTGOMERY BEND SEC 4

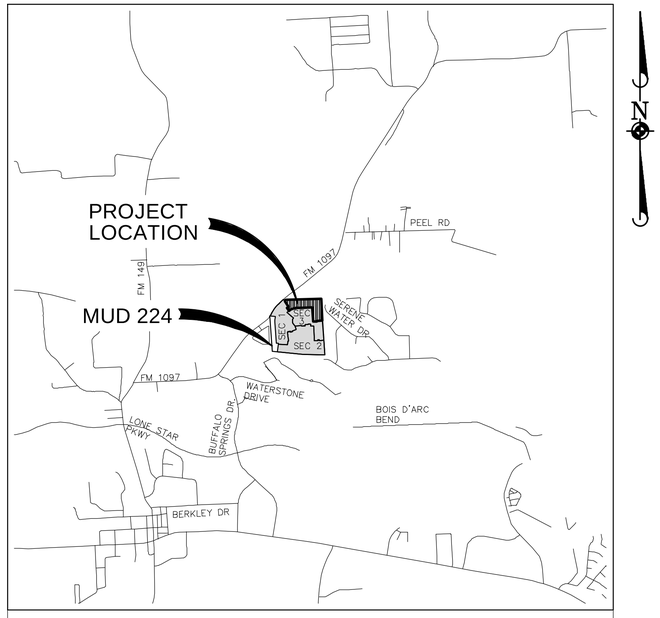
DEVELOPMENT No. 2203
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 224
CITY OF MONTGOMERY
MONTGOMERY COUNTY, TX
610.126.008.00



MONTGOMERY COUNTY AREA VICINITY MAP
N.T.S.

TITLE SHEET

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	WATER & SANITARY LAYOUT
4	DRAINAGE LAYOUT
5	DRAINAGE CALCULATIONS
6	LOT GRADING LAYOUT
7	STORM WATER POLLUTION PREVENTION PLAN LAYOUT
8	TRAFFIC SIGNAGE & PAVEMENT MARKINGS LAYOUT
9	RED RIVER DRIVE (STA 13+00 TO 19+00)
10	RED RIVER DRIVE (STA 19+00 TO 24+15)
11	LOST WAGON DRIVE
12	HIGH MESA LANE
13	WATER DETAILS
14	SANITARY SEWER DETAILS
15	STORM SEWER DETAILS
16	STORM WATER POLLUTION PREVENTION PLAN DETAILS
17	PAVING DETAILS
18	RETAINING WALL DETAILS
19	LANDSCAPE PLAN



KEY MAP No.: 123 L&Q

LOCATION MAP
N.T.S.

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

48 HOUR NOTICE:

CONTRACTOR SHALL NOTIFY KATHERINE VU THE CITY OF MONTGOMERY ENGINEER AND OPERATOR AT 713-789-1900 BEFORE STARTING WORK ON THIS PROJECT.

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

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671

BENCHMARK:

SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCSD 81, PID No. AJ6405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02514" WEST
ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 48339C0200G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR MONTGOMERY COUNTY, DATED AUGUST 18, 2014, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X": DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.

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

REV.	DATE	REVISION	APP.

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

STATE OF TEXAS
GARRET J. DUHON
130733
LICENSED
PROFESSIONAL ENGINEER
05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

DATE

PM: GJD DFT: MAQ
DSN: GMC DATE: MAY 2024

p:\610.126 mabry and faulkner tract\008 sec 4\dwg_plan set drawings\COVER SHEET & GENERAL NOTES.dwg 5/3/2024 8:03 AM

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 4 - PROJECT NO. 610.126.008.00

GENERAL CONSTRUCTION NOTES

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

GRADING NOTES

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

STORM SEWER NOTES

1. STORM SEWER AND LEADS SHALL BE REINFORCED CONCRETE PIPE, ASTM C-76, CLASS III, WITH O-RING RUBBER GASKET JOINT, AND SHALL BE INSTALLED, BEDDED AND BACKFILLED IN ACCORDANCE WITH THE SPECIFICATIONS INDICATED IN THE PLANS AND CONTRACTS.
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 2 SACK CEMENT PER TON). FOR INSTALLATION OF PRE-CAST CONCRETE BOX CULVERTS IN POOR SOIL CONDITIONS, A 7 INCH REINFORCED CONCRETE SLAB SHALL BE INSTALLED. FOR INSTALLATION OF MONOLITHIC REINFORCED CONCRETE BOX CULVERTS IN POOR SOIL CONDITIONS, A 4 INCH THICK CLASS "C" CONCRETE SEAL SLAB SHALL BE INSTALLED, PRIOR TO CONSTRUCTION OF BOX CULVERTS.
4. STORM SEWER MANHOLES, INLETS, AND JUNCTION BOXES SHALL BE STANDARD PRE-CAST, UNLESS OTHERWISE NOTED.
5. ALL INLETS TO BE TYPE "C" UNLESS OTHERWISE STATED ON PLANS
6. ALL STORM SEWER LEADS SHALL BE 24 INCH MINIMUM UNLESS OTHERWISE INDICATED.
7. 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.
8. WHEN MANHOLE FRAME AND COVER IS REQUIRED, USE VULCAN FOUNDRY V-1418-Z FRAME AND COVER (OR EQUAL), UNLESS OTHERWISE INDICATED ON THE PLANS.
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. ALL STORM SEWER PIPES UNDER OR WITHIN 1' OF PAVEMENT SHALL BE BACKFILLED WITH COMPACTED CEMENT STABILIZED SAND (2.0 SACKS PER TON OF SAND) TO THE BOTTOM OF 6" STABILIZED SUBGRADE.

CITY OF MONTGOMERY GENERAL CONSTRUCTION NOTES:

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

CITY OF MONTGOMERY ORDINANCE NOTES:

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

SANITARY SEWER NOTES:

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

WATER CONSTRUCTION NOTES:

1. CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING TO WITHSTAND TEST PRESSURE AS SPECIFIED IN THE SPECIFICATIONS INDICATED IN THE PLANS AND CONTRACTS FOR WATER MAIN CONSTRUCTION AND MATERIALS.
2. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NSF INTERNATIONAL (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI.
3. ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST ALSO BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 POUNDS PER SQUARE INCH (PSI) OR A STANDARD DIMENSION RATIO OF 26 OR LESS.
4. PRIOR TO INSTALLATION OF WATER METER, WATER METER LEAD OR UNMETERED FIRE SPRINKLER LINE, THE CONTRACTOR SHALL CONTACT THE PROVIDER.
5. PRIOR TO WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER NO LESS THAN 48 HOURS IN ADVANCE AND COMPLY WITH ALL REQUIREMENTS NECESSARY FOR APPROVAL OF THE WATER MAIN CONSTRUCTION.
6. ALL WATER LINE AND SEWER LINE CROSSINGS SHALL BE CONSTRUCTED PER TCEQ REGULATIONS.
7. TWELVE-INCH (12") AND SMALLER MAINS SHALL HAVE A MINIMUM COVER OF FOUR FEET (4') FROM THE TOP OF CURB OR FIVE FEET (5') FROM THE MEAN ELEVATION OF THE BOTTOM OF THE NEARBY DITCH AND NEARBY RIGHT-OF-WAY ELEVATION FOR OPEN DITCH SECTIONS.
8. 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.
9. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED BEFORE BACTERIOLOGICAL TESTING IN ACCORDANCE WITH AWWA STANDARD C-600 FOR DI PIPE OR C-605 FOR PVC AS REQUIRED IN 30 TAC 290-44 (A) (5).
10. ALL WATER PIPING SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED PRIOR TO USE IN ACCORDANCE WITH AWWA STANDARD C-651.
11. ALL WATER MAINS 4" AND LARGER SHALL BE C-900 (SDR-18), UNLESS OTHERWISE NOTED IN PLANS.
12. 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.
13. ALL WATER VALVES SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C-500 AND SHALL BE OF THE RESILIENT SEAT TYPE.
14. THE USE OF PIPES AND PIPE FITTINGS THAT CONTAIN MORE THAN 0.25% LEAD OR SOLDERS AND FLUX THAT CONTAINS MORE THAN 0.2% LEAD IS PROHIBITED.
15. WATER MAINS CROSSING OR WITHIN 1' OF PAVEMENT SHALL HAVE A BANK SAND ENVELOPE OF 12" AND THE REMAINING TRENCH FILLED WITH COMPACTED CEMENT STABILIZED SAND (2.0 SACK PER TON SAND) TO BOTTOM OF 6" STABILIZED SUBGRADE.

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

STANDARD SYMBOLS

EXISTING		PROPOSED
	STORM SEWER (24" & LESS)	
	STORM SEWER (GREATER THAN 24")	
	SANITARY SEWER	
FM	SANITARY FORCE MAIN	FM
	WATERLINE	
	CURB AND GUTTER	
	PROPERTY LINE/PLAT BOUNDARY	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	TOP OF BANK/DITCH	
	TOE/FL OF DITCH	
4	1 FOOT CONTOURS	55
	SANITARY STACK	
	SANITARY RISER	
	MANHOLE	
	AREA INLET	
	CURB INLET	
	GATE VALVE & BOX	
	FLUSH VALVE/FIRE HYDRANT	
	BLOW-OFF & BOX	
	SANITARY SERVICE WYE	
	SIGN	
	PAVEMENT HIGH POINT	
	STREET LIGHT	
44.44 / 40.40	TOP OF CURB ELEVATION / FLOWLINE ELEVATION	55.55 / 50.50
	WATER LINE-SANITARY SEWER CROSSING BLOCK	

ABBREVIATIONS

ADJ	ADJACENT	PROP	PROPOSED
B-B	BACK TO BACK	PT	POINT OF TANGENCY
BOC	BACK OF CURB	PVC	POINT OF VERTICAL CURVATURE
℄	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
CLR	CLEARANCE	PVT	POINT OF VERTICAL TANGENCY
CONC	CONCRETE	PVMT	PAVEMENT
CY	CUBIC YARD	PAE	PUBLIC ACCESS EASEMENT
DE	DRAINAGE EASEMENT	PUE	PUBLI

22x34

CALLED 123.99 ACRES
TO GEORGE W. FAULKNER
CF NO. 2000-011143

CAUTION!!
OVERHEAD POWER

PLAT BOUNDARY

RED RIVER DRIVE
SHEET 9

RED RIVER DRIVE
SHEET 10

HIGH MESA LANE
SHEET 12

LOST WAGON DRIVE
SHEET 11

RED RIVER DRIVE

HIGH MESA LANE

LOST WAGON DRIVE

RES A

EX 20' ACCESS ESMT

EX 16" UE

EX 8" SAN

EX SAN MH

EX STM MH

EX 20'x92' UE C.F.No. 2022124616

EX 8" WL

EX FV

EX. 24" STM

EX 16" UE

MONTGOMERY BEND SEC 1
DOC# 2023036882
CABINET OAA
SHEET 0001

MONTGOMERY BEND SEC 3 (PROP BY OTHERS)

GRAND HARBOR SEC 14
CABINET Z, SHEETS 489
M.C.M.R.

16" UE (PROP BY OTHERS)

8" WL (PROP BY OTHERS)

20'x92' UE C.F.No. (PROP BY OTHERS)

40'x92' UE C.F.No. (PROP BY OTHERS)

SAN MH (PROP BY OTHERS)

8" SAN (PROP BY OTHERS)

16" UE (PROP BY OTHERS)

6" SAN

8" SAN

8" WL

FV

T13

T14

T15

S3

S4

S5

S6

S7

S8

S9

0 30 60 120
SCALE: 1"=60'

N

ELEVATION
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SERVICE LEAD NOTE:

WATER: ALL SERVICE LEADS ARE 1" DIAMETER.

WATER LINE-SANITARY SEWER CROSSING NOTE:

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

BENCHMARK:

SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCSD 81, PID No. AJ6405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02514" WEST
ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 48339C0200G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR MONTGOMERY COUNTY, DATED AUGUST 18, 2014, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.

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

DATE	REVISION	APP.

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

STATE OF TEXAS
GARRET J. DUHON
130733
LICENSED
PROFESSIONAL ENGINEER

TBPE NO. F-22671

05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

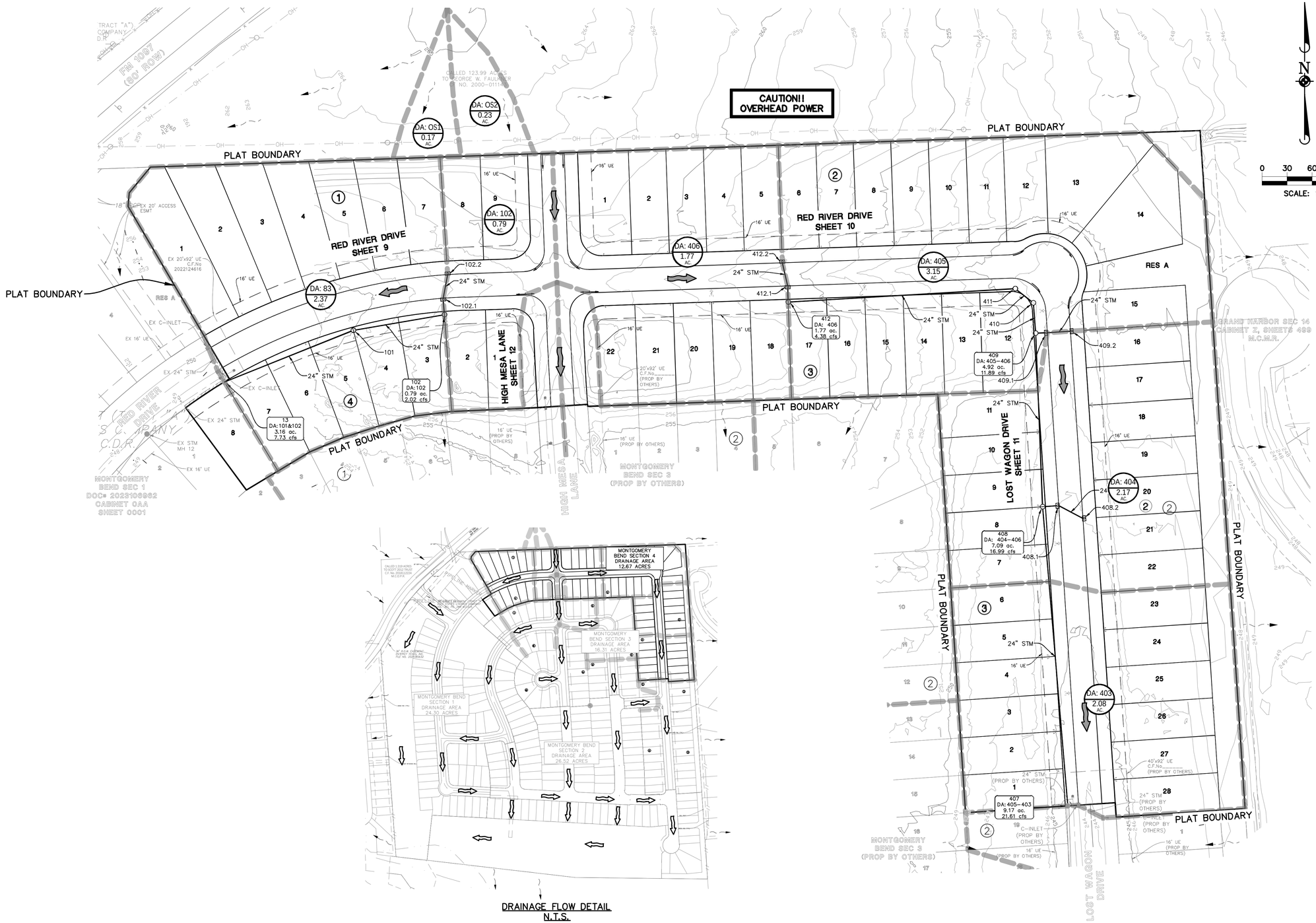
DATE

WATER & SANITARY LAYOUT

SHEET 3 OF 19

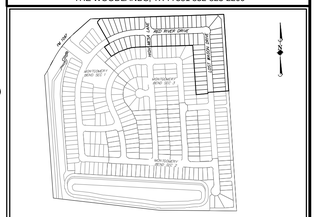
p:\610.126 mabry and faulkner tract\008 sec 4\dwg_plan set drawings\WATER & SANITARY LAYOUT.dwg 5/3/2024 8:09 AM MOUEZADA

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.4 - PROJECT NO. 610.126.008.00



DRAINAGE FLOW DETAIL
N.T.S.

0 30 60 120
SCALE: 1"=60'



KEY MAP

LEGEND

- INLET — DA:1, 5.55 AC — DRAINAGE AREA NUMBER
- DRAINAGE AREA IN ACRES
- STORM SEWER — 1A, DA: xx-yy, 5.55 ac., 9.99 cfs — 5 YEAR FLOW IN C.F.S.
- DRAINAGE AREA BOUNDARY
- DIRECTION OF 100 YEAR FLOW
- OFFSITE DRAINAGE FLOW

BENCHMARK:

SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCSD 81, PID No. AJ6405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02514" WEST
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DATE	REVISION	APP.

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

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

STATE OF TEXAS — GARRET J. DUHON — 130733 — LICENSED PROFESSIONAL ENGINEER
05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

DRAINAGE LAYOUT

SHEET 4 OF 19

D:\610126 Mabry and Faulkner Tract\008 Sec 4\dwg\ Plan Set Drawings\DRAINAGE LAYOUT.dwg, 5/3/2024 9:49 AM, GDUHON

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.4 - PROJECT NO. 610.126.008.00

Project: Montgomery Bend
Job Number: 610.126.007.00
Design By: MQ/GC Last Updated: 5/3/2024
Jurisdiction: Montgomery County Outside Houston ETJ
Storm Year 1: 5-yr Design Event Ponding Limit: 0.00
Storm Year 2: 100-yr Extreme Event Ponding Limit: 1.00
Storm Year 3:

Outfall and Tailwater Conditions			
	Flowline	5-yr HGL	100-yr HGL
Outfall_1	220.47	226	228.05
Outfall_2	220.85	226.00	228.05
Outfall_3	221.14	226	228.05
Outfall_4	221.54	226	228.05

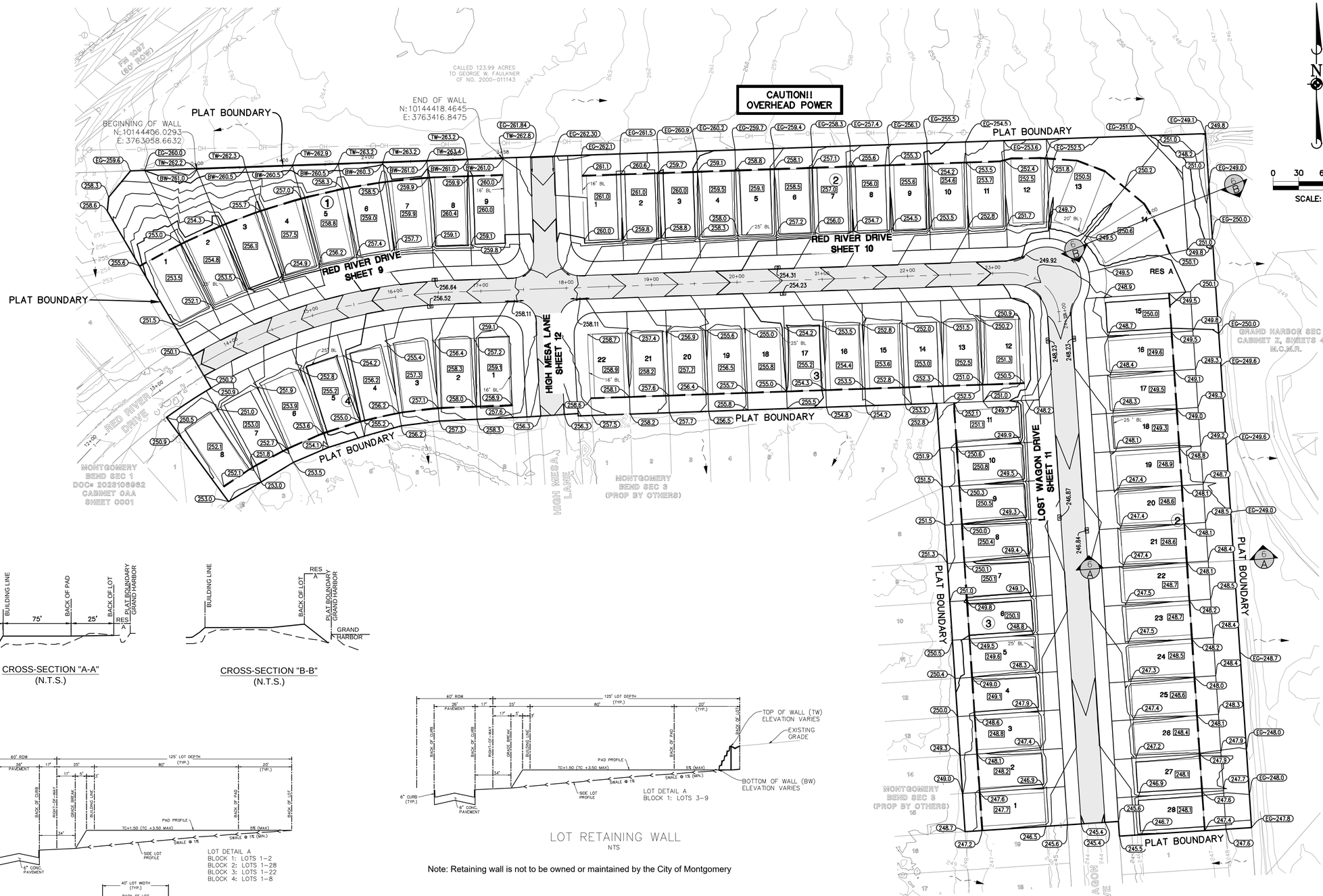
$$Intensity\ (I) = \frac{b}{(d + T_c)^e} * C_f$$

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

Intensity Coefficients for:
Montgomery County Outside Houston ETJ

5-yr		100-yr	
b	54.09	b	56.68
d	8.34	d	4.46
e	0.7051	e	0.5857
Cf	1.00	Cf	1.25

	Pipe and Road Properties															Drainage Areas						Intensity & Flow				TOC			5-yr Hydraulic Grade Line							100-yr Hydraulic Grade Line							TP 101 - Method 1	TP 101 - Method 2		
Alignment/Road	Node Upstream	Node Downstream	Pipe Length (ft.)	Pipe Diameter or Rise (in.)	Box Span (in.)	Slope	Mannings "n"	Design Capacity (cfs)	Design Velocity (ft/sec)	Fall (ft.)	Top of Curb Upstream (ft.)	Gutter Elevation Upstream (ft.)	Gutter Elevation at Downstream High Point	Node Drop Downstream (ft.)	Flowline Elevation Upstream (ft.)	Flowline Elevation Downstream (ft.)	Drainage Area	Contributing Area Inlet	Contributing Area Pipes	Total Area (ac.)	Runoff Coefficient "C"	Weighted C	Sum of C*A	5-yr Intensity (in./hr)	5-yr Flow (cfs)	100-yr Intensity (in./hr)	100-yr Flow (cfs)	Time of Concentration (mins)	Change in Time of Concentration (mins)	Total TOC (mins)	Actual Velocity (ft./sec.)	Hydraulic Gradient %	Change in Head (ft.)	Elevation of Hyd. Grad. Upstream (ft.)	Elevation of Hyd. Grad. Downstream (ft.)	Upstream HGL Below Gutter (Pass/Fail)	Actual Velocity (ft./sec.)	Hydraulic Gradient %	Change in Head (ft.)	Elevation of Hyd. Grad. Upstream (ft.)	Elevation of Hyd. Grad. Downstream (ft.)	Max Ponding Elevation Upstream (ft.)	Upstream HGL Below Max Ponding (Pass/Fail)	Max Allowed Overland Flow (Q_{allow} cfs)	Required Overland Flow (Q_{req} cfs)	Depth of Flow at High Point	Upstream $Q_{req} \leq Q_{allow}$ (Pass/Fail)
Longhorn Run Drive	22	2	171	24		0.5	0.013	16.00	5.09	0.86	239.26	238.76		4.06	230.91	230.05	14	1.17	0.00	1.17	0.55	0.55	0.64	4.54	2.92	9.71	6.25	25.28	0.56	25.84	0.93	0.02	0.03	232.91	232.05	PASS	1.99	0.08	0.13	232.91	232.05	240.26	PASS		None		
Prairie Ridge Lane	21	7	34	24		0.2	0.013	10.12	3.22	0.07	239.63	239.13		5.73	234.17	234.10	9	1.63	0.00	1.63	0.55	0.55	0.90	4.48	4.01	9.60	8.60	25.90	0.18	26.08	1.28	0.03	0.01	236.17	236.10	PASS	2.74	0.14	0.05	236.17	236.10	240.63	PASS		None		
	23	20	86	24		1	0.013	22.62	7.20	0.86	251.05	250.55			244.08	243.22	15	1.57	0.00	1.57		0.00	0.00	4.49	0.00	9.61	0.00	25.83	0.20	26.03	0.00	0.00	0.00	246.08	245.22	PASS	0.00	0.00	0.00	246.08	245.22	252.05	PASS		None		
Amber Falls Drive Sec 3	20	19	115	24		0.18	0.013	9.60	3.06	0.21	249.86	249.36			243.22	243.01	10	0.54	1.57	2.11	0.55	0.14	0.30	4.47	1.33	9.57	2.84	26.03	0.63	26.65	0.42	0.00	0.00	245.22	245.01	PASS	0.91	0.02	0.02	245.22	245.01	250.86	PASS		None		
Amber Falls Drive Sec 1	19	18	168	24		1.1	0.013	23.73	7.55	1.85	248.04	247.54		2.96	243.01	241.16			2.11	2.11		0.14	0.3	4.41	1.32	9.46	2.83	26.65	0.37	27.03	0.42	0.00	0.01	245.01	243.16	PASS	0.90	0.02	0.03	245.01	243.16	249.04	PASS		None		
	18	17	141	24		0.6	0.013	17.52	5.58	0.85	246.60	246.10			238.20	237.35			2.11	2.11		0.14	0.3	4.38	1.31	9.39	2.81	27.03	0.42	27.45	0.42	0.00	0.00	240.20	239.35	PASS	0.90	0.02	0.02	240.20	239.35	247.60	PASS		None		
	17	16	220	24		0.6	0.013	17.52	5.58	1.32	245.91	245.41		1.30	237.35	236.03	11	1.85	2.11	3.96	0.55	0.33	1.3	4.34	5.75	9.32	12.36	27.45	0.66	28.11	1.83	0.06	0.14	239.35	238.03	PASS	3.93	0.30	0.66	239.35	238.03	246.91	PASS		None		
	16	15	155	24		0.6	0.013	17.52	5.58	0.93	244.44	243.94		0.50	234.73	233.80	12	1.46	3.96	5.42	0.55	0.39	2.1	4.29	9.15	9.21	19.67	28.11	0.46	28.57	2.91	0.16	0.25	236.73	235.80	PASS	6.26	0.76	1.18	236.98	235.80	245.44	PASS		2.14		
Amber Falls Drive Sec 2	15	14	104	30		0.9	0.013	38.91	7.93	0.94	243.59	243.09		1.76	233.30	232.36			5.42	5.42		0.39	2.1	4.25	9.07	9.14	19.50	28.57	0.22	28.79	1.85	0.05	0.05	235.80	234.86	PASS	3.97	0.23	0.24	235.80	234.86	244.59	PASS		None		
	14	2	116	30		0.9	0.013	38.91	7.93	1.05	241.58	241.08		3.56	230.60	229.55	13	1.60	5.42	7.02	0.55	0.43	3.0	4.23	12.78	9.10	27.50	28.79	0.24	29.03	2.60	0.10	0.11	233.10	232.05	PASS	5.60	0.45	0.52	233.10	232.05	242.58	PASS		None		
Red River Drive Sec 4	102	101	111	24		1.21	0.013	24.88	7.92	1.34	256.96	256.46		2.57	249.15	247.81	102	1.04	0.00	1.04	0.55	0.55	0.6	4.56	2.63	9.75	5.63	25.07	0.23	25.30	0.84	0.01	0.01	251.15	249.81	PASS	1.79	0.06	0.07	251.15	249.81	257.96	PASS		None		
	101	13	167	24		1.23	0.013	25.09	7.99	2.05	254.51	254.01		0.83	245.24	243.19			1.04	1.04		0.55	0.6	4.53	2.62	9.71	5.60	25.30	0.35	25.65	0.83	0.01	0.02	247.24	245.19	PASS	1.78	0.06	0.10	247.24	245.19	255.51	PASS		None		
Red River Drive Sec 1	13	12	112	24		1.2	0.013	24.78	7.89	1.35	250.45	249.95		1.41	242.36	241.01	101	2.54	1.04	3.58	0.55	0.55	2.0	4.40	8.73	9.44	18.74	26.78	0.24	27.02	2.78	0.15	0.17	244.36	243.01	PASS	5.96	0.69	0.77	244.36	243.01	251.45	PASS		None		
	12	11	247	24		1	0.013	22.62	7.20	2.47	248.85	248.35		1.76	239.59	237.12			3.58	3.58		0.55	2.0	4.38	8.69	9.40	18.65	27.02	0.57	27.59	2.77	0.15	0.36	241.59	239.12	PASS	5.94	0.68	1.68	241.59	239.12	249.85	PASS				
	11	10	124	24		1	0.013	22.62	7.20	1.24	245.29	244.79		0.50	235.36	234.12	3	0.92	3.58	4.50	0.55	0.55	2.5	4.33	10.80	9.30	23.20	27.59	0.29	27.88	3.44	0.23	0.28	237.36	236.12	PASS	7.39	1.05	1.30	238.35	237.05	246.29	PASS		0.58		
	10	9	116	30		0.6	0.013	31.77	6.47	0.70	242.75	242.25			233.62	232.92	4-REC	1.53	4.50	6.03	0.55	0.55	3.3	4.30	14.39	9.25	30.93	27.88	0.30	28.18	2.93	0.12	0.14	236.12	235.42	PASS	6.30	0.57	0.66	237.05	236.38	243.75	PASS		None		
	9	8	105	30		0.6	0.013	31.77	6.47	0.63	241.42	240.92		0.50	232.92	232.29			6.03	6.03		0.55	3.3	4.49	15.01	9.62	32.17	25.78	0.27	26.05	3.06	0.13	0.14	235.42	234.79	PASS	6.55	0.62	0.65	236.38	235.74	242.42	PASS		0.40		
	8	7	225	36		0.6	0.013	51.66	7.31	1.35	240.38	239.88		2.07	231.79	230.44	5	2.37	6.03	8.40	0.55	0.55	4.6	4.41	20.55	9.46	44.08	26.64	0.51	27.15	2.91	0.09	0.21	234.79	233.44	PASS	6.24	0.44	0.98	235.74	234.75	241.38	PASS		None		
	7	6	150	36		0.2	0.013	29.83	4.22	0.30	239.86	239.36		0.50	228.37	228.07	6	0.92	10.03	10.95	0.55	0.55	6.0	4.37	26.51	9.37	56.92	27.15	0.59	27.75	3.75	0.16	0.24	231.37	231.07	PASS	8.05	0.73	1.09	234.75	233.66	240.86	PASS		27.09		
	6	5	151	42		0.21	0.013	46.11	4.79	0.32	240.12	239.62			227.57	227.25	7	2.53	10.95	13.48	0.55	0.55	7.4	4.32	32.26	9.27	69.31	27.75	0.53	28.27	3.35	0.10	0.16	231.07	230.75	PASS	7.20	0.47	0.72	233.66	232.94	241.12	PASS		23.20		
	5	4	30	42		0.2	0.013	44.99	4.68	0.06	239.71	239.21			227.25	227.19			13.48	13.48		0.55	7.4	4.27	31.93	9.18	68.66	28.27	0.11	28.38	3.32	0.10	0.03	230.75	230.69	PASS	7.14	0.47	0.14	232.94	232.80	240.71	PASS		23.66		
	4	3	167	42		0.2	0.013	44.99	4.68	0.33	239.67	239.17			227.19	226.86			13.48	13.48		0.55	7.4	4.26	31.87	9.17	68.52	28.38	0.59	28.97	3.31	0.10	0.17	230.69	230.36	PASS	7.12	0.46	0.77	232.80	232.03	240.67	PASS		23.53		
	3	2	170	42		0.22	0.013	47.19	4.90	0.37	238.70	238.20		0.50	226.86	226.49	8	2.65	13.48	16.13	0.55	0.55	8.9	4.21	37.70	9.07	81.14	28.97	0.58	29.55	3.92	0.14	0.24	230.36	229.99	PASS	8.43	0.65	1.11	232.03	230.92	239.70	PASS		33.95		
	2	1.1	70	48		0.25	0.013	71.82	5.72	0.18	238.32	237.82			225.99	225.81			24.32	24.32		0.51	12.5	4.17	52.60	8.98	113.29	29.55	0.20	29.76	4.19	0.13	0.09	229.99	229.81	PASS	9.02	0.62	0.44	230.92	230.48	239.32	PASS		41.47		
	1.1	1	161	48		0.2	0.013	64.24	5.11	0.32	238.25	237.75		4.88	225.81	225.49			24.32	24.32		0.51	12.5	4.15	52.41	8.95	112.90	29.76	0.52	30.28	4.17	0.13	0.21	229.81	229.49	PASS	8.98	0.62	0.99	230.48	229.49	239.25	PASS		48.66		
	1	Outfall_1	68	48		0.2	0.013	64.24	5.11	0.14	234.63	234.13			220.61	220.47			24.32	24.32		0.51	12.5	4.11	51.90	8.87	111.89	30.28	0.22	30.50	4.13	0.13	0.09	226.09	226.00	PASS	8.90	0.61	0.41	228.46	228.05	235.63	PASS		47.65		
Green Wren Ct Sec 3	210	206	11	24		0.18	0.013	9.60	3.06	0.02	248.76	248.26		2.75	242.58	242.56	203	1.14	0.00	1.14	0.55	0.55	0.6	4.54	2.87	9.72	6.15	25.23	0.06	25.29	0.91	0.02	0.00	244.58	244.56	PASS	1.96	0.07	0.01	244.58	244.56	249.76	PASS		None		
Longhorn Drive Sec 2	208	203	95	24		1	0.013	22.62	7.20	0.95	238.31	237.81		1.00	228.29	227.34	18	1.24	0.00	1.24	0.55	0.55	0.7	4.53	3.11	9.69	6.67	25.39	0.22	25.61	0.99	0.02	0.02	230.29	229.34	PASS	2.12	0.09	0.08	230.29	229.53	239.31	PASS		None		
Longhorn Drive Sec 2	207	203	21	24		0.82	0.013	20.49	6.52	0.17	238.61	238.11		5.27	231.78	231.61	17	1.17	0.00	1.17	0.55	0.55	0.6	4.54	2.94	9.71	6.30	25.28	0.05	25.33	0.94	0.02	0.00	233.78	233.61	PASS	2.01	0.08	0.02	233.78	233.61	239.61	PASS		None		
Rear Lot Storm Sec3	212	211	60	15		1	0.013	6.46	5.26	0.60	249.62	249.12			247.62	247.02	206	0.21	0.00	0.21	0.55	0.55	0.1	4.81	0.56	10.27	1.20	22.60	0.19	22.79	0.46	0.01	0.00	248.87	248.27	PASS	0.97	0.03	0.02	248.87	248.27	250.62	PASS		None		
	211	205	60	15		1	0.013	6.46	5.26	0.60	249.15	248.65		9.15	247.02	246.42	205	0.13	0.21	0.34	0.55	0.55	0.2	4.79	0.90	10.23	1.93	22.79	0.19	22.98	0.74	0.02	0.01	248.27	247.67	PASS	1.57	0.09	0.05	248.27	247.67	250.15	PASS		None		
High Mesa Lane Sec 3	209	206	70	24		1.23	0.013	25.09	7.99	0.86	250.12	249.62			240.68	239.82	202	1.01	0.00	1.01	0.55	0.55	0.6	4.56	2.56	9.76	5.47	25.02	0.15	25.16	0.81	0.01	0.01	242.68	241.82	PASS	1.74	0.06	0.04	242.68	241.82	251.12	PASS		None		
	206	205	144	24		1.23	0.013	25.09	7.99	1.78	248.70	248.20		0.77	239.82	238.04			2.15	2.15		0.55	1.2	4.54	5.41	9.71	11.58	25.29	0.30	25.59	1.72	0.06	0.08	241.82	240.04	PASS	3.69	0.26	0.38	241.82	240.04	249.70	PASS		None		
High Mesa Lane Sec 2	205	204	339	24		1.1	0.013	23.73	7.55	3.73	246.46	245.96		1.00	237.27	233.54	201	1.12	2.49	3.61	0.55	0.55	2.0	4.51	9.02	9.65	19.33	25.59	0.75	26.34	2.87	0.16	0.54	239.27	235.54	PASS	6.15	0.73	2.48	239.27	235.54	247.46	PASS		None		
	204	203	164	30		0.9	0.013	38.91	7.93	1.47	242.38	241.88		4.73	232.54	231.07	16	2.56	3.61	6.17	0.55	0.55	3.4	4.40	15.05	9.43	32.28	26.80	0.34	27.14	3.07	0.13	0.22	235.04	233.57	PASS	6.58	0.62	1.01	235.04	233.57	243.38	PASS		None		
	203	202	72	36		0.72	0.013	56.60	8.01	0.52	238.50	238.00			226.34	225.82			8.58	8.58		0.55	4.7	4.37	20.78	9.37	44.61	27.14	0.15	27.29	2.94	0.10	0.07	229.34	228.82	PASS	6.31	0.45	0.32	229.53	229.21	239.50	PASS		None		
	202	201	163	36		0.2	0.013	29.83	4.22	0.33	237.61	237.11		4.50	225.82	225.49			8.58	8.58		0.55	4.7	4.35	20.72	9.35	44.48	27.29	0.64	27.94	2.93	0.10	0.16	228.82	228.49	PASS	6.29	0.44	0.72	229.21	228.49	238.61	PASS		14.65		
	201	Outfall_2	68	36		0.2	0.013	29.83	4.22	0.14	234.60	234.10			220.99	220.85			8.58	8.58		0.55	4.7	4.30	20.46	9.24	43.96	27.94	0.27	28.20	2.89	0.09	0.06	226.06	226.00	PASS	6.22	0.43	0.29	228.34	228.05	235.60	PASS		14.14		
Longhorn Drive Sec 2	311	303	87	24		1.2	0.013	24.78	7.89	1.04	238.01	237.51		1.00	228.66	227.62	24	1.10	0.00	1.10	0.55	0.55	0.6	4.55	2.77	9.74	5.94	25.17	0.18	25.35	0.88	0.02	0.01	230.66	229.62	PASS	1.89	0.07	0.06	230.66	230.04	239.01	PASS		None		
Longhorn Drive Sec 2	310	303	28	24		1	0.013	22.62	7.20	0.28	237.82	237.32		3.74	230.64	230.36	25	1.13	0.00	1.13	0.55	0.55	0.6	4.54	2.85	9.73	6.10	25.22	0.07	25.28	0.91	0.02	0.00	232.64	232.36	PASS	1.94	0.07	0.02	232.64	232.36	238.82	PASS		None		
Silver Buckle Lane Sec 3	308	307	42	24		0.4	0.013	14.31	4.55	0.17	252.30	251.80		2.09	245.00	244.83	302	1.06	0.00	1.06	0.55	0.55	0.6	4.55	2.68	9.75	5.73	25.10	0.15	25.26	0.85	0.01	0.01	247.00	246.83	PASS	1.82	0.06	0.03	247.00	246.83	253.30	PASS		None		
	307	306	191	24		1	0.013	22.62	7.20	1.91	251.53	251.03		2.00	242.74	240.83			1.06	1.06		0.55	0.6	4.54	2.67	9.72	5.71	25.26	0.44	25.70	0.85	0.01	0.03	244.74	242.83	PASS	1.82	0.06	0.12	244.74	242.83	252.53	PASS		None		
	306	305	358	24		0.45	0.013	15.18	4.83	1.61	247.90	247.40		2.66	238.83	237.22	301	2.24	1.06	3.30	0.55	0.55	1.8	4.42	8.09	9.48	17.36	26.53	1.24	27.76	2.58	0.13	0.46	240.83	239.22	PASS	5.52	0.59	2.11	241.33	239.22	248.90	PASS		2.18		
Silver Buckle Lane Sec 2	305	304	233	30		0.7	0.013	34.32	6.99	1.63	245.96	245.46		1.70	234.56	232.93	22	1.37	3.30	4.67	0.55	0.55	2.6	4.31	11.17	9.27	24.01	27.76	0.56	28.32	2.28	0.07	0.17	237.06	235.43	PASS	4.89	0.34	0.80	237.06	235.43	246.96	PASS		None		
	304	303	210	30		0.9	0.013	38.91	7.93	1.89	242.36	241.86		2.72	231.23	229.34	23	1.56	4.67	6.23	0.55	0.55	3.4	4.27	14.75	9.18	31.70	28.32	0.44	28.76	3.00	0.13	0.27	233.73	231.84	PASS	6.46	0.60	1.25	233.73	231.84	243.36	PASS		None		
	303	302	69	36		0.27	0.013	34.66	4.90	0.19	238.14	237.64			226.62	226.43			8.46	8.46		0.55	4.7	4.23	19.86	9.10	42.72	28.76	0.23	28.99	2.81	0.09	0.06	229.62	229.43	PASS	6.04	0.41	0.28	230.04	229.76	239.14	PASS		8.06		
	302	301	163	36		0.2	0.013	29.83	4.22	0.33	237.52	237.02		4.82	226.43	226.10			8.46	8.46		0.55	4.7	4.21	19.77	9.07	42.54	28.99	0.64	29.63	2.80	0.09	0.14	229.43	229.10	PASS	6.02	0.41	0.66	229.76	229.10	238.52	PASS		12.71		
	301	Outfall_3	68	48		0.2	0.013	64.24	5.11	0.14	234.85	234.35			221.28	221.14			8.46	8.46		0.55	4.7	4.16	19.53	8.97	42.07	29.63	0.22	29.85	1.55	0.02	0.01	226.01	226.00	PASS	3.35	0.09	0.06	228.11	228.05	235.85	PASS		None		
Juniper Creek Dr Sec 3	412	406	10	24		0.18	0.013	9.60	3.06	0.02	245.27	244.77		6.60	239.85	239.83	406	1.30	0.00	1.30	0.55	0.55	0.7	4.52	3.26	9.68	6.98	25.47	0.05	25.53	1.04	0.02	0.00	241.85	241.83	PASS	2.22	0.10	0.01	241.85	241.83	246.27	PASS		None		
	402.3	402.2	163	18		0.1	0.013	3.32	1.88	0.16	230.90	230.40		1.78	227.93	227.77	33	0.25	0.00	0.25	0.55	0.55	0.1	4.78	0.66	10.21	1.42	22.83	1.45	24.28	0.38	0.00	0.01	229.43	229.27	PASS	0.80	0.02	0.03	229.43	229.27	231.90	PASS		None		
	402.2	402.1	28	24		0.18	0.013	9.60	3.06	0.05	232.17	231.67			225.98	225.93			0.25	0.25		0.55	0.1	4.63	0.64	9.91	1.37	24.28	0.15	24.43	0.20	0.00	0.00	227.98	227.93	PASS	0.44	0.00	0.00	228.62	228.62	233.17	PASS		None		
	402.1	402	16	24		0.18	0.013	9.60	3.06	0.03	232.76	232.26		1.97	225.93	225.90			0.25	0.25		0.55	0.1	4.62	0.64	9.88	1.37	24.43	0.09	24.52	0.20	0.00	0.00	227.93	227.93	PASS	0.44	0.00	0.00	228.62	228.62	233.76	PASS		None		
Red River Drive Sec 4	412	411	273	24		1.23	0.013	25.09	7.99	3.36	254.67	254.17		1.00	246.89	243.53	406	1.77	0.00	1.77	0.55	0.55	1.0	4.46	4.38	9.57	9.39	26.06	0.57	26.63	1.39	0.04	0.10	248.89	245.53	PASS	2.99	0.17	0.47	252.42	251.95	255.67	PASS		None		
	411	410	28	24		1.23	0.013	25.09	7.99	0.34	250.06	249.56			242.53	242.19			1.77	1.77		0.55	1.0	4.41	4.33	9.47	9.29	26.63	0.06	26.69	1.38	0.04	0.01	244.53	244.19	PASS	2.96	0.17	0.05	251.95	251.90	251.06	FAIL	50	None		
	410	409	36	24		0.85	0.013	20.86	6.64	0.31	249.83	249.33			242.19	241.88			1.77	1.77		0.55	1.0	4.41	4.33	9.45	9.28	26.69	0.09	26.78	1.38	0.04	0.01	244.19	243.88	PASS	2.95	0.17	0.06	251.90	251.84	250.83	FAIL	50	None		PASS
	409	408	208	24		0.85	0.013	20.86	6.64	1.77	249.59	249.09			241.88	240.11	405	3.15	1.77	4.92	0.55	0.55	2.7	4.36	11.89	9.36	25.53	27.24	0.52	27.76	3.79	0.28	0.57	243.88	242.11	PASS	8.13	1.27	2.65	251.84	249.19	250.59	FAIL	50	4.68		PASS
	408	407	360	24		0.78	0.013	19.98	6.36	2.81	247.31	246.81		0.50	240.11	237.30	404	2.17	4.92	7.09	0.55	0.55	3.9	4.31	16.96	9.27	36.44	27.76	0.94	28.70	5.40	0.56	2.02	242.11	239.30	PASS	11.60	2.60	9.34	249.19	239.85	248.31	FAIL	50	16.46		PASS
Lost Wagon Drive Sec 3	407	406	155	30		0.92	0.013	39.34	8.01	1.42	245.82	245.32		2.15	236.80	235.38	403	2.08	7.09	9.17	0.55	0.55	5.0	4.24	21.54	9.11	46.35	28.70	0.32	29.03	4.39	0.28	0.43	239.30	237.88	PASS	9.44	1.28	1.97	239.85	237.88	246.82	PASS	50	7.00		
	406	405	245	36		0.71	0.013	56.20	7.95	1.74	245.41	244.91			233.23	231.49			10.47	10.47		0.55	5.8	4.21	24.45	9.06	52.62	29.03	0.51	29.54	3.46	0.13	0.33	236.23	234.49	PASS	7.44	0.62	1.52	236.62	235.10	246.41	PASS		None		
	405	404	184	36		0.71	0.013	56.20	7.95	1.30	240.99	240.49		2.33	231.49	230.19	402	2.82	10.47	13.29	0.55	0.55	7.3	4.17	30.74	8.98	66.20	29.54	0.38	29.92	4.35	0.21	0.39	234.49	233.19	PASS	9.37	0.99	1.81	235.10	233.29	241.99	PASS	50	10.00		
	404	403	94

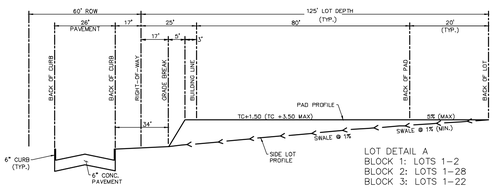


LEGEND

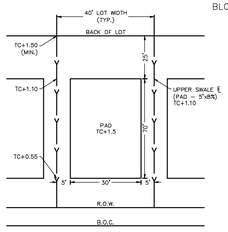
EG=55.0	MATCH EXISTING GROUND ELEV.
55.0	LOT GRADE ELEVATION
55.55	TOP OF CURB ELEVATION
	PROPOSED GRADE BREAK
	OFFSITE DRAINAGE FLOW
555.5	PAD ELEVATION

CROSS-SECTION "A-A"
(N.T.S.)

CROSS-SECTION "B-B"
(N.T.S.)



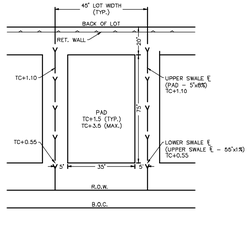
LOT DETAIL A
BLOCK 1: LOTS 1-2
BLOCK 2: LOTS 1-28
BLOCK 3: LOTS 1-22
BLOCK 4: LOTS 1-8



LOT DETAIL A
BLOCK 1: LOTS 3-9

LOT RETAINING WALL
NTS

Note: Retaining wall is not to be owned or maintained by the City of Montgomery



BENCHMARK:

SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCSD 81, PID No. AJ6405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02514" WEST
ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 48339C0200G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR MONTGOMERY COUNTY, DATED AUGUST 18, 2014, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.

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DATE	REVISION	APP.

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

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

STATE OF TEXAS
GARRET J. DUHON
130733
LICENSED
PROFESSIONAL ENGINEER
05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

DATE

LOT GRADING LAYOUT

SHEET 6 OF 19

P:\610.126 mabry and faulkner tract\008 sec 4\dwg_plan set drawings\GRADING LAYOUT.dwg, 5/3/2024 8:17 AM, MOLEZADA

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.4 - PROJECT NO. 610.126.008.00

0 30 60 120

SCALE: 1"=60'

SWPPP INSTALLATION SEQUENCE

SWPPP CONTRACTOR:

1. INSTALL (SC) AT START OF CONSTRUCTION.
2. INSTALL —(RFB)— AT DESIGNATED LOCATIONS.

UTILITY CONTRACTOR:

1. MAINTAIN EXISTING FACILITIES.
2. INSTALL ▭ FOR STAGE 1 INLETS.

PAVING CONTRACTOR:

1. MAINTAIN EXISTING FACILITIES.

SWPPP CONTRACTOR:

1. INSTALL —(RFB)— AT DESIGNATED LOCATIONS.
2. INSTALL ▭ FOR STAGE 2 INLETS UPON COMPLETION OF PAVING.
3. AREA WITHIN ROW AND ADJACENT EASEMENTS DISTURBED DURING CONSTRUCTION OF UTILITIES TO BE HYDRO-MULCH SEEDED UPON COMPLETION OF UTILITIES.
4. BROADCAST SEEDING OF DISTURBED AREAS AFTER FINAL GRADING.

LEGEND

- —(RFB)— TEMPORARY REINFORCED FILTER FABRIC FENCE (PERIMETER EROSION BARRIER)
- (SC) STABILIZED CONSTRUCTION ACCESS (LOCATION TO BE DETERMINED BY CONTRACTOR)
- (C T W) CONCRETE TRUCK WASHOUT AREA
- ▭ TEMPORARY STORM STRUCTURE PROTECTION
- OVERLAND DRAINAGE FLOW
- HYDROMULCH
- BROADCAST SEEDING
- TEMP. CURB REINFORCED FILTER FABRIC FENCE

NOTE: REINFORCED FILTER FABRIC BARRIER TO BE PLACED BEHIND ALL BACK OF CURB

BENCHMARK:

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land solutions
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9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200

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

STATE OF TEXAS · GARRET J. DUHON · 130733 · LICENSED PROFESSIONAL ENGINEER

05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

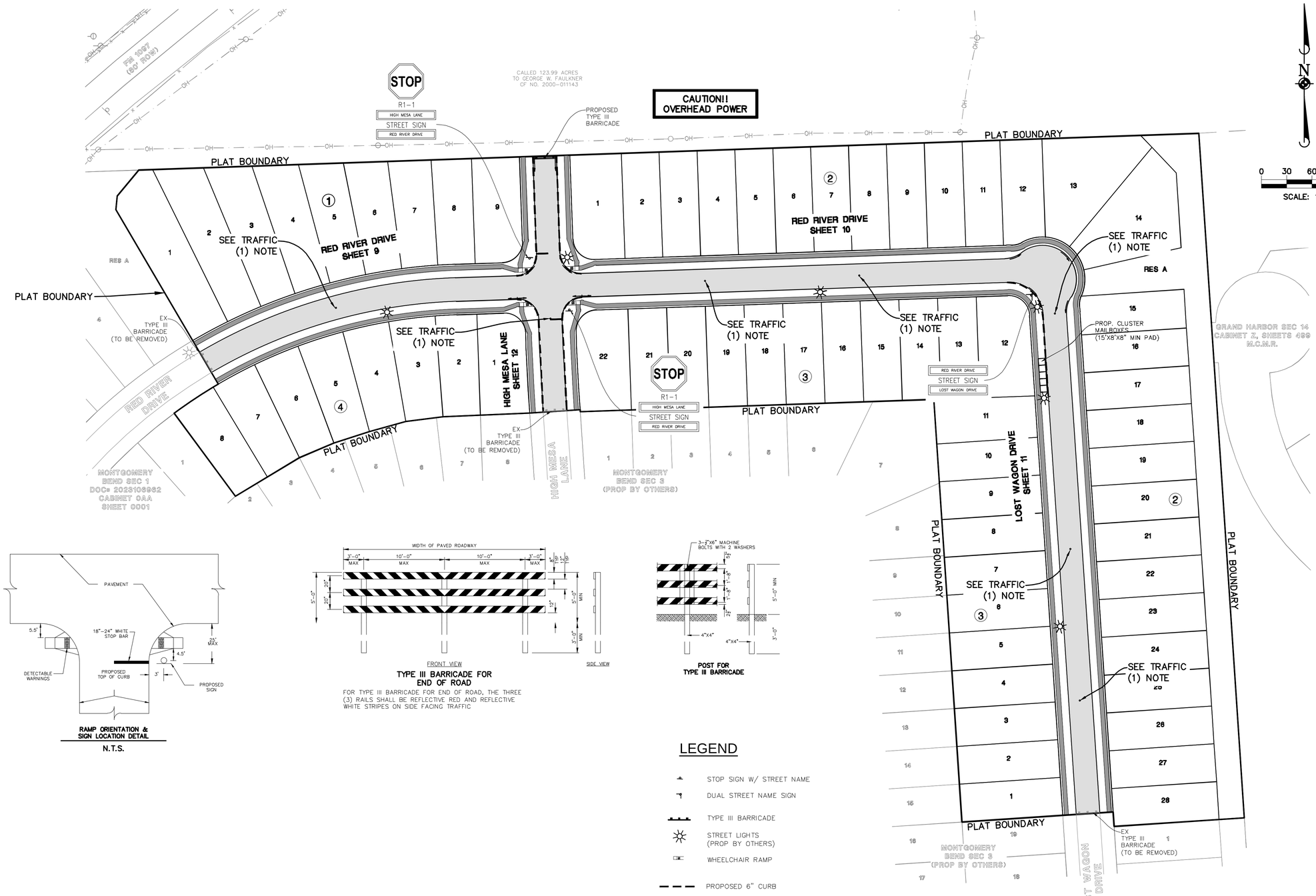
DATE

STORM WATER POLLUTION PREVENTION PLAN LAYOUT

SHEET 7 OF 19

p:\610.126 mobry and faulkner tract\008 sec 4\dwg_plan set drawings\STORM WATER POLLUTION PREVENTION PLAN.dwg, 5/3/2024 8:22 AM, CCOLOMBA

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.4 - PROJECT NO. 610.126.008.00



RAMP ORIENTATION & SIGN LOCATION DETAIL

N.T.S.

TYPE III BARRICADE FOR END OF ROAD

FOR TYPE III BARRICADE FOR END OF ROAD, THE THREE (3) RAILS SHALL BE REFLECTIVE RED AND REFLECTIVE WHITE STRIPES ON SIDE FACING TRAFFIC

POST FOR TYPE III BARRICADE

LEGEND

- STOP SIGN W/ STREET NAME
- DUAL STREET NAME SIGN
- TYPE III BARRICADE
- STREET LIGHTS (PROP BY OTHERS)
- WHEELCHAIR RAMP
- PROPOSED 6" CURB
- PROPOSED 4"x12" CURB
- PROPOSED STOP BAR
- PROPOSED 5' SIDEWALKS (PROP BY OTHERS)

SIDEWALK NOTE: SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER PRIOR TO THE CITY ACCEPTANCE OF THE INFRASTRUCTURE

ELEVATION
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THE WOODLANDS, TX 77381 832-823-2200

STREET LIGHTS:

1. POLES MUST BE A MINIMUM OF 3FT OF BACK OF CURB.
2. IF THE ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS, A VARIANCE MUST BE RECEIVED FROM CITY COUNCIL.

TRAFFIC BUTTONS:

1. PLACE BLUE TRAFFIC BUTTONS 6" OFF THE CENTERLINE OF THE ROADWAY TOWARDS THE RELATED FLUSH VALVE.

STREET SIGN NOTES:

1. CONTRACTOR TO VERIFY ALL STREET SIGNS WITH THE RECORDED PLAT PRIOR TO ORDERING THE SIGNS.
2. ALL R-1 STOP SIGNS SHALL BE 30" X 30" DIAMOND GRADE SHEETING.
3. ALL STREET NAME SIGNS SHALL BE 9" BLADE.
4. CONTRACTOR TO COORDINATE STREET SIGN COLOR AND TEXT STYLE WITH THE ENGINEER PRIOR TO ORDERING STREET SIGNS.
5. ALL COMBINATION STREET AND REGULATORY SIGNS SHALL BE LOCATED AT CURB RETURNS UNLESS OTHERWISE NOTED.

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STATE OF TEXAS
GARRET J. DUHON
130733
LICENSED
PROFESSIONAL ENGINEER

05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

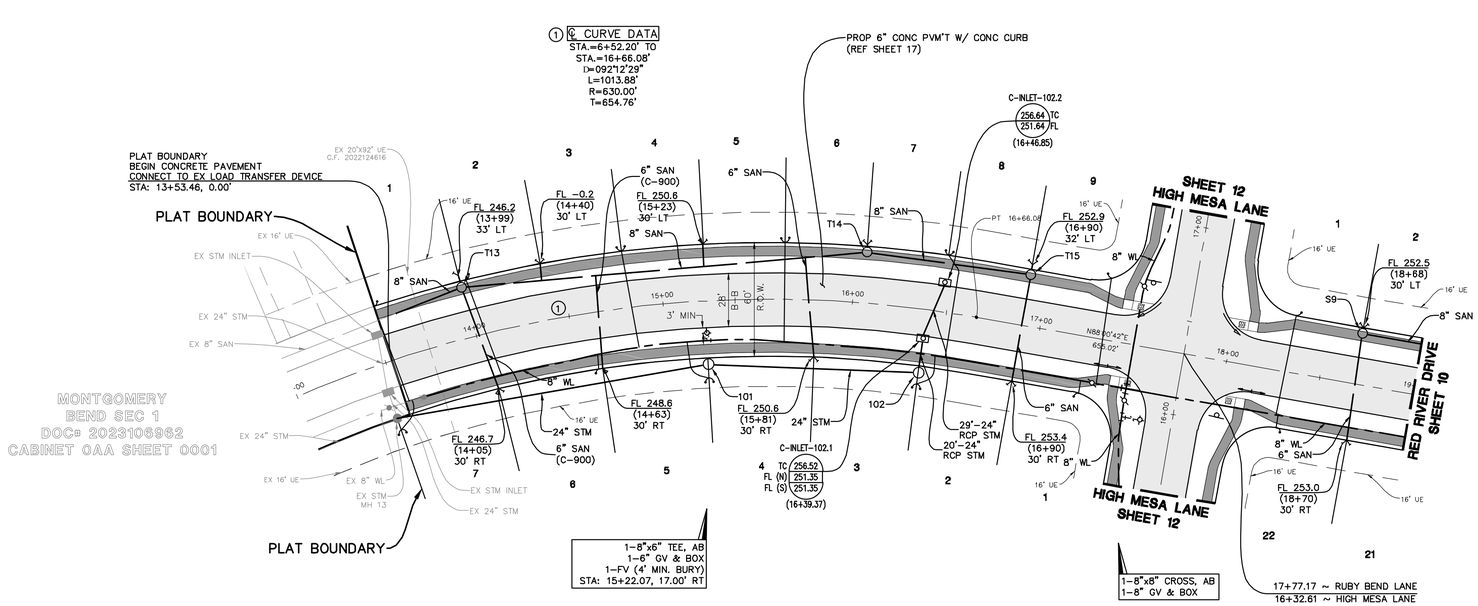
CITY OF MONTGOMERY CITY ENGINEER — DATE
SIGNATURE VALID FOR ONE (1) YEAR

TRAFFIC SIGNAGE & PAVEMENT MARKINGS LAYOUT

SHEET 8 OF 19

P:\610.126 mabry and faulkner tract\008 sec 4\dwg\plan set drawings\TRAFFIC SIGNAGE & PAVEMENT MARKINGS.dwg 5/3/2024 8:23 AM MOUEZADA

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.4 - PROJECT NO. 610.126.008.00



MONTGOMERY
BEND SEC 1
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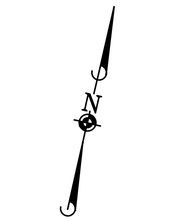
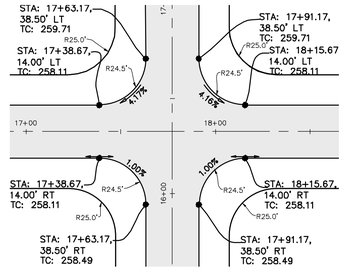
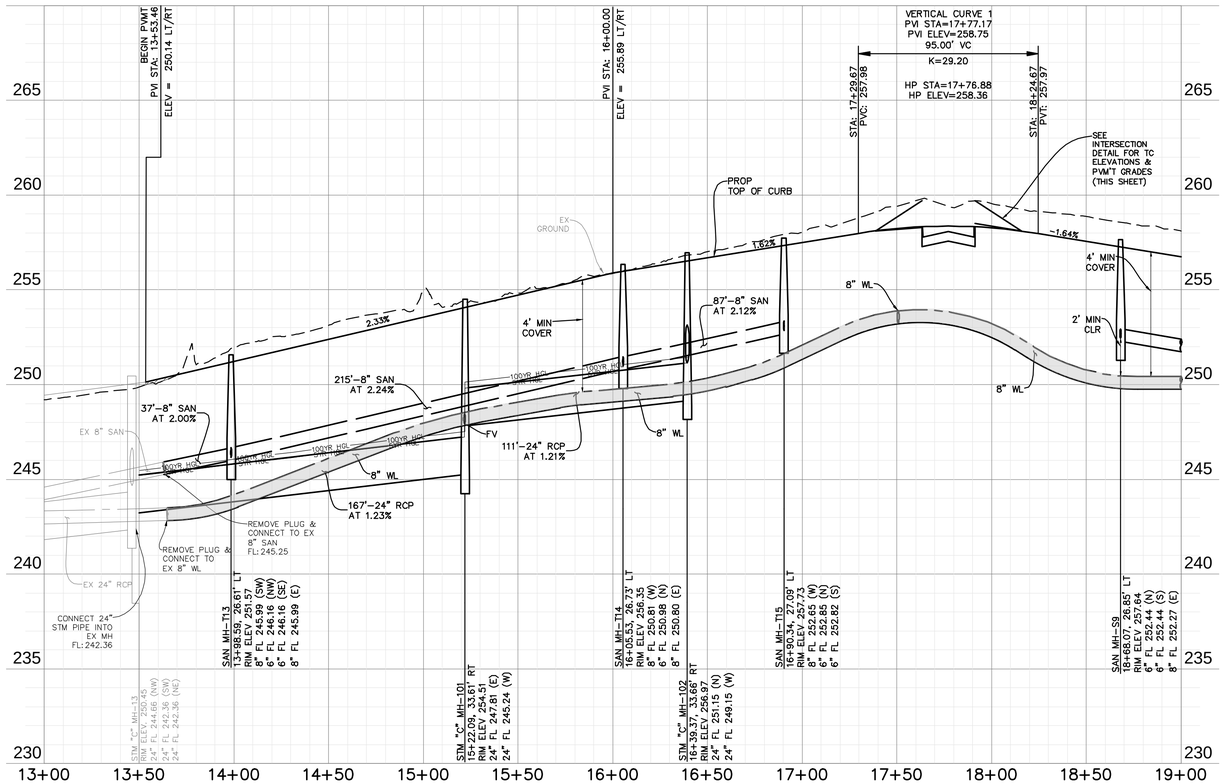




RED RIVER DRIVE &
HIGH MESA LANE
INTERSECTION DETAIL
SCALE: 1"=40'

RED RIVER DRIVE



RED RIVER DRIVE VERTICAL CURVE TABLE 1			
Station	Elevation	Grade Percent (%)	Location
17+26.88	257.56'		PCI
17+36.88	257.71'	1.46%	
17+46.88	257.82'	1.13%	
17+56.88	257.90'	0.80%	
17+66.88	257.95'	0.48%	
17+76.88	257.96'	0.15%	Crest
17+86.88	257.95'	-0.05%	
17+96.88	257.90'	-0.17%	
18+06.88	257.81'	-0.50%	
18+16.88	257.70'	-0.83%	
18+24.67	257.97'	-1.29%	PVT

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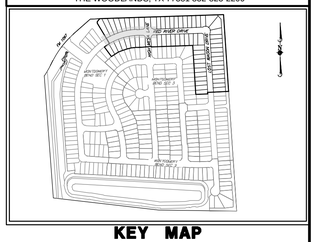
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200



KEY MAP

WATER LINE–SANITARY SEWER CROSSING NOTE:

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ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

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DATE	REVISION	APP.

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STATE OF TEXAS
GARRET J. DUHON
130733
LICENSED
PROFESSIONAL ENGINEER
05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

RED RIVER DRIVE
(STA 13+00 TO 19+00)

SHEET 9 OF 19

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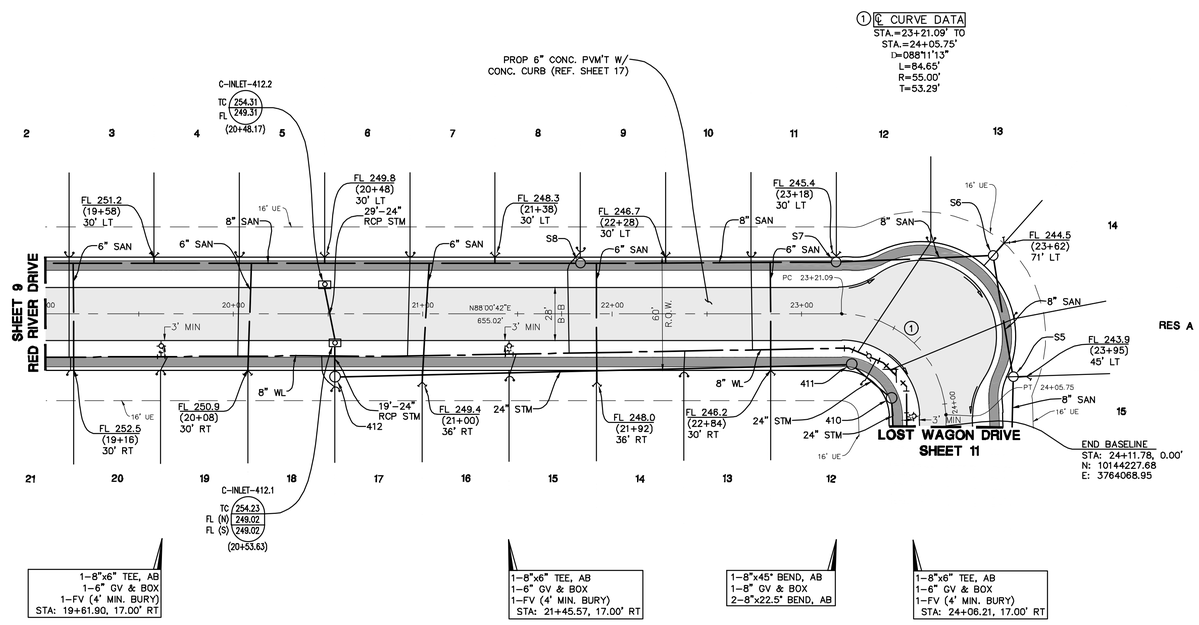
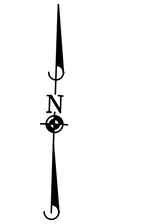
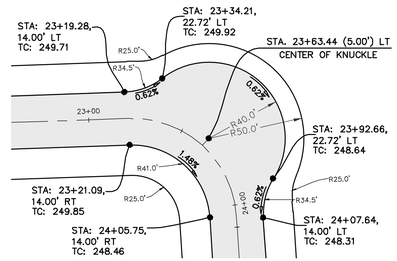
22x34

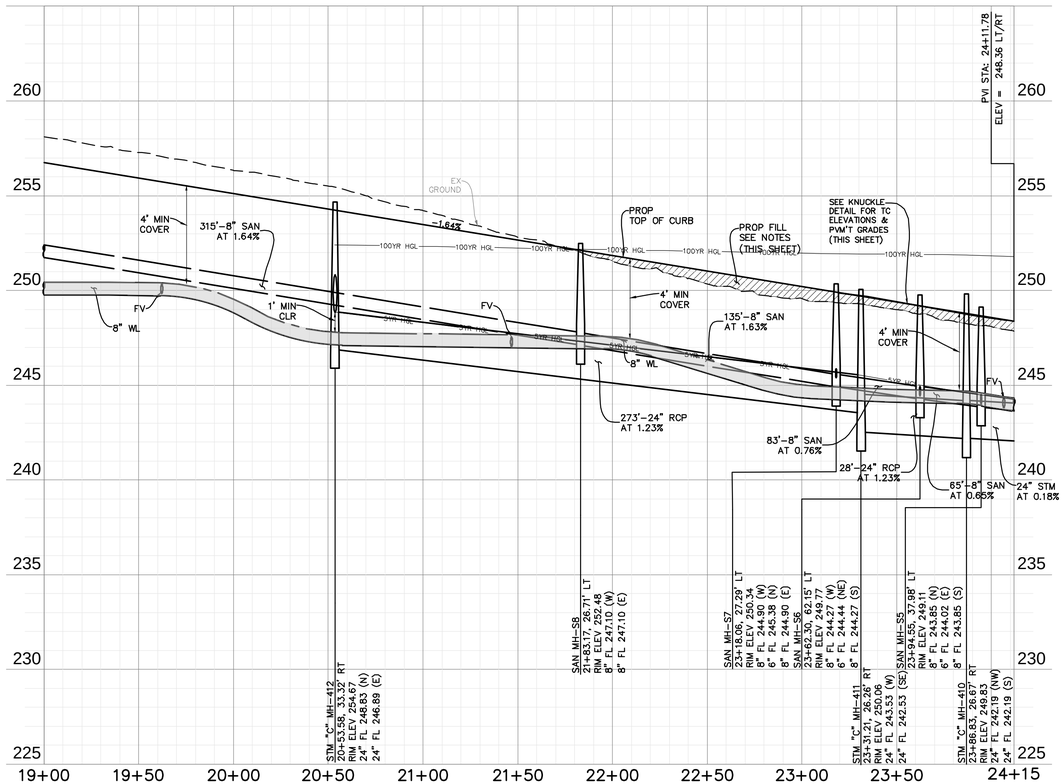






KNUCKLE DETAIL
SCALE: 1"=40'

RED RIVER DRIVE



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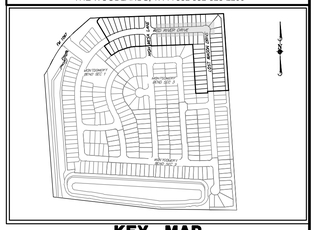

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RED RIVER DRIVE
(STA 19+00 TO 24+15)

SHEET 10 OF 19

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.4 - PROJECT NO. 610.126.008.00

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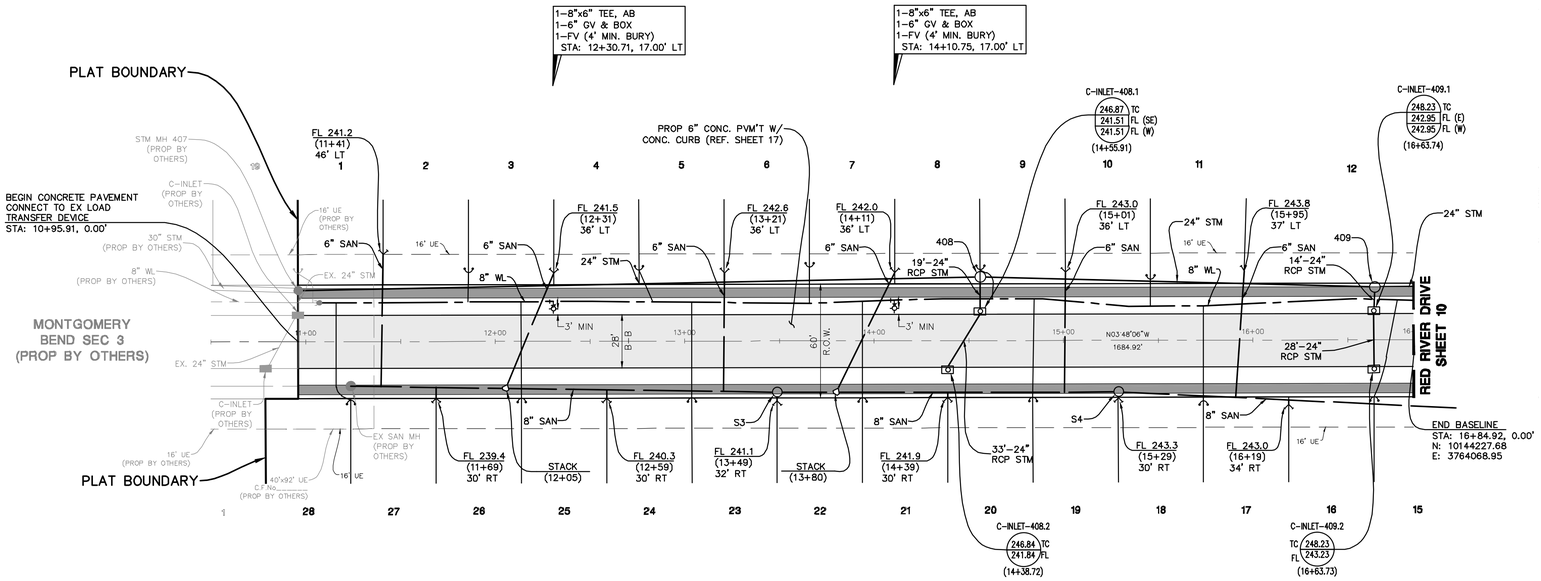

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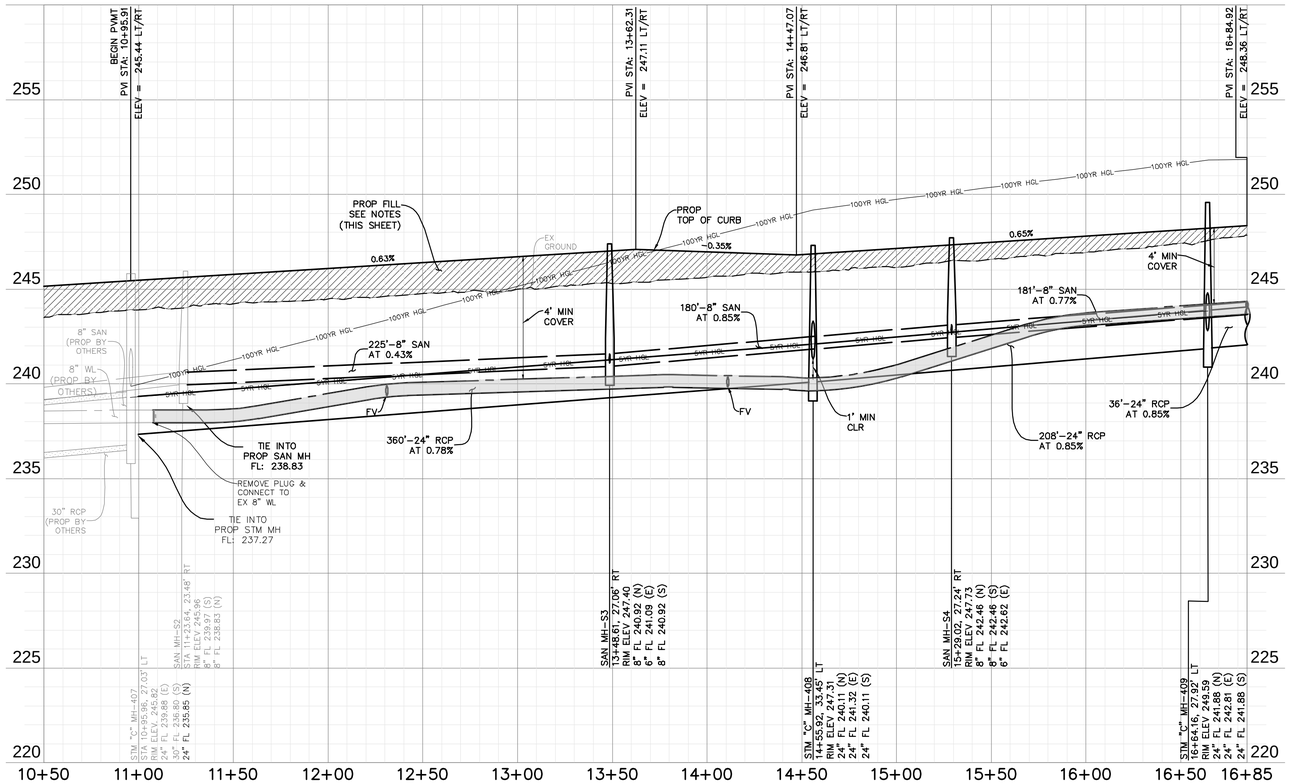
SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

LOST WAGON DRIVE



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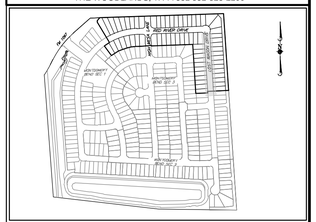

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LICENSED PROFESSIONAL ENGINEER

05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

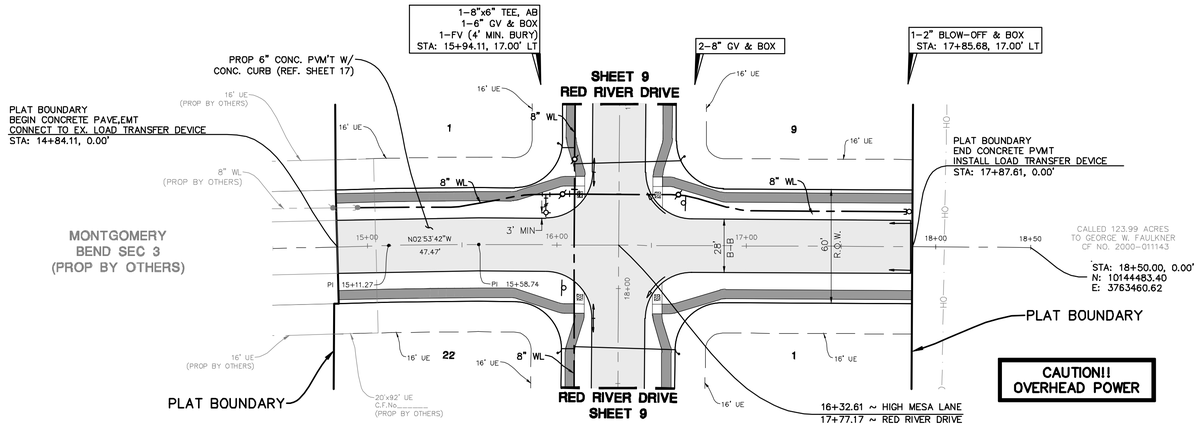
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR — DATE

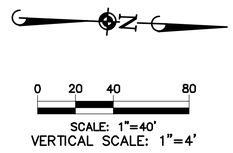
LOST WAGON DRIVE

SHEET 11 OF 19

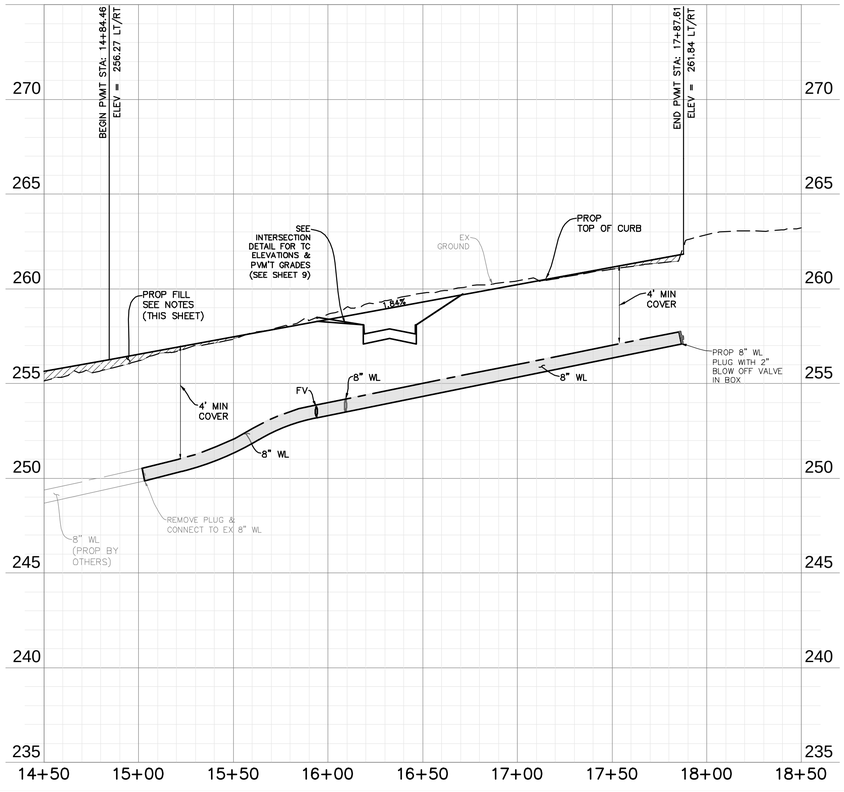
p:\610.126 mabry and faulkner tract\008 sec 4\dwg_plan set drawings\LOST WAGON LANE.dwg, 5/3/2024 8:46 AM, MOUEZADA

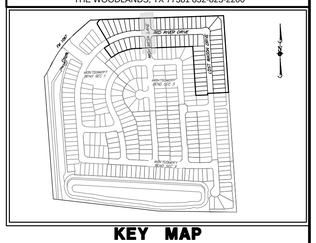
ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.4 - PROJECT NO. 610.126.008.00





HIGH MESA LANE





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HIGH MESA LANE

SHEET 12 OF 19

p:\610.126 mabry and faulkner tract\008 sec 4\dwg_plan set drawings\HIGH MESA LANE (STA 14+50 TO 18+50).dwg, 5/3/2024 8:53 AM, MQUEZADA

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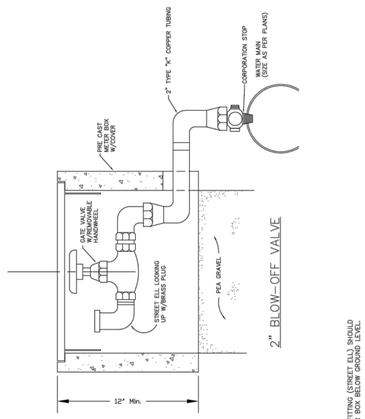
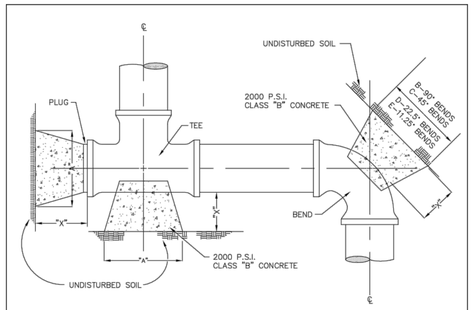


2" BLOW-OFF VALVE

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 CORPORATION STOP.
3. FOR 2" BLOW-OFF PROVIDE 2" X 90° BEND (LOOKING UP) AND FEMALE ADAPTER.

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



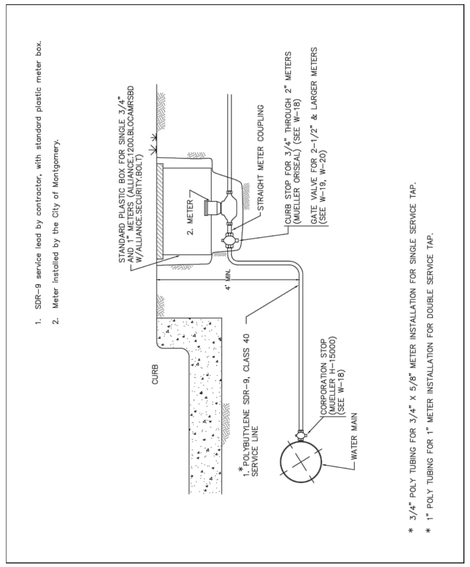
HORIZONTAL BLOCKING TABLE

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

PIPE SIZE	"X" DIM.	PLUGS & TEES		90° BENDS		45° BENDS		22.50° BENDS		11.25° BENDS	
		"X"	MIN. AREA / MIN. VOL.	"B"	MIN. AREA / MIN. VOL.	"C"	MIN. AREA / MIN. VOL.	"D"	MIN. AREA / MIN. VOL.	"C"	MIN. AREA / MIN. VOL.
4"	1'-0"	1'-0"	0.88 / 0.05	1'-0"	0.83 / 0.05	1'-0"	0.83 / 0.05	1'-0"	0.83 / 0.05	1'-0"	0.83 / 0.05
6"	1'-0"	1'-0"	1.06 / 0.06	1'-2"	1.50 / 0.09	1'-0"	0.83 / 0.05	1'-0"	0.83 / 0.05	1'-0"	0.83 / 0.05
8"	1'-0"	1'-3"	1.89 / 0.11	1'-6"	2.66 / 0.15	1'-3"	1.44 / 0.08	1'-0"	0.83 / 0.05	1'-0"	0.83 / 0.05
10"	1'-0"	1'-3"	2.95 / 0.17	2'-0"	4.17 / 0.24	1'-6"	2.26 / 0.13	1'-3"	1.15 / 0.07	1'-0"	0.83 / 0.05
12"	1'-0"	1'-6"	4.25 / 0.24	2'-3"	6.00 / 0.34	1'-9"	3.25 / 0.18	1'-3"	1.65 / 0.10	1'-0"	0.83 / 0.05
16"	2'-0"	2'-7"	7.34 / 0.56	3'-0"	10.65 / 0.79	2'-3"	5.76 / 0.43	1'-8"	2.94 / 0.22	1'-2"	1.48 / 0.11
18"	2'-0"	2'-11"	7.70 / 0.57	3'-5"	10.89 / 0.82	2'-6"	5.89 / 0.44	1'-10"	3.01 / 0.22	1'-5"	1.51 / 0.11
20"	2'-0"	3'-3"	7.86 / 0.59	3'-9"	11.12 / 0.84	2'-9"	6.01 / 0.45	2'-0"	3.07 / 0.23	1'-7"	1.54 / 0.12
24"	2'-6"	3'-8"	11.33 / 0.84	4'-3"	16.00 / 1.20	3'-2"	8.65 / 0.65	2'-6"	4.42 / 0.33	1'-10"	2.22 / 0.17

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

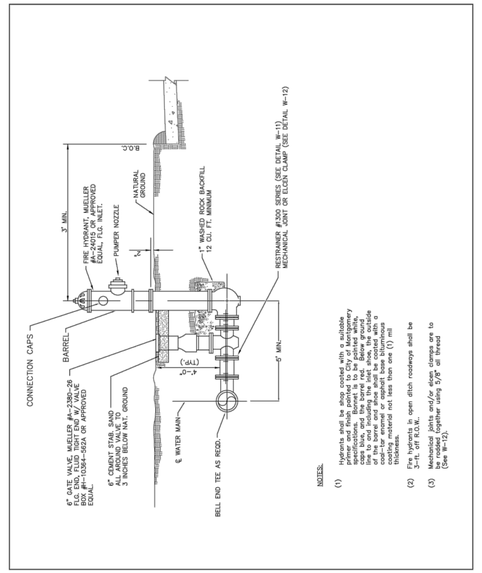
REVISIONS	CITY OF MONTGOMERY HORIZONTAL BLOCKING FOR WATERLINE	WATER W-2



1. SDR-9 service lead by contractor, with standard plastic meter box.
2. Meter installed by the City of Montgomery.

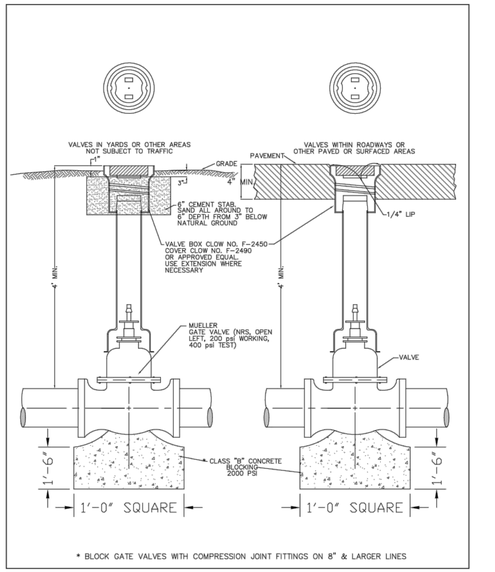
* 3/4" POLY TUBING FOR 3/4" X 5/8" METER INSTALLATION FOR SINGLE SERVICE TAP.
* 1" POLY TUBING FOR 1" METER INSTALLATION FOR DOUBLE SERVICE TAP.

REVISIONS	CITY OF MONTGOMERY WATER SERVICE CONNECTION	WATER W-8
10-2013 REVISED NOTES SERVICE SIZE		



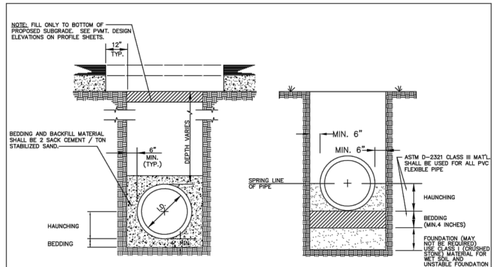
NOTES:
(1) Hydrants shall be shop coated with a suitable primer and finish painted to City of Montgomery standards. Hydrants shall be installed with the nozzle cap back, and the barrel red. Below ground connections shall be painted with a bituminous coating of the barrel and shoe and be coated with a bituminous coating or be encased in polyethylene coating material not less than one (1) mil thick.
(2) Fire hydrants in open ditch roadways shall be 3-ft. off R.O.W.
(3) Mechanical joints and/or style clamps are to be used where water mains 3-in thread (See W-12).

REVISIONS	CITY OF MONTGOMERY FIRE HYDRANT INSTALLATION	WATER W-15



* 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



TYPICAL ROADWAY TRENCH BEDDING

TYPICAL TRENCH BEDDING

ASTM D 2321

Description of embedment materials

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

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

Class III
Fine sand and clayey gravels including fine sands, 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.

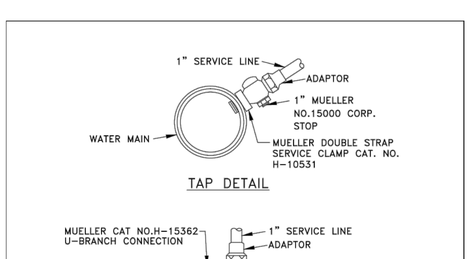
Foundation
A foundation is required when the trench bottom is unstable. Any foundation that will support a rigid pipe without causing loss of grade or flexural breaking will be more than adequate for PVC pipe.

Bedding
The bedding directly underneath the pipe is required only to bring the trench bottom up to grade. It should not be so thick or soft that the pipe will settle and lose grade. The purpose of the bedding is to provide a firm, stable and uniform support of the pipe. A layer of material sufficient to establish line, grade, and support should be placed. Bell holes should be excavated to insure uniform bearing.

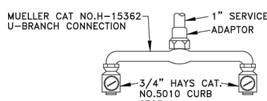
Haunching
The haunching area is the most important in terms of limiting the deflection of a flexible pipe. This is the area that should be compacted to the required or specific density.

NOTE: BACKFILL ABOVE THE BEDDING SHALL CONFORM TO "TYPICAL WATERLINE BACKFILL AND TRENCH REPAIR" STANDARD DRAWING W-5.

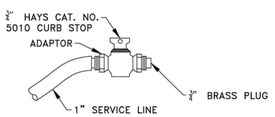
REVISIONS	CITY OF MONTGOMERY TYPICAL WATERLINE BEDDING AND TRENCH DETAIL	WATER W-1



TAP DETAIL

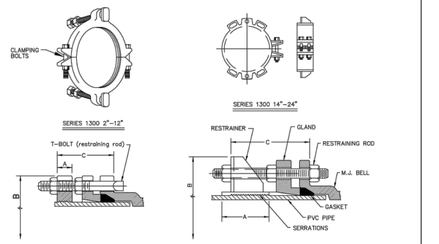


DOUBLE SERVICE LINE CURB STOP DETAIL



SINGLE SERVICE LINE CURB STOP DETAIL

REVISIONS	CITY OF MONTGOMERY CURB STOP & TAP FOR WATERLINE	WATER W-10
10-2013 REVISED SERVICE LINE SIZE		



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	1-1/8	6-1/4	4.0	2	5/8 x5	2	5/8 x4	4
3	3.500	N/A	1-1/8	7-11/16	4.0	2	5/8 x5	2	5/8 x4	5
4	4.500	4.80	1-1/8	9-1/8	6.0	2	3/4 x7	2	5/8 x4	6.5
6	6.625	6.90	1-1/8	11-1/8	6.0	2	3/4 x7	2	5/8 x4	8.5
8	8.625	8.05	1-1/4	13-7/8	6.0	2	3/4 x7	2	3/4 x5	13
10	10.750	11.10	1-3/8	16-5/8	6.0	4	3/4 x7	2	7/8 x6	23
12	12.750	13.20	1-3/8	19-1/4	6.0	4	3/4 x7	2	7/8 x6	25
14	N/A	15.30	4.0	22.0	15.0	6	3/4 x17	2	7/8 x7	50
16	N/A	17.40	4.0	24.2	15.0	6	3/4 x17	2	7/8 x7	65
18	N/A	19.50	5.0	26.5	15.0	8	3/4 x17	2	1 x 7	65
20	N/A	21.60	7.0	28.6	22.0	8	3/4 x24	3	1 1/8 x9	125
24	N/A	25.80	7.0	32.8	22.0	12	3/4 x24	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

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

DATE	REVISION	APP.

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

STATE OF TEXAS · GARRET J. DUHON · 130733 · LICENSED PROFESSIONAL ENGINEER

TBPE NO. F-22671 05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

WATER DETAILS

SHEET 13 OF 19

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.4 - PROJECT NO. 610.126.008.00

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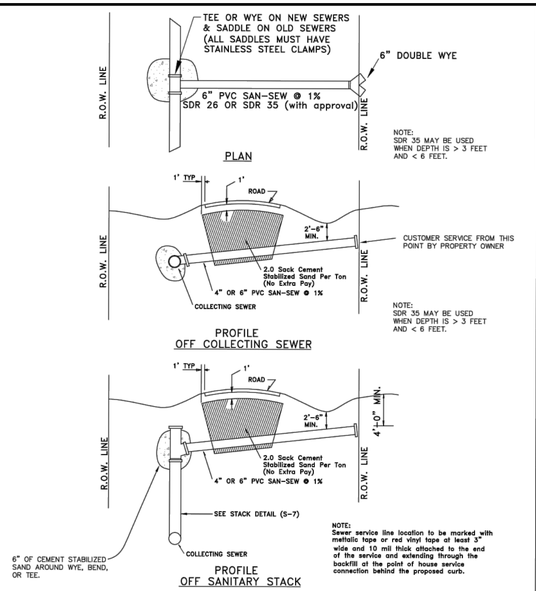
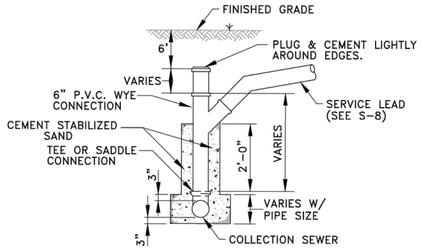
22x34



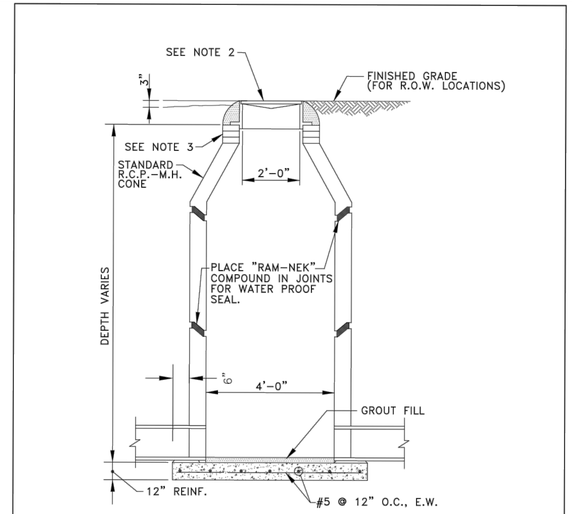
SANITARY SEWER SERVICE CONNECTION

4" FOR SINGLE SERVICE
6" FOR DOUBLE SERVICE

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



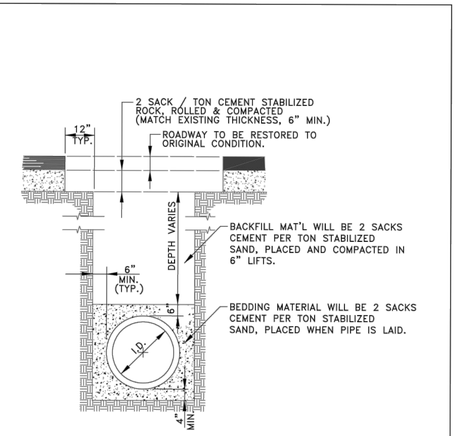
REVISIONS		
10-2013 – REVISED NOTES	CITY OF MONTGOMERY SANITARY SEWER STACK DETAIL	SEWER S-7



NOTE:
1.All R.C.P. Manholes shall be in accordance A.S.T.M. C-478.
2.Vulcan Foundry V-1418-2 Frame and Cover (or equal) with the City of Montgomery logo embedded in lid.
3.For adjustment of Manhole Lid use standard concrete rings. No brick adjustment allowed.
4.Precast bottom section of manhole to be securely attached to reinforced concrete slab with waterproof sealer.

REVISIONS		
	CITY OF MONTGOMERY STANDARD PRECAST MANHOLE	SEWER S-4

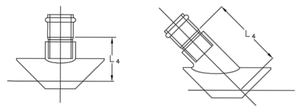
ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200



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

SADDLES FOR FIELD CUT-IN CONNECTIONS



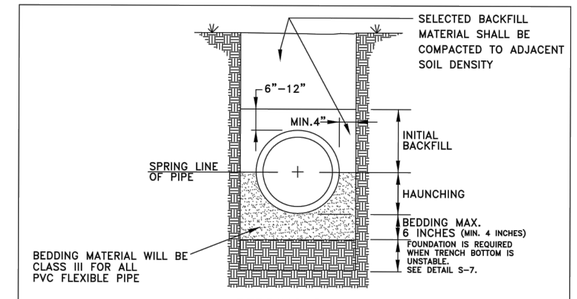
TEE SADDLE			WYE SADDLE		
D	L_4	Wt. lbs.	D	L_4	Wt. lbs.
6 x 4	6.0	2.3	6 x 4	7.1	5.9
8 x 4	7.0	2.3	8 x 4	7.9	5.9
8 x 6	7.8	4.5	8 x 6	9.7	5.4
10 x 4	9.0	2.3	10 x 4	9.3	5.9
10 x 6	9.8	4.5	10 x 6	11.1	5.4
12 x 4	10.0	2.3	12 x 4	10.8	5.9
12 x 6	10.8	4.5	12 x 6	12.5	5.4

The base of the saddle is curved to fit the size for which it was made.

PROCEDURE FOR PLACING SADDLE CONNECTION

1. Place saddle in position on pipe. Mark hole guide for cut in pipe using saddle as a template. Remove saddle from pipe.
2. Auger a hole into pipe wall on hole guide mark.
3. The hole should be 1/2" outside the hole guide mark.
4. Wipe clean and dry both the underside of the saddle and the mating surface of the pipe.
5. Apply primer to both mating surfaces. Check the PVC surfaces while still wet with primer to see that the surfaces have been etched.
6. While the surfaces are still wet with primer, liberally brush cement base on mating surface of saddle and pipe.
7. Immediately position the saddle over the hole in the pipe and draw down with stainless steel straps. The saddle must not be moved once it makes contact with the pipe.

REVISIONS		
	CITY OF MONTGOMERY TEE & WYE SADDLES FOR PVC PIPE	SEWER S-11



BEDDING DETAIL

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

Foundation
A foundation is required when the trench bottom is unstable. Any foundation that will support a rigid pipe without causing loss of grade or flexural breaking will be more than adequate for PVC pipes.

Bedding
The bedding directly underneath the pipe is required only to bring the trench bottom up to grade. It should not be so thick or soft that the pipe will settle and lose grade. The purpose of the bedding is to provide a firm, stable and uniform support of the pipe. A layer of material sufficient to establish line, grade, and support should be placed. Bell holes should be excavated to insure uniform bearing.

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

ASTM D-2321
DESCRIPTION OF EMBEDMENT MATERIALS

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

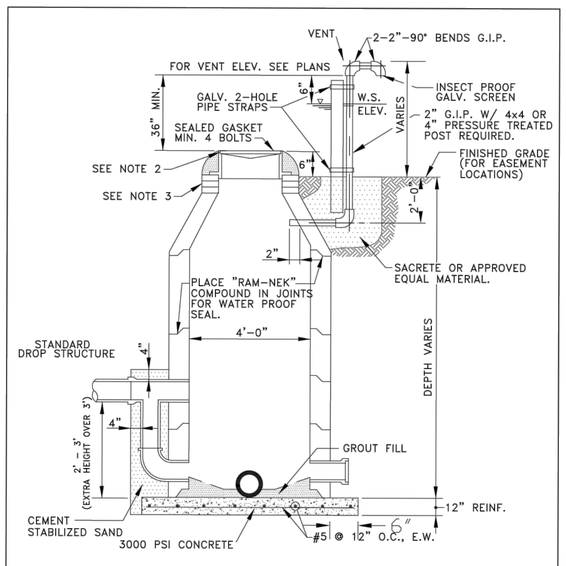
Class II
Coarse sands and gravels with maximum particle size of 1-1/2", including variously graded sands, and gravels containing small percentages of fines, generally granular and noncohesive, either wet or dry. Soil types GW, GP, SW, and SP are included in this class.

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

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

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

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



NOTE:
1.All R.C.P. Manholes shall be in accordance with A.S.T.M. C-478.
2.Vulcan Foundry V-2418-2 watertight manhole ring & cover (or equal) with the City of Montgomery logo embedded in lid.
3.For adjustment of Manhole Lid use standard concrete rings. No brick adjustment allowed.
4.Precast bottom section of manhole to be securely attached to reinforced concrete slab with waterproof sealer.

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

DATE	REVISION	APP.

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

STATE OF TEXAS
GARRET J. DUHON
130733
LICENSED PROFESSIONAL ENGINEER

TBPE NO. F-22671

05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

DATE

SANITARY SEWER DETAILS

SHEET 14 OF 19

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ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.4 - PROJECT NO. 610.126.008.00

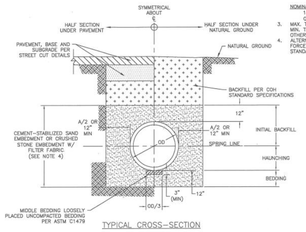
ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200

02317-03

NOTES:
1. THIS DETAIL MAY BE USED ONLY FOR DRY STABLE TRENCH CONDITIONS PER COH STANDARD. SEE COH STANDARD SPECIFICATION FOR REQUIREMENTS IN OTHER CONDITIONS.
2. MIN. TRENCH WIDTH SHALL BE PIPE OD PLUS AN ALLOWANCE "X" FOR THE NOMINAL PIPE SIZE:

NOMINAL PIPE SIZE	"X"
18" TO 30"	24"
OVER 30"	36"

3. MAX. TRENCH WIDTH SHALL BE NOT GREATER THAN MIN. TRENCH WIDTH PLUS 24 INCHES, UNLESS OTHERWISE APPROVED.
4. ALTERNATIVE EMBEDMENT BACKFILL MATERIALS FOR FORCE MAINS MAY BE ALLOWED. SEE COH STANDARD SPECIFICATIONS.

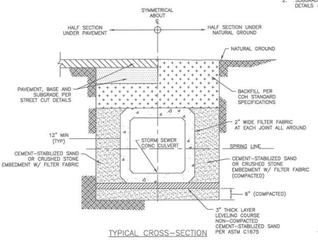


TYPICAL CROSS-SECTION

SANITARY OR STORM SEWER BEDDING AND BACKFILL FOR DRY STABLE TRENCH
NTS

02317-05

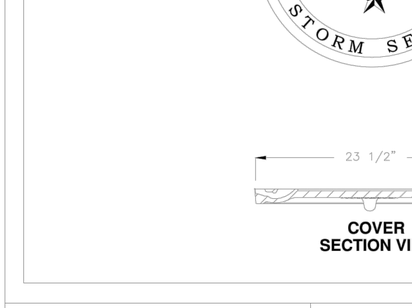
NOTES:
1. WHERE MULTIPLE BOX SEWER ARE USED IN THE SAME TRENCH, MIN. OUTSIDE TO OUTSIDE BOX SEWER SEPERATION SHALL BE 6'.
2. SUBGRADE AND PAVEMENT FOR STREET CUT DETAILS – 02951.



TYPICAL CROSS-SECTION

PRECAST CONCRETE BOX STORM SEWER BEDDING AND BACKFILL FOR DRY STABLE TRENCH
NTS

02317-06



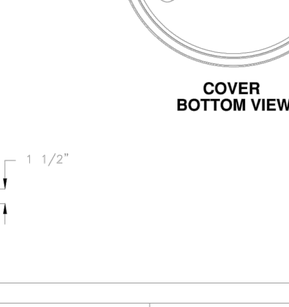
NOTES:
1. WHERE MULTIPLE BOX SEWER ARE USED IN THE SAME TRENCH, MIN. OUTSIDE TO OUTSIDE BOX SEWER SEPERATION SHALL BE 6".
2. ALTERNATIVE TRENCH BOTTOM TREATMENT MAY BE USED AS APPROVED BY THE CITY ENGINEERS AND AS PAID FOR IN THE PROPOSAL.

TABLE

CULVERT SIZE (FT)	FOUNDATION DEPTH(INCHES)
3' X 2' TO 8' X 8'	12
9' X 9' AND LARGER	18

PRECAST CONCRETE BOX STORM SEWER BEDDING AND BACKFILL FOR WET STABLE TRENCH
NTS

02317-07



NOTES:
1. WHERE MULTIPLE BOX SEWER ARE USED IN THE SAME TRENCH, MIN OUTSIDE TO OUTSIDE BOX SEWER SEPERATION SHALL BE 6".
2. REINFORCED CONCRETE BOX SEWER BEDDING TO BE PLACED OVER TRENCH ENDS.
3. CONCRETE IN SLAB TO REACH MIN COMPRESSIVE STRENGTH OF 1000 PSI BASED ON MIX DESIGN BEFORE PIPE IS LAID.
4. PRECAST SEAL SLAB MAYBE USED AS APPROVED BY CITY ENGINEER.

PRECAST CONCRETE BOX STORM SEWER BEDDING AND BACKFILL WITH SEAL SLAB
NTS

FIRM INFORMATION	ENGINEER'S SEAL

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

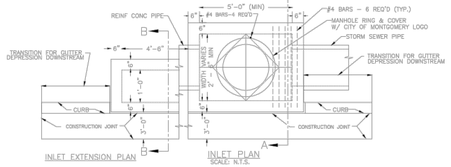
STORM SEWER
02317-03 THROUGH 07

APPROVED BY: CITY ENGINEER	APPROVED BY: DEPUTY DIRECTOR
APPROVED BY: DIRECTOR	
EFFECTIVE DATE: JUL-01-2019	

FOR CITY OF HOUSTON USE ONLY

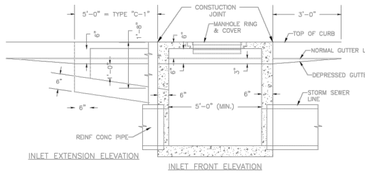
SHEET NO.

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



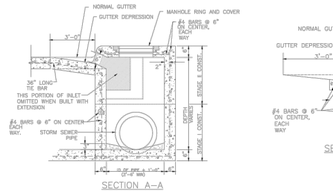
INLET EXTENSION PLAN

INLET PLAN
SCALE: N.T.S.

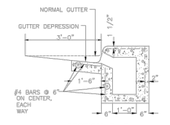


INLET EXTENSION ELEVATION

INLET FRONT ELEVATION



SECTION A-A

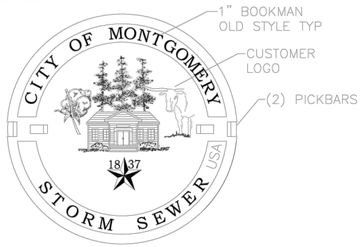


SECTION B-B

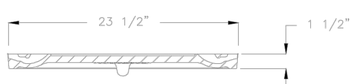
CITY OF MONTGOMERY
TYPE – C-1
STORM SEWER INLET

DRAINAGE
D-1

NOTES:
1. APPROXIMATE WEIGHT
   FRAME - 170LB
   COVER - 270LB
2. MATERIAL TO BE GRAY CAST IRON (ASTM A48 CL35B).
3. CASTING TO MEET M306 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. COVER TO BE INSTALLED WITH SNAITARY SEWER FRAME OF CORRESPONDING SIZE.



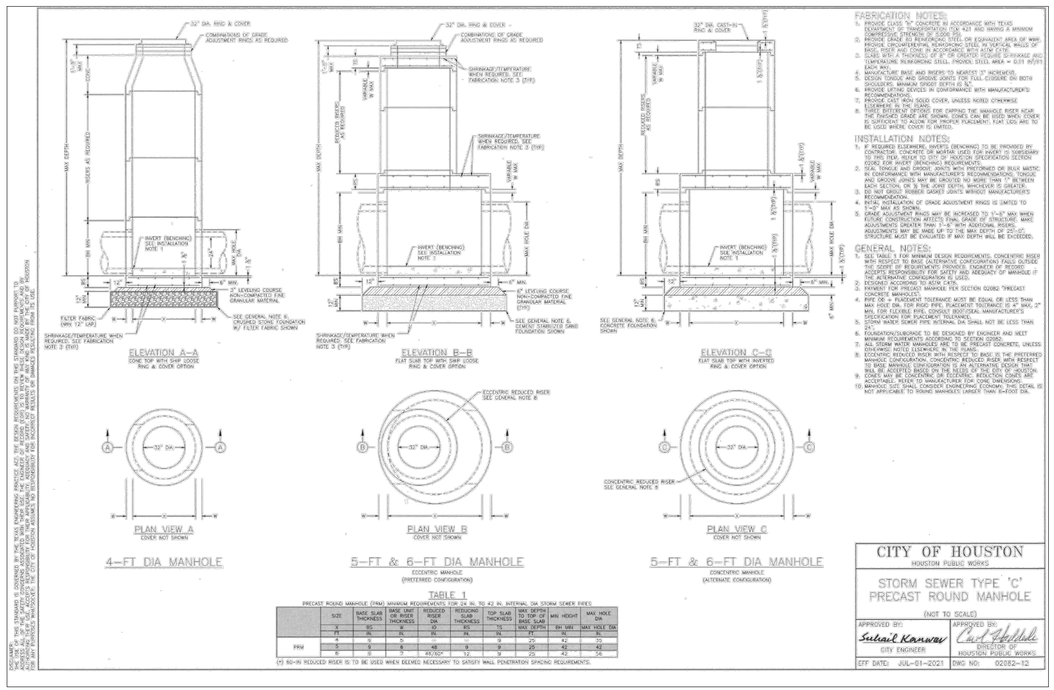
COVER
BOTTOM VIEW



COVER
SECTION VIEW

CITY OF MONTGOMERY
STORM SEWER
MANHOLE COVER

DRAINAGE
D-5



DATE	REVISION	APP.

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

STATE OF TEXAS
GARRET J. DUHON
130733
LICENSED
PROFESSIONAL ENGINEER
05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

DATE

STORM SEWER DETAILS

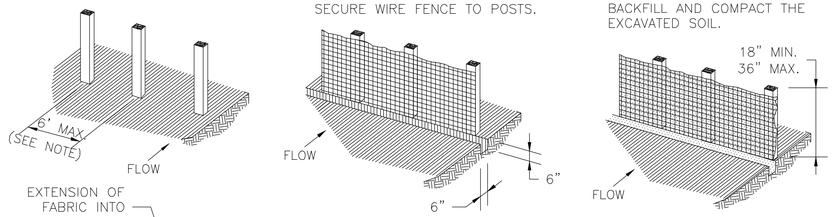
SHEET 15 OF 19

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.4 - PROJECT NO. 610.126.008.00

p:\610.126 mabry and faulkner tract\008 sec 4\dwg_plan set drawings\DETAILS.dwg, 5/3/2024 8:54 AM, COUHON

22x34

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

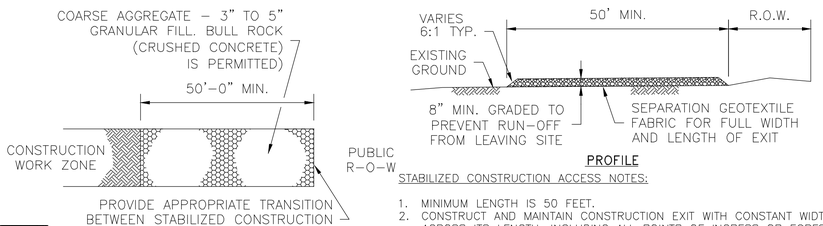


REINFORCED FILTER FABRIC BARRIER

SYMBOL

GENERAL NOTES:

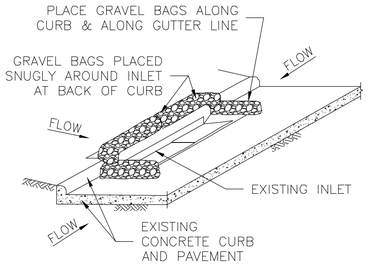
1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE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



STABILIZED CONSTRUCTION ACCESS

STABILIZED CONSTRUCTION ACCESS NOTES:

1. MINIMUM LENGTH IS 50 FEET.
2. CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS.
3. UNLESS SHOWN OTHERWISE, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
4. WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR LENGTHEN STABILIZED AREA TO OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING
5. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' FOR TWO-WAY.



INLET PROTECTION BARRIERS FOR STAGE II INLETS

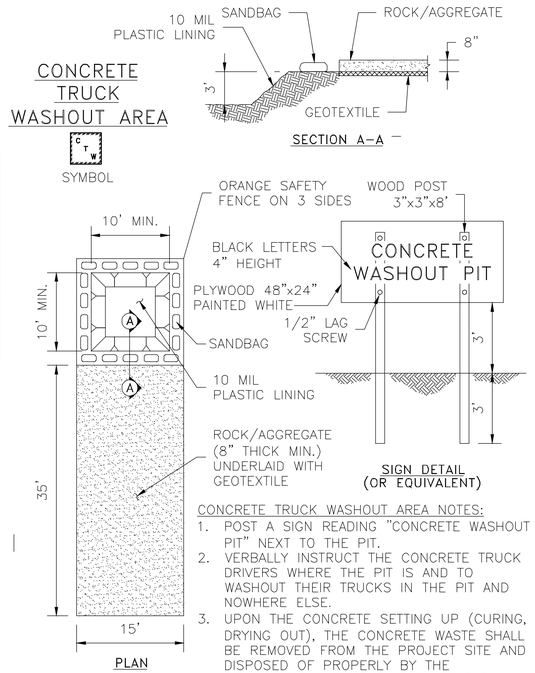
IPB-II SYMBOL

GENERAL NOTES:

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

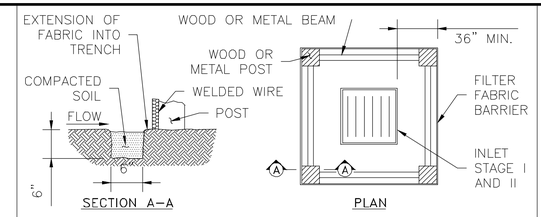
CONCRETE TRUCK WASHOUT AREA

CTW SYMBOL

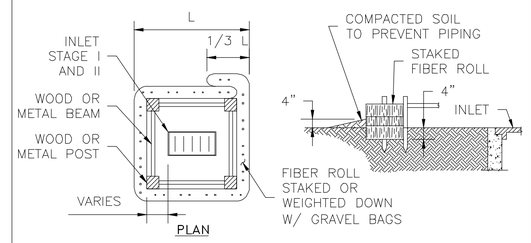


CONCRETE TRUCK WASHOUT AREA NOTES:

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



INLET PROTECTION BARRIER WITH REINFORCED FILTER FABRIC



INLET PROTECTION BARRIER WITH FILTER ROLLS

GENERAL NOTES:

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

INLET PROTECTION BARRIERS FOR STAGE I INLETS

SYMBOL

GENERAL NOTES:

1. MINIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE.
2. CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS.
3. UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
4. WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR LENGTHEN STABILIZED AREA TO

   OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING

5. PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL

6. PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN

7. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20'

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

DATE	REVISION	APP.

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

STATE OF TEXAS · GARRET J. DUHON · 130733 · LICENSED PROFESSIONAL ENGINEER

05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

DATE

STORM WATER POLLUTION PREVENTION PLAN DETAILS

SHEET 16 OF 19

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ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.4 - PROJECT NO. 610.126.008.00

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
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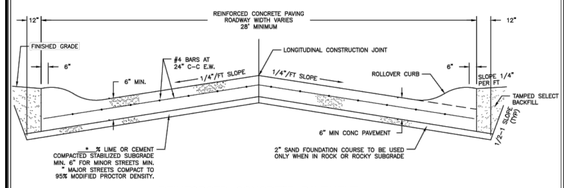
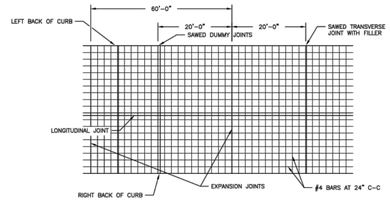


REINFORCED CONCRETE PAVEMENT
(N.T.S.)

*MUST BE FILLED OUT BASED ON A GEOTECHNICAL REPORT SUBMITTED WITH THE PLANS FOR APPROVAL. THE GEOTECHNICAL REPORT SHALL INDICATE THE PERCENTAGE OF LIME OR CEMENT REQUIRD EVERY 200 FEET AT THE SUBGRADE DEPTH.



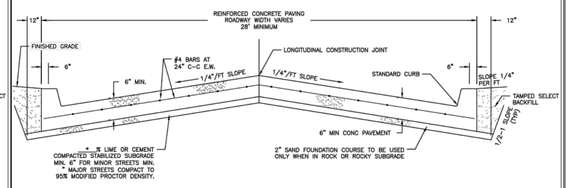
NOTE:

FOR PLASTICITY > 20 – USE LIME STAB.
FOR PLASTICITY < 10 – USE CEM. STAB.
FOR SILTY CLAYS – USE LIME – FLY ASH

FOR P.I. BETWEEN 10 AND 20, THE LAB CERTIFICATION IS REQUIRED IF NO STABILIZATION IS USED.

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

REVISIONS		
10-2013 REVISED NOTES	CITY OF MONTGOMERY TYPICAL RESIDENTIAL CONCRETE PAVING WITH ROLLOVER CURB	PAVING P-2



REINFORCED CONCRETE PAVEMENT
(N.T.S.)

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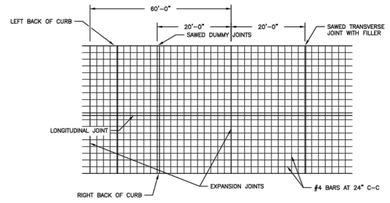


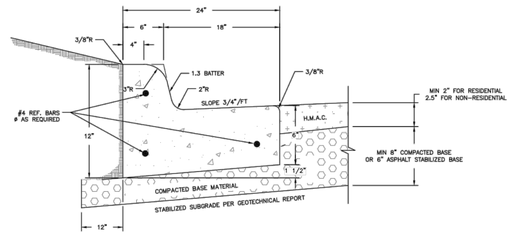
NOTE:

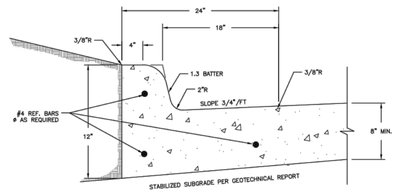
FOR PLASTICITY > 20 – USE LIME STAB.
FOR PLASTICITY < 10 – USE CEM. STAB.
FOR SILTY CLAYS – USE LIME – FLY ASH

FOR P.I. BETWEEN 10 AND 20, THE LAB CERTIFICATION IS REQUIRED IF NO STABILIZATION IS USED.

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

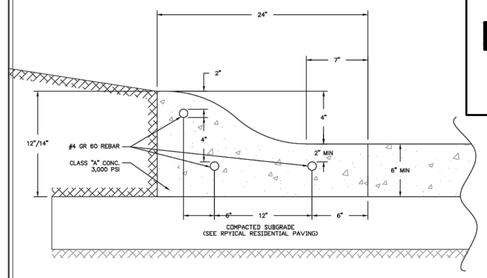
REVISIONS		
10-2013 REVISED NOTES	CITY OF MONTGOMERY TYPICAL NON-RESIDENTIAL CONCRETE PAVING WITH STANDARD CURB	PAVING P-3





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

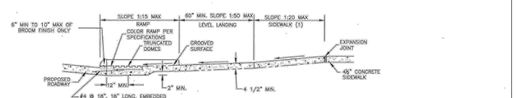
REVISIONS		
10-2013 REVISED NOTES	CITY OF MONTGOMERY STANDARD CURB & GUTTER	PAVING P-4



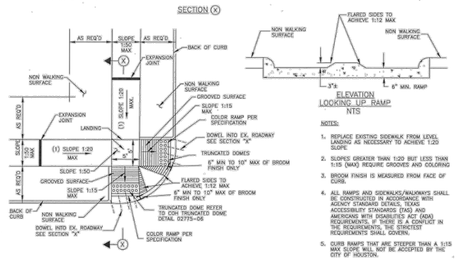
NOTES:
1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE INSPECTOR, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 7 DAYS.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI). CURB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

REVISIONS		
10-2013 REVISED NOTES	CITY OF MONTGOMERY ROLLOVER CURB & GUTTER	PAVING P-5

02775-02



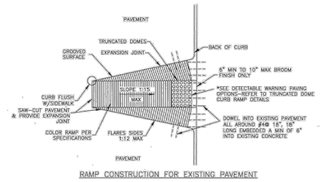
SECTION ⓧ



STREETS WITH NON- WALKING SURFACE BEHIND CURB
NTS

ELEVATION
LOCKING LIP RAMP
NTS

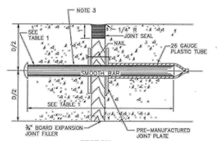
NOTES:
1. REPLACE EXISTING SIDEWALK FROM LEVEL LANDING AS NECESSARY TO ACHIEVE 1:20 SLOPE.
2. SLOPES GREATER THAN 1:20 BUT LESS THAN 1:15 (MAX) REQUIRE GROOVES AND COLORING
3. BROOM FINISH IS MEASURED FROM FACE OF CURB.
4. ALL RAMPS AND SIDEWALKS/WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AGENCY STANDARD DETAILS, TEXAS ACCESSIBILITY STANDARDS (TAS) AND ADHERING WITH DISABILITIES ACT (ADA) STANDARDS. WHERE THERE IS A CONFLICT IN THE REQUIREMENTS, THE STRICTEST REQUIREMENTS SHALL GOVERN.
5. CURB RAMPS THAT ARE STEEPER THAN A 1:15 MAX SLOPE WILL NOT BE ACCEPTED BY THE CITY OF HOUSTON.



RAMP CONSTRUCTION FOR EXISTING PAVEMENT

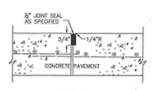
WHEEL CHAIR RAMP DETAILS
NTS

02752-01



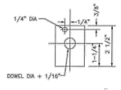
SECTION
DOWEL TYPE EXPANSION JOINT
N.T.S.

SECTION
DEFORMED METAL STRIP
N.T.S.



SECTION
CONSTRUCTION JOINT SEAL
N.T.S.

PLAN – JOINT PLATE



ELEVATION – JOINT PLATE
N.T.S.

NOTES:
1. STEEL TO MEET ASTM STANDARD SPECIFICATIONS FOR CONCRETE REINFORCING BARS. UNITS TO BE SPACED ON 12" CENTERS.
2. EXPANSION JOINT TO BE PLACED AT THE END OF EACH CURB RADIUS.
3. CENTER DOWEL HORIZONTALLY ON JOINT.
4. CENTER DOWEL VERTICALLY IN CONCRETE BASE. EXTEND THICKENED CONCRETE AS NEEDED TO MAINTAIN 3" MIN COVER.
5. CITY OF HOUSTON APPROVED PRODUCTS MAY BE USED AS JOINT PLATE ALTERNATIVE.

TABLE 1

PAVEMENT THICKNESS (IN)	DOWEL SIZES AND SPACINGS		
	DIAMETER (IN)	LENGTH (IN)	SPACING (IN)
6	3/4	18	12
7	1	18	12
8	1	18	12
9	1 1/4	18	12
10	1 1/4	18	12
11	1 1/4	18	12
12	1 1/4	18	12

PAVEMENT EXPANSION AND CONSTRUCTION JOINT DETAILS
NTS

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

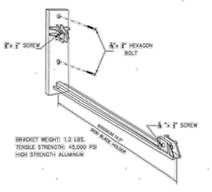
STREET PAVING AND SIDEWALK
02751-01 THROUGH 02752-01

APPROVED BY: CITY ENGINEER
APPROVED BY: DEPUTY DIRECTOR
APPROVED BY: DIRECTOR OF HOUSTON PUBLIC WORKS
EFFECTIVE DATE: JUL-01-2020
FOR CITY OF HOUSTON USE ONLY

SHEET NO.

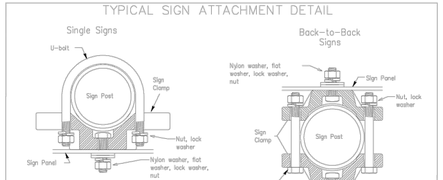
NOTES:
1. THIS DETAIL WILL APPLY TO ALL PROPOSED STREET SIGNS.
2. ALL STOP SIGNS TO BE SIZED AND PLACED AS SHOWN ON PLANS.
3. STREET SIGN NAMES TO BE INSTALLED AT INTERSECTION OF ALL STREETS.
4. STREET SIGN BRACKET TO BE 14.5" LONG MINIMUM.
5. SIGN BLADE HEIGHT TO BE 9" WITH 6" CAPITAL LETTERS AND 5" 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

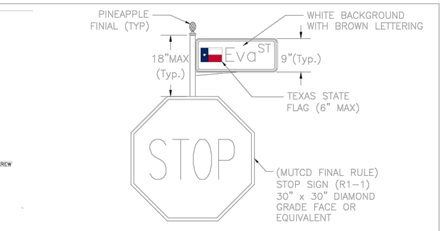


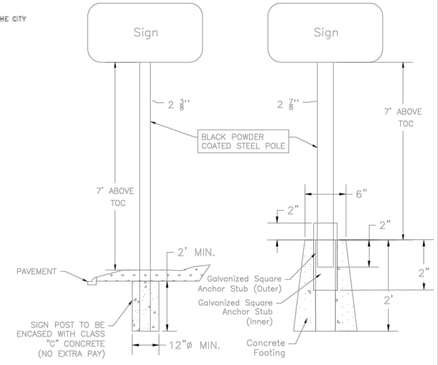
Bolts used to mount sign panels to the clamp are 5/16-18 UNC galvanized square head with nut, nylon washer, flat washer and lock washer. The bolt length is 1 inch for aluminum.

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 3/8" O.D.	3" or 3 1/2"	3 1/2" or 4"
2 7/8" O.D.	3 1/2" or 4"	4 1/2"





REVISIONS		
10-2013 REVISED NOTES	CITY OF MONTGOMERY STANDARD STREET SIGN	PAVING P-6

DATE	REVISION	APP.

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

STATE OF TEXAS
GARRET J. DUHON
130733
LICENSED
PROFESSIONAL ENGINEER
05/03/2024

TBPE NO. F-22671

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

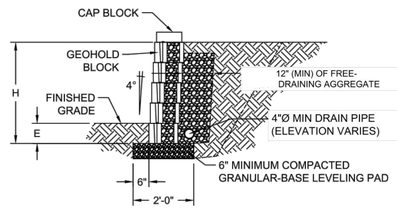
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

DATE

PAVING DETAILS

SHEET 17 OF 19

22x34



ANCHOR DIAMOND

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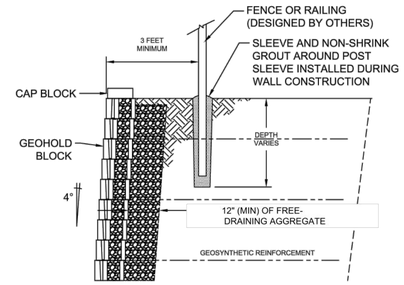
GeoHold® Retaining Wall System

TYPICAL GRAVITY CROSS SECTION

Scale:	Drawn by:
3/8" = 1'-0"	EL
Date:	Drawing number:
3/15/2023	GH05



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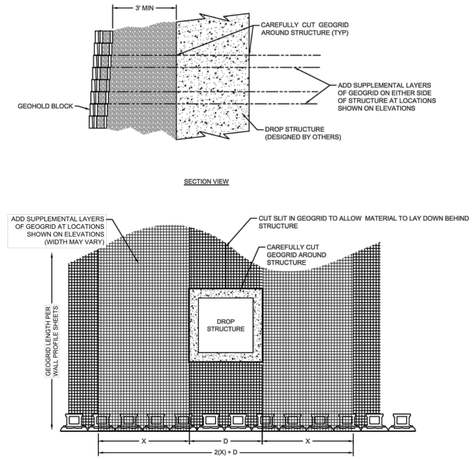
GeoHold® Retaining Wall System

TYPICAL FENCE CROSS SECTION

Scale:	Drawn by:
3/8" = 1'-0"	EL
Date:	Drawing number:
3/15/2023	GH07



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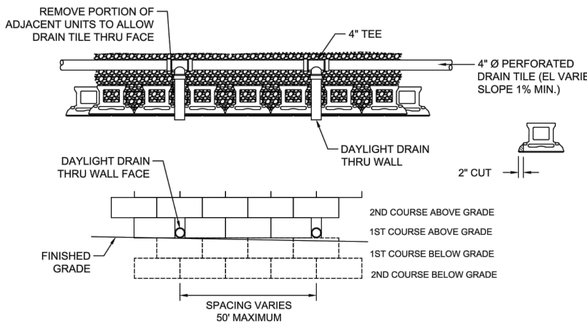
GeoHold® Retaining Wall System

TYPICAL DETAILS DROP STRUCTURE BEHIND WALL

Scale:	Drawn by:
15/64" = 1'-0"	EL
Date:	Drawing number:
3/15/2023	GH23



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GeoHold® Retaining Wall System

TYPICAL DRAIN PIPE THROUGH WALL FACE

Scale:	Drawn by:
3/8" = 1'-0"	EL
Date:	Drawing number:
3/15/2023	GH17

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

Montgomery Bend
Section 3 Retaining Wall Design

Project Title: Montgomery Bend Sec 3 Retaining Wall
Engineer: Garret J. Duhon, P.E.
Project ID: 610.126.008.01
Project Descr: Retaining wall design to accommodate boundary grading condition

Printed: 2 MAY 2024, 8:27PM

Segmental Retaining Wall

Project File: Montgomery Bend Sec 4 Retaining Wall Design File.ec6

LIC# : KW-06019834, Build:20.23.05.25 — Elevation Land Solutions — (c) ENERCALC INC 1983-2023

Criteria

Wall height (retained height)	3.33 ft
Backfill slope	Level
Backfill angle	0.0 deg
Embedment	2.0 ft

Soil data

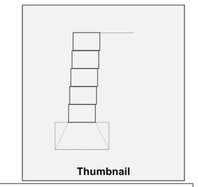
External Soil, Phi_e	24 deg
External soil density (In situ)	95 pcf
Internal Soil, Phi_i	24 deg
Internal soil density	95 pcf
Wall Soil Friction Angle	0 deg
K_a(Horiz)	0.34
K_AE(Horiz)	0.39

Loading

Dead load	0 psf
Live load	0 psf
Seismic Factor, A	0.00
d_seismic	0.00 in

Stability

Base length	1.00 ft
Base Sliding Force (w/o Seismic)	180.64 lb
Base Resisting Force (w/o Seismic)	188.70 lb
Base Sliding (w/o Seismic) FS	1.04
Base Sliding Force (w/ Seismic)	180.64 lb
Base Resisting Force (w/ Seismic)	188.70 lb
Base Sliding (w/ Seismic) FS	1.04
Overturning Moment (w/o Seismic)	200.69 ft lb
Resisting Moment (w/o Seismic)	431.40 ft lb
Overturning (w/o Seismic) FS	2.15
Overturning Moment (w/ Seismic)	200.69 ft lb
Resisting Moment (w/ Seismic)	431.40 ft lb
Overturning (w/ Seismic) FS	2.15
Applied Bearing Pressure (w/o Seismic)	451.51 psf
Allowable Bearing Pressure (w/o Seismic)	1,000.00 psf
Bearing (w/o Seismic) FS	2.21
Applied Bearing Pressure (w/ Seismic)	290.04 psf
Allowable Bearing Pressure (w/ Seismic)	1,000.00 psf
Bearing (w/ Seismic) FS	3.45
Eccentricity of Vert. Force (w/o Seismic)	0.05 ft
Effective Base Width (w/o Seismic)	4.91 ft
Eccentricity of Vert. Force (w Seismic)	0.05 ft
Effective Base Width (w Seismic)	4.91 ft



Segmental block data

Vendor selection	Anchor Retaining Wall		
Vendor ESR	ICC ESR-1959:	Valid through	07/01/18
Block selection type	Vertica Pro Straight Face Block		
Block height	8.00 in	alpha(u_1)	4650.00 lb
Block depth	12.00 in	tan(lambda_u1)	0.37
Offset per block	0.50 in	Max_1	7009.00 lb
Batter angle	3.58 deg	alpha(u_2)	4650.00 lb
Wall weight	55.00 psf	tan(lambda_u2)	0.37
		Max_2	7009.00 lb

Factors of Safety

Failure Mode	Static Condition Min Acceptable	Actual	Status	Condition w/Seismic Min Acceptable	Actual	Status
Base Sliding	1.00	1.04	OK	1.10	0.00	
Overturning	1.50	2.15	OK	1.10	0.00	
Bearing	2.00	2.21	OK	1.50	0.00	
Internal Sliding	1.50	40.68	OK	1.10	40.68	

DATE	REVISION	APP.

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

STATE OF TEXAS · GARRET J. DUHON · 130733 · LICENSED PROFESSIONAL ENGINEER

05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

RETAINING WALL DETAILS

SHEET 18 OF 19

P:\610.126 mabry and faulkner tract\008 sec 4\dwg_plan set drawings\DETAILS.dwg, 5/3/2024 8:55 AM, CDUHON

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC.4 - PROJECT NO. 610.126.008.00

Montgomery Bend

Landscape Concept Plan

May 2023

Reserves and Required Tree Canopy

		Acreage	NQ Acreage	Qualifying Acreage	Notes for Usage
	a	1.04	0.52	0.52	CNP Pole Remove
	b	1.56	0	1.56	Rec Center
	c	0.15	0	0.15	Landscape
	d	0.18	0.04	0.14	Access Removed
	e	0.12	0.12	0	Lift Station
	f	5.02	5.02	0	Drng Channel
	g	0.13	0.13	0	Drainage & Utility
S1	h	1.22	1.01	0.21	
	a	0.62	0.62	0	Drainage Swale
	b	9.93	9.93	0	Detention Pond
	c	0.07	0.07	0	Drainage Swale
	d	0.07	0.07	0	Drainage Swale
S2	e	0.05	0.05	0	Drainage Swale
	a	0.56		0.56	
S3	b	0.1		0.1	
	a	0.09		0.09	
S4	b	0.57		0.57	
				3.9	Gross Reserve Area
				0.78	20% (Ac.)
				33976.8	20% (sq. ft.)

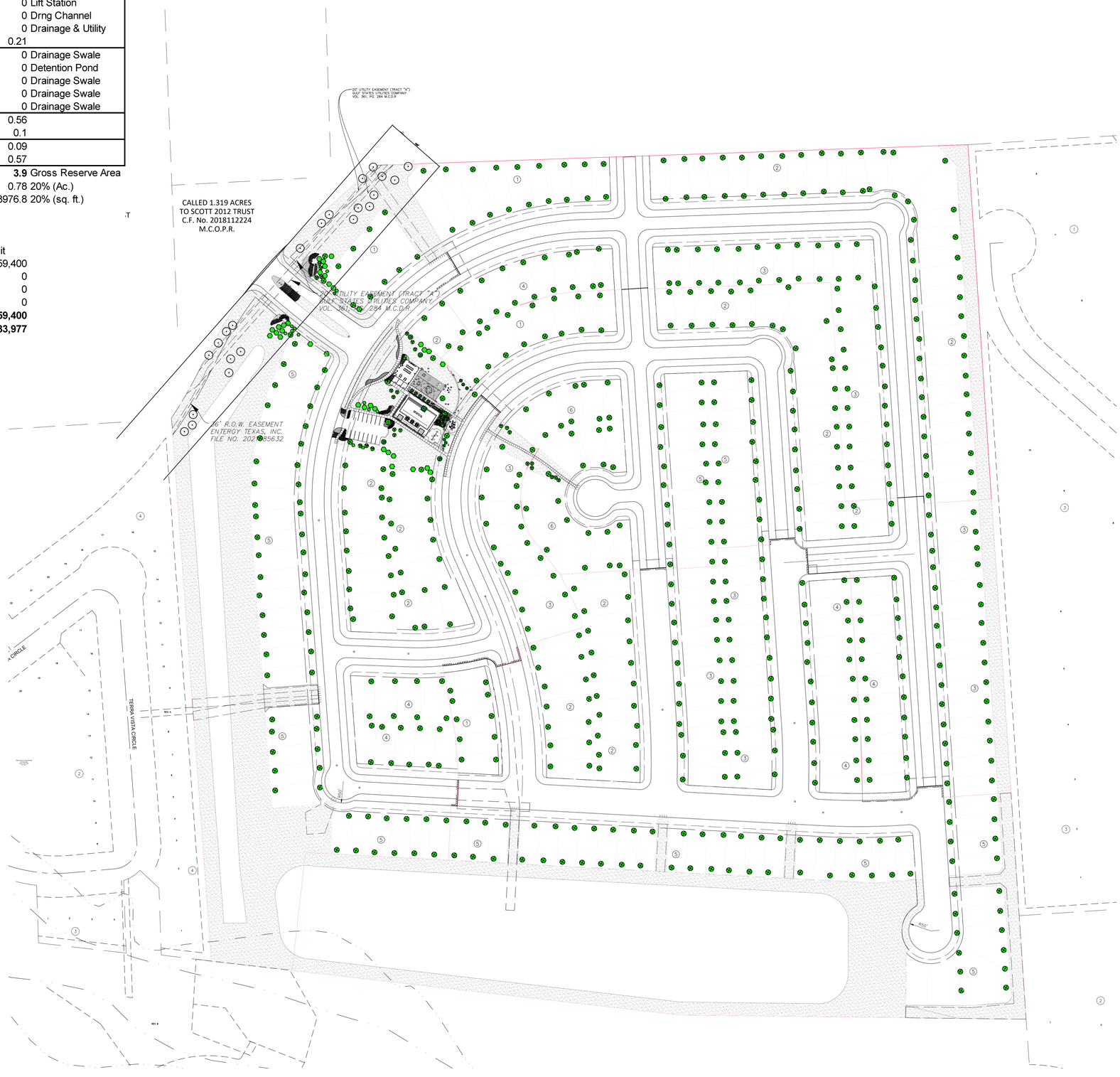
Tree Canopy Area Credit Calculation

DBH	# of Ex. Trees	# of Prop Trees	150' Bonus	Canopy Credit
3"< D <8"	23	15	150%	59,400
8"< D <18"	0	0	150%	0
18"< D <24"	0	0	150%	0
D > 24"	0	0	150%	0
		Provided Canopy Credit		**59,400**
		Required Canopy		**33,977**

PLANT SCHEDULE

- NEW GOLD LANTANA
- DRIFT ROSE
- RED TURKS CAP
- ROSEMARY
- MONDO GRASS
- BLACK-EYED SUSAN
- ADAGO MAIDEN GRASS
- RED YUCCA
- AGAVE
- DWARF MAN MYRTLE
- INDIAN GRASS
- BUTTERFLY IRIS
- DWARF YAUPON HOLLY
- BLUE FESCUE GRASS
- GULF COAST MUHLY GRASS
- SWITCH GRASS

- SOUTHERN WAXMYRTLE-30 GAL
- MONTERREY OAK-45 GAL
- CHASTE TREE-30 GAL
- LIVE OAK-45 GAL
- TEXAS OLIVE-10 GAL
- LIVE OAK-100 GAL
- LOBLOLLY PINE-30 GAL
- LOBLOLLY PINE-45 GAL



Scale 1"=100'-0"

K.G.A. DEFOREST DESIGN, LLC
LANDSCAPE ARCHITECTURE
24075 Katy Freeway, Suite 300
Katy, Texas 77494
Phone 281.646.1602

Montgomery City Council
AGENDA REPORT

Meeting Date: May 28, 2024	**Budgeted Amount:** N/A
Department: Admin	**Prepared By: Dave McCorquodale**

Subject

Consideration and possible action on acceptance of approximately 240 linear feet of public storm sewer on Reserve A of Montgomery Summit Business Park (Dev. 2206) and commencement of the one-year warranty period.

Recommendation

Staff recommends a motion to accept the public infrastructure and commencement of the one-year warranty period.

Discussion

The engineer's memo is attached for review and recommends acceptance of the public storm sewer. The line is located along the north frontage of FM1097 immediately east of Buffalo Spring Drive.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 05/23/2024

May 22, 2024

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

Re: Acceptance of Public Storm Sewer
Montgomery Summit Business Park (Dev. No. 2206)
City of Montgomery

Dear Mayor and City Council:

We have conducted a final inspection of the referenced project, and find the project to be substantially complete in accordance with the approved plans and specifications, and the contractor has addressed all items at the final inspection. We recommend the City accept the public storm sewer infrastructure, and begin the one-year warranty period, which will end on April 10, 2025.

Sincerely,

Chris Roznovsky

Chris Roznovsky, PE
City Engineer

CVR/akg
Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2024\2024.05.10 MEMO to Council RE MSBP Storm Acceptance.docx
Enclosures: Certificate of Acceptance
Cc (via email): Mr. Dave McCorquodale – City of Montgomery, Interim City Administrator and Director of Planning & Development
Ms. Nici Browe – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

CERTIFICATE OF SUBSTANTIAL COMPLETION

May 22, 2024

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

Contractor: Denmar Commercial Construction
16105 Tobacco Road
Montgomery, TX 77316

Re: Montgomery Summit Business Park
City of Montgomery
TIN No. 74-2063592

Dear Mayor and Council,

We have observed the subject project constructed by the CONTRACTOR and find it to be substantially complete in accordance with the approved plans and specifications. The project was periodically observed during construction by our field project representative and project engineers.

We also recommend that the Contractor's warranty period of one-year begin April 10, 2024.

(Professional Engineer Seal of Approval)

Sincerely,

Sean Donahue, PE
Construction Department Manager

Z:\00574 (City of Montgomery)\117 Montgomery Summit Business Park\Inspections\COSC & COA - City of Montgomery.docx

CERTIFICATE OF ACCEPTANCE

May 22, 2024

Denmar Commercial Construction
16105 Tobacco Road
Montgomery, TX 77316

Re: Montgomery Summit Business Park
City of Montgomery
TIN No. 74-2063592

Gentlemen,

This is to certify that the City of Montgomery accepts the subject project on the basis of the Certificate of Substantial Completion issued by our Engineers at Ward, Getz & Associates, PLLC, and understands that a guarantee shall cover a period of one-year beginning, April 10, 2024.

Signature:_____
Mr. Gary Palmer
City of Montgomery, City Administrator

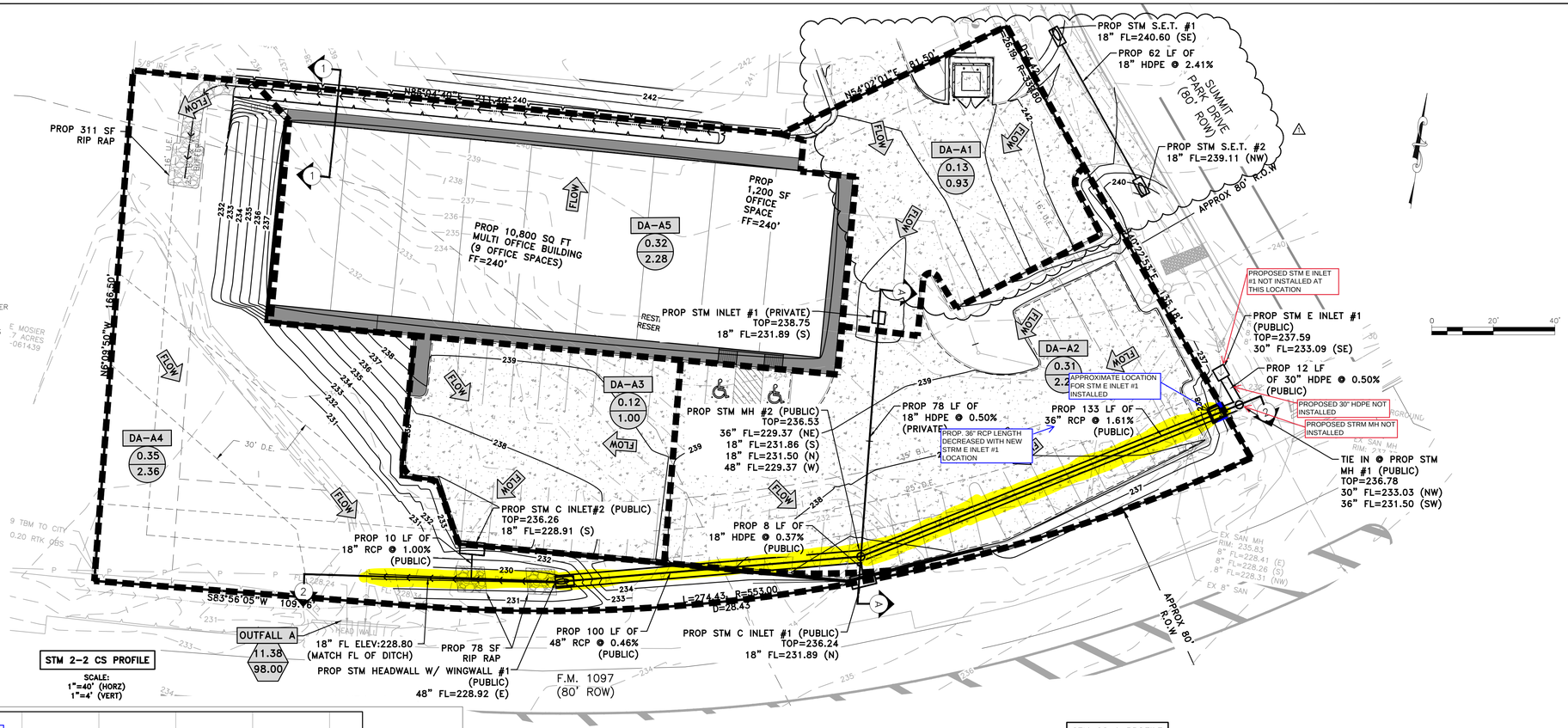
Date Approved:_____

cc: Ms. Nici Browe – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney
Mr. Chris Roznovsky, PE – Ward, Getz & Associates, PLLC, City Engineer

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10806 - MSBP RESERVE A\03 CAD\DESIGN SET\08 DRN & STM SWR PLAN.DWG Apr. 20, 2023-9:53 AM

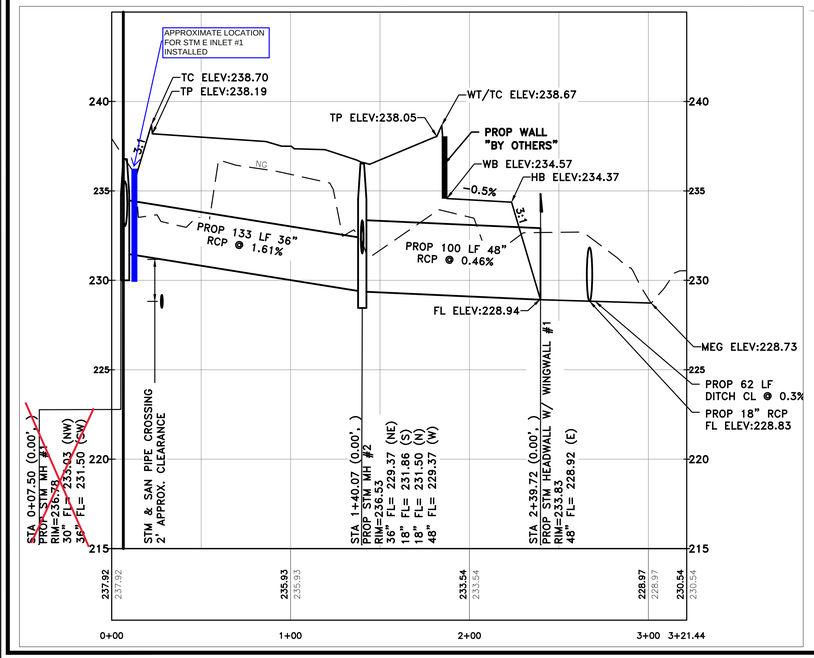
DRAINAGE LEGEND:

- PROP DRAINAGE AREA BREAKLINE
- DA-A1 / AREA / FLOW — PROP DRAINAGE AREA NUMBER; PROP DRAINAGE AREA ACRES & FLOW (5 YEAR)
- OUTFALL A / AREA / FLOW — PROP OUTFALL NAME; PROP OUTFALL CUMULATIVE ACRES & FLOW (100 YEAR)
- FLOW — DRAINAGE FLOW DIRECTION
- EXTREME EVENT OVERFLOW PATH
- 1 1 — DITCH CROSS SECTION



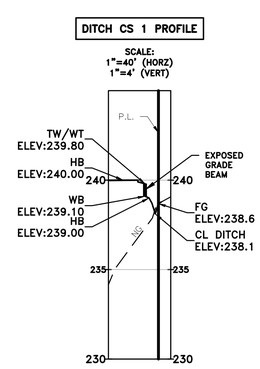
STM 2-2 CS PROFILE

SCALE: 1"=40' (HORZ) 1"=4' (VERT)



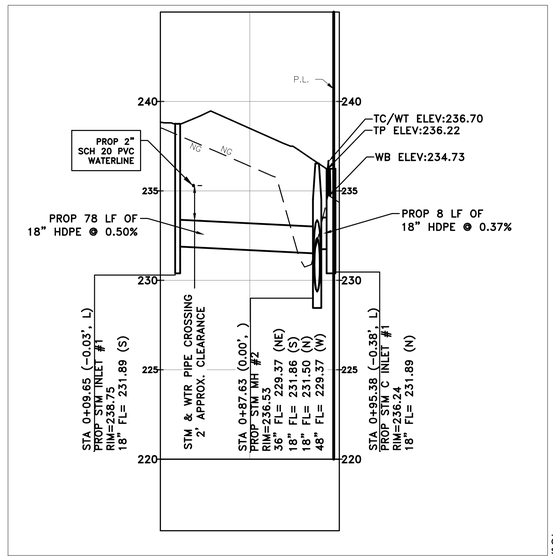
DITCH CS 1 PROFILE

SCALE: 1"=40' (HORZ) 1"=4' (VERT)



STM CS A PROFILE

SCALE: 1"=40' (HORZ) 1"=4' (VERT)



NOTE:
PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ANY EROSION OCCURRING ALONG CHANNEL BANK AS A RESULT OF PROPOSED SWALE AND OUTFALL.

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
21123 EVA STREET #200
MONTGOMERY, TEXAS 77356

CLIENT INFORMATION
FREDDY SAAVEDRA
20000 PEEL ROAD
MONTGOMERY, TX 77356
FREDDYS@INAZCA.COM

PROJECT ADDRESS
15325 SUMMIT PARK DRIVE
MONTGOMERY, TX 77356

MSBP RESERVE A

DRAINAGE & STORM SEWER PLAN

DRAWING ISSUE

#	DATE	BY	* COMMENT
0	03/15/23	JTW	FOR REVIEW ONLY
1	4/20/23	JTW	CULVERT AND PVMT REV

DRAWING INFORMATION

PROJECT	10806	TDLR	**
DRAWN	CAH	EIT	ET
SCALE	1" = 20' (24x36) 1" = 40' (11x17)	SHEET	08

STATE OF TEXAS — JONATHAN T. WHITE — 127058 — LICENSED PROFESSIONAL ENGINEER

03/15/2023

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

Montgomery City Council
AGENDA REPORT

Meeting Date: May 28, 2024	**Budgeted Amount:** N/A
Department: Admin	**Prepared By: Dave McCorquodale**

Subject

Consideration and possible action on calling a Public Hearing to be held on July 9, 2024 regarding a proposed amendment to Chapter 98 of the City Code of Ordinances.

Recommendation

Staff recommends calling a Public Hearing to be held on 7/9/24 at 6:00pm at city hall.

Discussion

Issue:
You will recall an agenda item calling a Public Hearing on a Special Use Permit application for a proposed outdoor event venue at 504 Caroline Street at the 4/9/24 meeting. City Council denied calling the Public Hearing on the SUP request, which effectively denied the application. During the discussion, City Council asked staff to review the existing zoning regulations and provide a recommendation that allows for small event venues to operate within the city without special approval.

Regulations:
Section 98-88 Table of Special and Permitted Uses regulates what types of activities are allowed by right within each zoning district. Proposed uses not found within the table require a Special Use Permit.

Analysis:
The purpose of the proposed amendment is to regulate the establishment and operation of small event venues within B – Commercial zoning districts as accessory uses to a primary permitted land use. Like any other land use, this activity must comply with all applicable regulations regarding noise, sanitation, waste management, and public safety, etc. The legislative steps to amend the zoning code are:

Amend Section 98-1 (Definitions) by adding:
Small Event Venue is defined as a self-contained area for hosting events such as dinner parties, music or theatrical performances, outdoor markets, and other similar gatherings. These venues typically accommodate 10-100 attendees. Small event venues shall not impact public services and must be an accessory uses to an existing permitted primary use on the property.

Amend Section 98-88 (Table of Special and Permitted Uses) by adding “Small Event Venue (accessory to a primary permitted use)” to the table allowed in B – Commercial districts.

The schedule for the proposed amendment is as follows:

5/28: CC calls for PH on the proposed amendment to be held on 7/9/24
6/4: P&Z calls a PH on the amendment for 7/2/24
6/10 -6/14: staff publishes legal notice in paper of PH (two publications).
7/2: P&Z holds PH and approves report and recommendation on proposed amendment
7/9: CC accepts report, holds PH, and acts on ordinance amending the zoning code.

Conclusion:
The narrow focus of tonight's action is to call the Public Hearing. Staff recommends calling the Public Hearing for 6:00 pm on July 9, 2024 to be held at city hall. The date is the second regular meeting of the month.

Approved By		
Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 05/25/2024

Montgomery City Council
AGENDA REPORT

Meeting Date: May 28, 2024	**Budgeted Amount:** N/A
Department: Admin	**Prepared By: Dave McCorquodale**

Subject

Consideration and possible action on A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS APPROVING A LOCAL ON-SYSTEM IMPROVEMENT PROJECT AGREEMENT WITH THE STATE OF TEXAS, ACTING THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION, FOR CERTAIN IMPROVEMENTS TO THE SH 105 & BUFFALO SPRINGS DRIVE INTERSECTION, DESIGNATING THE CITY ADMINISTRATOR, OR DESIGNEE, AS THE AUTHORIZED OFFICIAL TO ACCEPT, REJECT, AMEND, OR TERMINATE THE AGREEMENT; AND MAKING THIS RESOLUTION A PART OF THE AGREEMENT.

Recommendation

Staff recommends approval of the Resolution as presented

Discussion

The city approved a similar resolution on March 26. TxDOT has provided comments on the previous resolution and requires the attached Resolution wording. The effect is the same as the previous Resolution.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 05/24/2024

RESOLUTION NO. 0338-03-097

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS APPROVING A LOCAL ON-SYSTEM IMPROVEMENT PROJECT AGREEMENT WITH THE STATE OF TEXAS, ACTING THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION, FOR CERTAIN IMPROVEMENTS TO THE SH 105 & BUFFALO SPRINGS DRIVE INTERSECTION, DESIGNATING THE CITY ADMINISTRATOR, OR DESIGNEE, AS THE AUTHORIZED OFFICIAL TO ACCEPT, REJECT, AMEND, OR TERMINATE THE AGREEMENT; AND MAKING THIS RESOLUTION A PART OF THE AGREEMENT.

WHEREAS, the City of Montgomery, Texas has agreed to provide funding for the project described in the Local On-System Improvement Project Agreement between the City and the State of Texas, acting through the Texas Department of Transportation (the "Agreement"), for certain improvements to the roadway; and

WHEREAS, the City will fund 100% of the Project costs including overruns, if necessary; and

WHEREAS, the City Council is willing to fund the Project costs including overruns, if necessary; and

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

Section 1. That is approves the Agreement, for the proposed improvements.

Section 2. That the City will fund 100% of the Project costs including overruns, if necessary.

Section 3. That this Resolution is incorporated into and made a part of the Agreement.

Section 4. That the City Administrator, or designee, is designated as authorized official to accept, reject, amend, or terminate the Agreement and to execute all documents on behalf of the City of Montgomery.

_____
Sara Countryman, Mayor

ATTEST:

_____
Nici Browe, City Secretary

Water and Wastewater Operations and Management
375 Lake Meadows Drive, Montgomery, Texas 77356
Ph:936-588-1166

CITY OF MONTGOMERY

MONTHLY OPERATIONS REPORT

DATE
05/22/24

METER COUNT	
Total	**1,262**

CONSUMPTION		
03/31/24	**to**	**04/30/24**
Billed Consumption		11,727,520
Estimated Flushing		450,000
Total		**12,177,520**

Plant Pumpage	12,811,600
Accountability	**95.05%**

	Well #2	Well #3	Well #4
Well Pumpage	N/A	3,161,600	9,650,000
Calculated Well GPM	N/A	517	1240
Avg Well Run Hours	N/A	3.4	4.3

CITY OF MONTGOMERY

DATE
05/22/24

MONTHLY OPERATIONS SUMMARY

WASTEWATER TREATMENT PLANT
April 2024

TPDES Permit # WQ0014737001 Expires: 06/01/2027

NPDES Permit # TX0128031

Effluent Quality Data: Reported for April-24

	Reported	Permitted	Annual Average	Excursion
BOD 5 Average	3.64 mg/l	10.00 mg/l	3.16 mg/l	NO
TSS Average	8.92 mg/l	15.00 mg/l	7.10 mg/l	NO
NH3	0.07 mg/l	2.00 mg/l	1.91 mg/l	NO
CL2 Res Min	1.17 mg/l	1.00 mg/l	1.12 mg/l	NO
CL2 Res Max	3.88 mg/l	4.00 mg/l	3.85 mg/l	NO
Oxygen	7.50 mg/l	4.00 mg/l	7.30 mg/l	NO
Flow Average	**0.221 mgd**	0.400 mgd	0.223 mgd	NO

Effluent Quality Compliant with Discharge Permit ? YES

The plant was operated within all parameters of our permit.
No violation notices were received from any other local agency.

CITY OF MONTGOMERY
MONTHLY OPERATIONS SUMMARY

GROUND WATER PERMIT PUMPAGE
April 2024

LONE STAR GROUNDWATER CONSERVATION DISTRICT
PERMIT #OP-04072101D/HUP040 & 13012801B AWS - 01/01/24 - 12/31/24

	"Gulf Coast Aquifer" - Jasper		Catahoula Aquifer	
Jan-24	2,623,000		7,890,000	
Feb-24	2,380,000		7,436,000	
Mar-24	3,244,100		8,714,000	
Apr-24	3,161,600		9,650,000	
May-24				
Jun-24				
Jul-24				
Aug-24				
Sep-24				
Oct-24				
Nov-24				
Dec-24				
Total Pumpage	11,408,700	12.28%	33,690,000	37.43%
2024 Permitted Withdrawal:	92,930,000		90,000,000	

Permit Summary Gulf Coast Aquifer

Historical Use Permit Amount:	92,930,000
2024 Permitted Withdrawal:	92,930,000

Alternative Water Summary

City of Montgomery - Alternate Water Source Permit:	90,000,000
Total 2024 GRP AWS Permitted Withdrawal:	90,000,000

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

Public Works Department
Monthly Report for April 2024

Water

- Completed monthly cutoff list for nonpayment.
- Completed monthly leak notification door hangers.
- Completed monthly meter verification list.
- Completed monthly check of idle meter list for consumption. No issues were found.
- Completed 9 work orders for activate/deactivate service.
- Completed 5 work orders for endpoint maintenance issues.
- Completed 3 work orders for water leaks.
- Completed 11 work orders for miscellaneous water issues.
- Completed 1 work order for water taps.
- Cleared fence line, straightened barbed wire, cleared debris and disassembled awning over booster pumps at Water Plant #2.
- Verified occupancy at the vacant home on Little Dog Dr. following disconnect on 4/3/2024.
- Researched and repaired flapper valve at Community Center in Ladie's restroom.
- Replaced meters and endpoints at home on Anna Springs as previous meter was not registering water use.

Wastewater

- Completed 1 work order for sewer taps.
- Repaired ruts from vendor equipment at Wastewater Treatment Plant #2.
- Straightened up around Wastewater Treatment Plant #1.
- Assisted business with foul odor from toilet on Prairie Street.

Streets/Drainage/ROW

- Completed 3 work orders for Street ROW – Ditch/Drainage.
- Completed daily utility locates as necessary.
- Completed daily removal of bandit signs as necessary.
- Completed items for weed patrol.
- Removed trash in the ditch on Old Plantersville Rd and FM 1097.
- Delivered 40 cones to PD for Citizen's Police Academy.
- Reset stop sign by Lupe Tortilla at Buffalo Springs Dr.
- Installed stop sign and stop bar at Home Depot entrance at Buffalo Springs Dr.
- Reset stop sign at intersection of Town Creek Crossing and Dina Lane.
- Reset stop sign at CB Stewart and Buffalo Springs Dr.
- Checked inlets to prevent draining issues following rain 4/9/2024 and 4/29/2024.
- Removed debris including leaves, twigs, and trash from ditches on Baja, McGinnis, and MLK.

PUBLIC WORKS
FIRST RESPONDER

- Received notification of potholes from resident. Repairs to potholes on Community Center Drive.

Building/Facility/Vehicle/Equipment Maintenance

- Conducted weekly Safety Inspection Reports.
- Completed monthly light bulb check at all facilities.
- Delivered cases of water to City Hall as requested.
- Completed weekly cleaning of Community Center.
- Completed weekly pre-trip inspections of crew trucks.
- Completed monthly check of all irrigation systems and made repairs as necessary.
- Completed 9 work orders for general-City Hall maintenance.
- Added mulch to the north side parking lot of the Community Center.
- Set bollards next to wall by the entrance of the Community Center.
- Replaced all air filters at City Hall, Community Center, Fernland Historical Park, and PW Office.
- Assembled file cabinet for City Secretary.
- Contractor replaced court A/C.
- Repaired toilet handle in City Hall restroom.
- Replaced battery in smoke detectors at City Hall.
- Assembled two chairs for Court Department.
- Power washed parking lot at City Hall.
- Flew ceremonial flag for veteran purchased and requested by his family.
- Spot treated ants at all facilities and parks.
- Power washed back parking lot at the Consolidated building (301 Pond St).
- Changed oil on plate compactor, line striper, and pressure washer.
- Charged all LED road flare kits.
- Balanced and rotated tires on PW-1501.

Parks/Recreation

- Posted all park reservation notices.
- Completed 52 work orders for maintenance-parks issues.
- M/W/F cleaning of all restrooms and grounds.
- Fernland docents reported 688 visitors and provided 73 tours for the month.
- Delivered 10 yards of garden mix soil to lower parking lot at Memory Park.
- Water sealed all wooden surfaces (cabins, picnic tables, fences, goat well, porch, etc.) at Cedar Brake Park, Homecoming Park, Fernland Historical Park, Community Center, and PW Office.
- Replaced all batteries in irrigation controllers at Cedar Brake Park, Fernland Historical Park, Community Center, Welcome Flags, and Stage.
- Adjusted the dog drinking station on the water fountain at Homecoming Park.
- Repaired wiring, irrigation lines (Zone 2), and leaks on irrigation system at Memory Park.
- Checked the entire park at Fernland Historical Park for wasps.
- Delivered 6 yards of crushed granite to Memory Park for the Lake Conroe Rotary Club.
- Repaired the back right handrail post at Fernland Historical Park's Jardine Cabin and the left front handrail post on the Hulon House.
- Greased water fountain pump at Memory Park.
- Pressure washed sidewalks and playground equipment at Community Center, Homecoming Park, Memory Park, and Cedar Brake Park.
- Removed sink from Hulon House and installed in Simonton House upon request by the Montgomery Historical Society.
- Delivered trailer to Memory Park for Lake Conroe Rotary Club workday.
- Repaired leak on irrigation system at Fernland Historical Park.
- Following Lake Conroe Rotary Club workday at Memory Park emptied dump trailer, removed remaining branches and leaves from park, as well as turned on the big water fountain.
- Used plate compactor on granite walkway to new walking library at Memory Park.

- Repaired irrigation system leak at Cedar Brake Park.
- Repaired water leak on drinking fountain at Cedar Brake Park.

General

- Attended weekly Leadership Team meetings.
- Completed 12 work orders for maintenance-general issues.
- Completed monthly safety meeting with department and safety officer.
- Attended bi-weekly conference calls with utility operator and engineer.

Montgomery Police Department

Chief Anthony Solomon

Activity Report

April 1, 2024 – April 30, 2024

Patrol Division

• Calls for Service	-	95
• Total Reports	-	41
• Citations Issued	-	173
• Warnings Issued	-	349
• Arrests	-	16
• Accidents	-	13

Breakdown by Offense Category

• DWI/DUI	-	6
• Drug Arrests/Citations	-	7
• Theft	-	1
• Theft of Motor Vehicle	-	1
• Assault	-	1
• Warrant Arrests	-	2
• Criminal Mischief	-	2
• Fraud	-	1
• Minor in Possession – Tobacco	-	4
• False Statement to Police	-	1
• Driving While DL Invalid	-	3
• Runaway	-	1

Investigation Division

Total number of assigned cases to C.I.D. for the month: 6

Personnel/Training

- Chief Solomon and Lieutenant Belmares attended a meeting of the East Central Texas Police Chief Association.
- Sgts McRae and Bauer attended Elderly Abuse training.
- Sgt Graves attended New Supervisor training.
- Sgt. Hernandez attended Performance, Appraisals and Employee Accountability training.

Major Incidents

- No major incidents occurred in April.

Upcoming Events

- The Citizens Police Academy is currently running through the end of May.
- July 6th – Freedom Fest Parade

Traffic and Safety Initiatives

- We are actively utilizing our speed trailers throughout the city to encourage drivers to maintain the speed limits.

City of Montgomery

101 Old Plantersville Rd.
Montgomery, TX 77316
936-597-6866

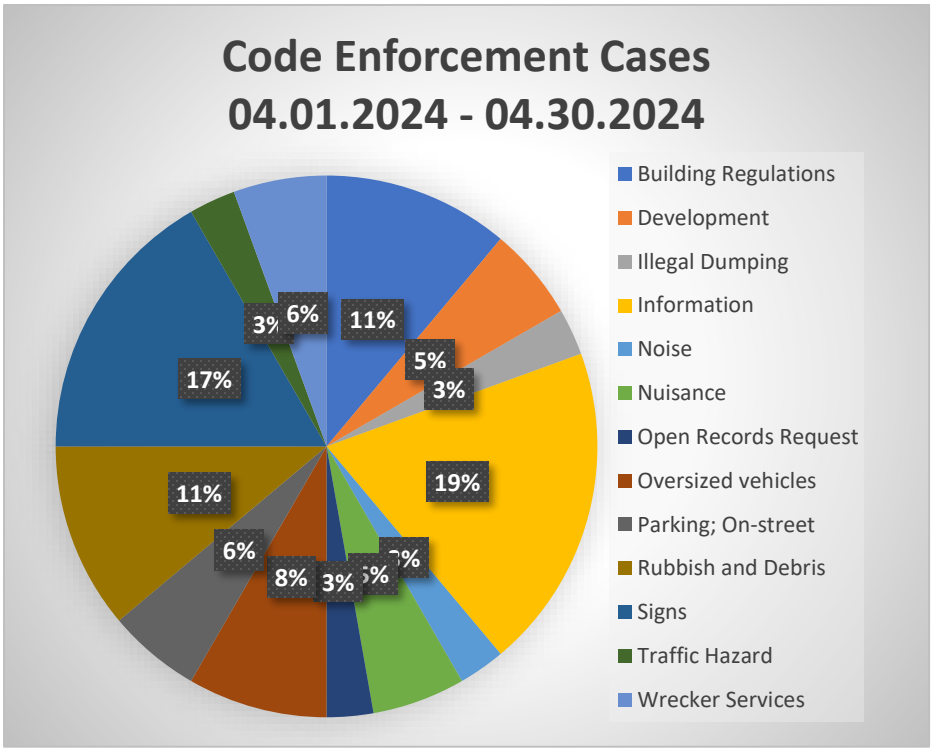
April 2024
Code Enforcement Officer
Monthly Report

Mission: To uphold and enforce the Codes and Ordinances established and adopted by the City Council to ensure the health, safety, and welfare of residents, property owners, business owners, and visitors by investigating and inspecting public or private locations for compliance through proactive, prompt, and reasonable enforcement of the codes. Code Enforcement emphasizes achieving voluntary code compliance by educating the public via clear and open communication and cooperation.

Activity:

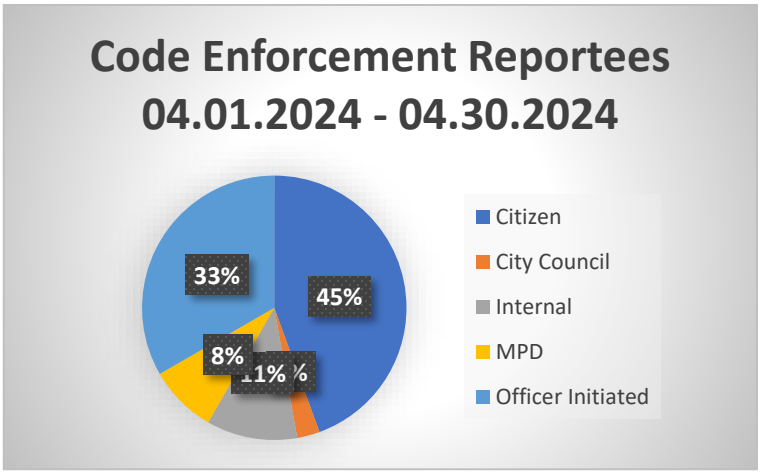
Nature of Call	Group Total
Building Regulations	4
Development	2
Illegal Dumping	1
Information	7
Noise	1
Nuisance	2
Open Records Request	1
Oversized vehicles	3
Parking; On-street	2
Rubbish and Debris	4
Signs	6
Traffic Hazard	1
Wrecker Services	2

Total Records: 36



REP Type	Group Total
Citizen	16
City Council	1
Internal	4
MPD	3
Officer Initiated	12

Total Records: 36



Additional Activity:

Delivered a code enforcement presentation at the Montgomery Police Department Citizens Police Academy.

City of Montgomery Municipal Court Report
April 2024

Kimberly Duckett
Court Administrator

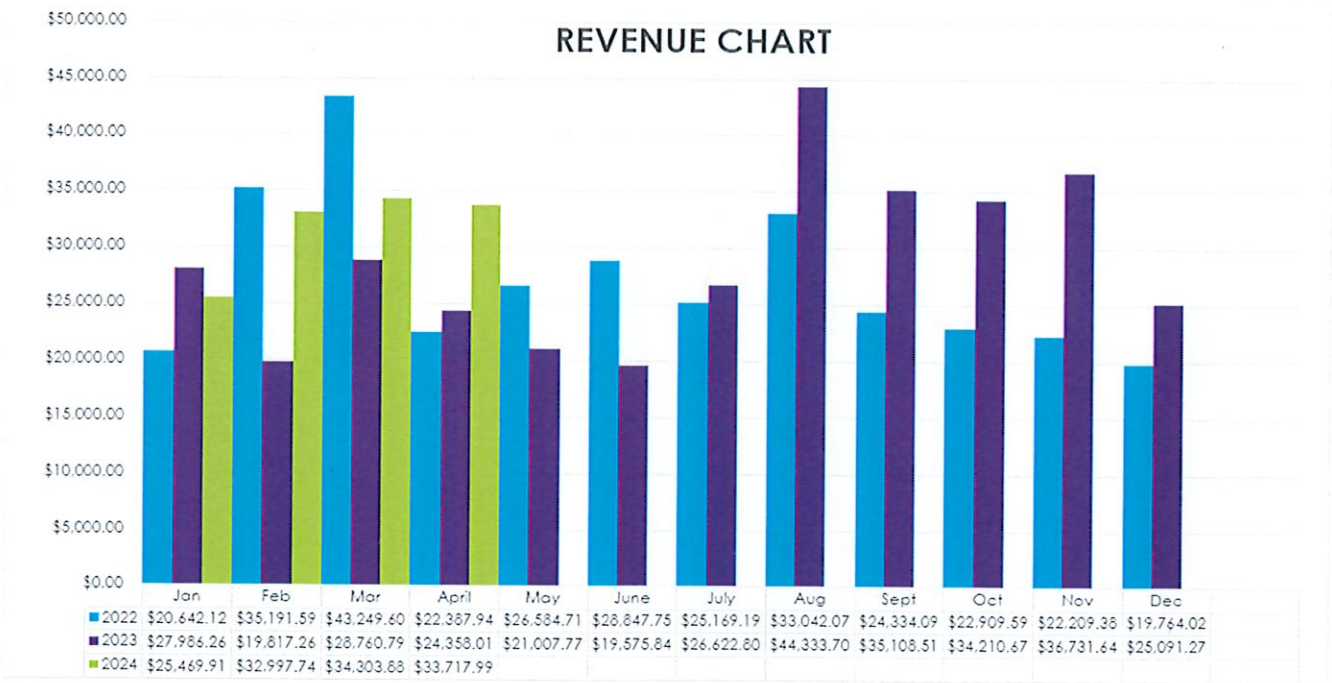
Comparison Chart

Citations and Revenue January 2022 - 2024

	2022	2023	2024
Jan	94	86	62
Feb	164	38	160
Mar	117	82	197
April	85	91	174
May	192	128	
June	98	106	
July	126	228	
Aug	140	245	
Sept	85	220	
Oct	83	212	
Nov	54	162	
Dec	60	108	
Totals	1298	1706	593

	2022	2023	2024
Jan	$20,642.12	$27,986.26	$25,469.91
Feb	$35,191.59	$19,817.26	$32,997.74
Mar	$43,249.60	$28,760.79	$34,303.88
April	$22,387.94	$24,358.01	$33,717.99
May	$26,584.71	$21,007.77	
June	$28,847.75	$19,575.84	
July	$25,169.19	$26,622.80	
Aug	$33,042.07	$44,333.70	
Sept	$24,334.09	$35,108.51	
Oct	$22,909.59	$34,210.67	
Nov	$22,209.38	$36,731.64	
Dec	$19,764.02	$25,091.27	
Totals	$324,332.05	$343,604.52	$126,489.52

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
2022	94	164	117	85	192	98	126	140	85	83	54	60
2023	86	38	82	91	128	106	228	245	220	212	162	108
2024	62	160	197	174								



	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
2022	$20,642.12	$35,191.59	$43,249.60	$22,387.94	$26,584.71	$28,847.75	$25,169.19	$33,042.07	$24,334.09	$22,909.59	$22,209.38	$19,764.02
2023	$27,986.26	$19,817.26	$28,760.79	$24,358.01	$21,007.77	$19,575.84	$26,622.80	$44,333.70	$35,108.51	$34,210.67	$36,731.64	$25,091.27
2024	$25,469.91	$32,997.74	$34,303.88	$33,717.99								

City of Montgomery

Financial Report

As of April 30, 2024

City of Montgomery, TX

Budget Report
Group Summary
For Fiscal: 2023-2024 Period Ending: 04/30/2024

Departmen…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund						
Revenue						
00 - Revenue	5,921,740.00	5,921,740.00	439,424.19	4,640,859.20	-1,280,880.80	21.63%
Revenue Total:	**5,921,740.00**	**5,921,740.00**	**439,424.19**	**4,640,859.20**	**-1,280,880.80**	**21.63%**
Expense						
10 - Administration	2,177,362.00	2,177,362.00	99,179.34	707,986.34	1,469,375.66	67.48%
11 - Police	2,559,776.00	2,559,776.00	175,761.91	1,227,546.71	1,332,229.29	52.04%
12 - Public Works	866,915.00	866,915.00	103,757.12	387,004.84	479,910.16	55.36%
13 - Court	317,687.00	317,687.00	27,503.37	168,235.22	149,451.78	47.04%
Expense Total:	**5,921,740.00**	**5,921,740.00**	**406,201.74**	**2,490,773.11**	**3,430,966.89**	**57.94%**
Fund: 100 - General Fund Surplus (Deficit):	**0.00**	**0.00**	**33,222.45**	**2,150,086.09**	**2,150,086.09**	**0.00%**
Fund: 150 - Montgomery PID						
Revenue						
00 - Revenue	40,000.00	40,000.00	0.00	18,158.60	-21,841.40	54.60%
Revenue Total:	**40,000.00**	**40,000.00**	**0.00**	**18,158.60**	**-21,841.40**	**54.60%**
Expense						
15 - Montgomery PID	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00%
Expense Total:	**40,000.00**	**40,000.00**	**0.00**	**0.00**	**40,000.00**	**100.00%**
Fund: 150 - Montgomery PID Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**18,158.60**	**18,158.60**	**0.00%**
Fund: 200 - Capital Projects						
Revenue						
00 - Revenue	0.00	0.00	530,678.83	973,738.98	973,738.98	0.00%
20 - Capital Projects	0.00	0.00	0.00	3,500,000.00	3,500,000.00	0.00%
Revenue Total:	**0.00**	**0.00**	**530,678.83**	**4,473,738.98**	**4,473,738.98**	**0.00%**
Expense						
20 - Capital Projects	0.00	0.00	246,241.36	891,887.52	-891,887.52	0.00%
Expense Total:	**0.00**	**0.00**	**246,241.36**	**891,887.52**	**-891,887.52**	**0.00%**
Fund: 200 - Capital Projects Surplus (Deficit):	**0.00**	**0.00**	**284,437.47**	**3,581,851.46**	**3,581,851.46**	**0.00%**
Fund: 300 - Water & Sewer						
Revenue						
00 - Revenue	4,281,550.00	4,281,550.00	205,652.55	2,068,069.00	-2,213,481.00	51.70%
Revenue Total:	**4,281,550.00**	**4,281,550.00**	**205,652.55**	**2,068,069.00**	**-2,213,481.00**	**51.70%**
Expense						
30 - Water & Sewer	4,281,550.00	4,281,550.00	208,487.12	1,810,399.33	2,471,150.67	57.72%
Expense Total:	**4,281,550.00**	**4,281,550.00**	**208,487.12**	**1,810,399.33**	**2,471,150.67**	**57.72%**
Fund: 300 - Water & Sewer Surplus (Deficit):	**0.00**	**0.00**	**-2,834.57**	**257,669.67**	**257,669.67**	**0.00%**
Fund: 400 - MEDC						
Revenue						
00 - Revenue	1,167,000.00	1,167,000.00	122,630.10	869,057.46	-297,942.54	25.53%
Revenue Total:	**1,167,000.00**	**1,167,000.00**	**122,630.10**	**869,057.46**	**-297,942.54**	**25.53%**
Expense						
40 - MEDC	1,167,000.00	1,167,000.00	42,211.34	331,415.34	835,584.66	71.60%
Expense Total:	**1,167,000.00**	**1,167,000.00**	**42,211.34**	**331,415.34**	**835,584.66**	**71.60%**
Fund: 400 - MEDC Surplus (Deficit):	**0.00**	**0.00**	**80,418.76**	**537,642.12**	**537,642.12**	**0.00%**
Fund: 500 - Debt Service						
Revenue						
00 - Revenue	899,847.00	899,847.00	45,303.92	4,218,128.33	3,318,281.33	368.76%

Budget Report **For Fiscal: 2023-2024 Period Ending: 04/30/2024**

Departmen…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue Total:	**899,847.00**	**899,847.00**	**45,303.92**	**4,218,128.33**	**3,318,281.33**	**368.76%**
Expense						
50 - Debt Service	895,557.00	895,557.00	0.00	4,305,546.25	-3,409,989.25	-380.77%
Expense Total:	**895,557.00**	**895,557.00**	**0.00**	**4,305,546.25**	**-3,409,989.25**	**-380.77%**
Fund: 500 - Debt Service Surplus (Deficit):	**4,290.00**	**4,290.00**	**45,303.92**	**-87,417.92**	**-91,707.92**	**2,137.71%**
Fund: 600 - Grant Acct						
Revenue						
00 - Revenue	0.00	0.00	0.00	0.02	0.02	0.00%
Revenue Total:	**0.00**	**0.00**	**0.00**	**0.02**	**0.02**	**0.00%**
Fund: 600 - Grant Acct Total:	**0.00**	**0.00**	**0.00**	**0.02**	**0.02**	**0.00%**
Fund: 700 - Court Security						
Revenue						
00 - Revenue	0.00	1,500.00	15.41	129.72	-1,370.28	91.35%
Revenue Total:	**0.00**	**1,500.00**	**15.41**	**129.72**	**-1,370.28**	**91.35%**
Expense						
70 - Court Security	0.00	1,500.00	150.00	225.00	1,275.00	85.00%
Expense Total:	**0.00**	**1,500.00**	**150.00**	**225.00**	**1,275.00**	**85.00%**
Fund: 700 - Court Security Surplus (Deficit):	**0.00**	**0.00**	**-134.59**	**-95.28**	**-95.28**	**0.00%**
Fund: 750 - Court Technology						
Revenue						
00 - Revenue	690.00	690.00	24.36	199.94	-490.06	71.02%
Revenue Total:	**690.00**	**690.00**	**24.36**	**199.94**	**-490.06**	**71.02%**
Expense						
75 - Court Technology	0.00	0.00	0.00	952.00	-952.00	0.00%
Expense Total:	**0.00**	**0.00**	**0.00**	**952.00**	**-952.00**	**0.00%**
Fund: 750 - Court Technology Surplus (Deficit):	**690.00**	**690.00**	**24.36**	**-752.06**	**-1,442.06**	**208.99%**
Fund: 800 - Hotel Occupancy						
Revenue						
00 - Revenue	5,030.00	5,030.00	-2,842.52	2,333.53	-2,696.47	53.61%
Revenue Total:	**5,030.00**	**5,030.00**	**-2,842.52**	**2,333.53**	**-2,696.47**	**53.61%**
Expense						
80 - Hotel Occupancy	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00%
Expense Total:	**5,000.00**	**5,000.00**	**0.00**	**0.00**	**5,000.00**	**100.00%**
Fund: 800 - Hotel Occupancy Surplus (Deficit):	**30.00**	**30.00**	**-2,842.52**	**2,333.53**	**2,303.53**	**-7,678.43%**
Fund: 850 - Police Asset						
Revenue						
00 - Revenue	0.00	0.00	1.63	11.55	11.55	0.00%
Revenue Total:	**0.00**	**0.00**	**1.63**	**11.55**	**11.55**	**0.00%**
Fund: 850 - Police Asset Total:	**0.00**	**0.00**	**1.63**	**11.55**	**11.55**	**0.00%**
Report Surplus (Deficit):	**5,010.00**	**5,010.00**	**437,596.91**	**6,459,487.78**	**6,454,477.78**	**28,831.89%**

Budget Report **For Fiscal: 2023-2024 Period Ending: 04/30/2024**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	0.00	0.00	33,222.45	2,150,086.09	2,150,086.09
150 - Montgomery PID	0.00	0.00	0.00	18,158.60	18,158.60
200 - Capital Projects	0.00	0.00	284,437.47	3,581,851.46	3,581,851.46
300 - Water & Sewer	0.00	0.00	-2,834.57	257,669.67	257,669.67
400 - MEDC	0.00	0.00	80,418.76	537,642.12	537,642.12
500 - Debt Service	4,290.00	4,290.00	45,303.92	-87,417.92	-91,707.92
600 - Grant Acct	0.00	0.00	0.00	0.02	0.02
700 - Court Security	0.00	0.00	-134.59	-95.28	-95.28
750 - Court Technology	690.00	690.00	24.36	-752.06	-1,442.06
800 - Hotel Occupancy	30.00	30.00	-2,842.52	2,333.53	2,303.53
850 - Police Asset	0.00	0.00	1.63	11.55	11.55
Report Surplus (Deficit):	**5,010.00**	**5,010.00**	**437,596.91**	**6,459,487.78**	**6,454,477.78**

Pooled Cash Report

City of Montgomery, TX

For the Period Ending 4/30/2024

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
CLAIM ON CASH				
100-11111-00000	Claim on Cash - General Fund 100	1,664,356.09	(35,074.11)	1,629,281.98
150-11111-00000	Claim on Cash - PID Fund 150	18,383.60	0.00	18,383.60
200-11111-00000	Claim on Cash - Construction Fund 200	693,183.64	265,785.11	958,968.75
300-11111-00000	Claim on Cash - Water & Sewer Fund 300	505,973.83	(23,370.47)	482,603.36
400-11111-00000	Claim on Cash - MEDC Fund 400	926,777.52	71,067.31	997,844.83
500-11111-00000	Claim on Cash - Debt Service Fund 500	(79,680.96)	45,301.52	(34,379.44)
550-11111-00000	Claim on Cash - General Long Term Debt Fund 550	0.00	0.00	0.00
600-11111-00000	Claim on Cash - Grant Acct Fund 600	20.06	0.00	20.06
700-11111-00000	Claim on Cash - Court Security Fund 700	3,445.42	(134.59)	3,310.83
750-11111-00000	Claim on Cash - Court Technology Fund 750	27,052.10	(927.64)	26,124.46
800-11111-00000	Claim on Cash - Hotel Occupancy Fund 800	27,365.29	(2,842.52)	24,522.77
850-11111-00000	Claim on Cash - Police Asset Fund 850	13,285.91	1.63	13,287.54
TOTAL CLAIM ON CASH		3,800,162.50	319,806.24	4,119,968.74
CASH IN BANK				
Cash in Bank				
999-11100-00000	Pooled Cash - Operating	1,780,598.74	322,376.31	2,102,975.05
999-11101-00000	Pooled Cash - Grant	10.03	0.00	10.03
999-11102-00000	Pooled Cash - PD Drug & Misc	10,702.10	1.32	10,703.42
999-21100-00000	Pooled Cash - Construction	232.38	0.03	232.41
999-21101-00000	Pooled Cash - Home Depot Escrow	139,629.75	28.62	139,658.37
999-31100-00000	Pooled Cash - Water & Sewer	995,102.59	(791.56)	994,311.03
999-41100-00000	Pooled Cash - MEDC	747,004.15	981.53	747,985.68
999-51100-00000	Pooled Cash - Debt Service	56,258.39	46.11	56,304.50
999-61100-00000	Pooled Cash - Grant 1	10.03	0.00	10.03
999-61101-00000	Pooled Cash - Grant 2	10.03	0.00	10.03
999-71100-00000	Pooled Cash - Court Security	3,344.12	0.41	3,344.53
999-71101-00000	Pooled Cash - Court Tech	26,608.99	4.36	26,613.35
999-81100-00000	Pooled Cash - HOT	27,365.29	(2,842.52)	24,522.77
999-81101-00000	Pooled Cash - PD Forfeiture	13,285.91	1.63	13,287.54
TOTAL: Cash in Bank		3,800,162.50	319,806.24	4,119,968.74
Wages Payable				
999-12007-00000	Wages Payable	0.00	0.00	0.00
TOTAL: Wages Payable		0.00	0.00	0.00
TOTAL CASH IN BANK		3,800,162.50	319,806.24	4,119,968.74
DUE TO OTHER FUNDS				
999-12320-00000	Due To Other Funds	3,800,162.50	319,806.24	4,119,968.74
TOTAL DUE TO OTHER FUNDS		3,800,162.50	319,806.24	4,119,968.74

Claim on Cash	4,119,968.74	**Claim on Cash**	4,119,968.74	**Cash in Bank**	4,119,968.74
Cash in Bank	4,119,968.74	**Due To Other Funds**	4,119,968.74	**Due To Other Funds**	4,119,968.74
Difference	0.00	**Difference**	0.00	**Difference**	0.00

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
ACCOUNTS PAYABLE PENDING				
100-12099-00000	Accounts Payable Pending	118,657.86	(33,297.38)	85,360.48
150-12099-00000	Accounts Payable Pending	0.00	0.00	0.00
200-12099-00000	Accounts Payable Pending	0.00	0.00	0.00
300-12099-00000	Accounts Payable Pending	16,201.66	(1,212.94)	14,988.72
400-12099-00000	Accounts Payable Pending	678.25	(678.25)	0.00
500-12099-00000	Accounts Payable Pending	0.00	0.00	0.00
550-12099-00000	Accounts Payable Pending	0.00	0.00	0.00
600-12099-00000	Accounts Payable Pending	0.00	0.00	0.00
700-12099-00000	Accounts Payable Pending	0.00	0.00	0.00
750-12099-00000	Accounts Payable Pending	952.00	(952.00)	0.00
800-12099-00000	Accounts Payable Pending	0.00	0.00	0.00
850-12099-00000	Accounts Payable Pending	0.00	0.00	0.00
TOTAL ACCOUNTS PAYABLE PENDING		136,489.77	(36,140.57)	100,349.20
DUE FROM OTHER FUNDS				
999-11320-00000	Due From Other Funds	(136,489.77)	36,140.57	(100,349.20)
TOTAL DUE FROM OTHER FUNDS		(136,489.77)	36,140.57	(100,349.20)
ACCOUNTS PAYABLE				
999-12000-00000	Accounts Payable Control	136,489.77	(36,140.57)	100,349.20
TOTAL ACCOUNTS PAYABLE		136,489.77	(36,140.57)	100,349.20

AP Pending	100,349.20	**AP Pending**	100,349.20	**Due From Other Funds**	100,349.20
Due From Other Funds	100,349.20	**Accounts Payable**	100,349.20	**Accounts Payable**	100,349.20
Difference	0.00	**Difference**	0.00	**Difference**	0.00

Pooled Cash Report

City of Montgomery, TX

For the Period Ending 4/30/2024

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
CLAIM ON CASH				
100-11201-00000	Claim on Pooled Investments - General Fund	2,781,673.16	12,149.95	2,793,823.11
150-11201-00000	Claim on Pooled Investments - PID	0.00	0.00	0.00
200-11201-00000	Claim on Pooled Investments - Construction	4,687,900.41	20,475.98	4,708,376.39
300-11201-00000	Claim on Pooled Investments - Water & Sewer	1,880,232.60	8,212.58	1,888,445.18
400-11201-00000	Claim on Pooled Investments - MEDC	1,985,713.65	8,673.20	1,994,386.85
500-11201-00000	Claim on Pooled Investments - Debt Service	530.43	2.40	532.83
550-11201-00000	Claim on Pooled Investments - Long Term Debt	0.00	0.00	0.00
600-11201-00000	Claim on Pooled Investments - Grants	0.00	0.00	0.00
800-11201-00000	Claim on Pooled Investments - HOT	0.00	0.00	0.00
850-11201-00000	Claim on Pooled Investments - Police Assets	0.00	0.00	0.00
TOTAL CLAIM ON CASH		11,336,050.25	49,514.11	11,385,564.36
CASH IN BANK				
Cash in Bank				
997-11210-00000	Pooled Inv - General Fund Reimb	383,459.28	1,674.90	385,134.18
997-11230-00000	Pooled Inv - General Fund	2,398,213.88	10,475.05	2,408,688.93
997-21110-00000	Pooled Inv - ARPA	363,881.71	1,589.38	365,471.09
997-21140-00000	Pooled Inv - Infrastructure	50,541.93	220.71	50,762.64
997-21150-00000	Pooled Inv - Mobility	10,822.64	47.28	10,869.92
997-21160-00000	Pooled Inv - Building Fund	743,263.88	3,246.46	746,510.34
997-21170-00000	Pooled Inv - TR C of O 2024	3,519,390.25	15,372.15	3,534,762.40
997-31200-00000	Pooled Inv - Utility Fund	1,880,232.60	8,212.58	1,888,445.18
997-41110-00000	Pooled Inv - MEDC General	1,513,131.88	6,609.12	1,519,741.00
997-41120-00000	Pooled Inv - MEDC Reimb	256,112.95	1,118.61	257,231.56
997-41130-00000	Pooled Inv - MEDC Downtown	216,468.82	945.47	217,414.29
997-51110-00000	Pooled Inv - Debt Service	530.43	2.40	532.83
TOTAL: Cash in Bank		11,336,050.25	49,514.11	11,385,564.36
TOTAL CASH IN BANK		11,336,050.25	49,514.11	11,385,564.36
DUE TO OTHER FUNDS				
997-12320-00000	Due To Other Funds	11,336,050.25	49,514.11	11,385,564.36
TOTAL DUE TO OTHER FUNDS		11,336,050.25	49,514.11	11,385,564.36

Claim on Cash	11,385,564.36	**Claim on Cash**	11,385,564.36	**Cash in Bank**	11,385,564.36
Cash in Bank	11,385,564.36	**Due To Other Funds**	11,385,564.36	**Due To Other Funds**	11,385,564.36
Difference	0.00	**Difference**	0.00	**Difference**	0.00

Check Report

City of Montgomery, TX

By Check Number

Date Range: 04/01/2024 - 04/30/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP General-AP General Fund						
1101	All Traffic Solutions, Inc.	04/01/2024	Regular	0.00	2,850.00	34449
1273	Axon Enterprises, Inc.	04/01/2024	Regular	0.00	16,106.00	34450
1494	Buckalew Chevrolet, L.P.	04/01/2024	Regular	0.00	5,094.95	34451
1531	Calibre Press	04/01/2024	Regular	0.00	279.00	34452
2002	DELL MARKETING L.P.	04/01/2024	Regular	0.00	1,095.00	34453
5552	Evolve Holdings, Inc	04/01/2024	Regular	0.00	400.00	34454
2653	Impact Promotional Services LLC	04/01/2024	Regular	0.00	927.90	34455
2663	Innovative Collison and Accessories LLC	04/01/2024	Regular	0.00	2,775.08	34456
3128	Kologik	04/01/2024	Regular	0.00	600.00	34457
3778	Optimum Computer Solutions, Inc	04/01/2024	Regular	0.00	2,000.00	34458
3775	O'Reilly Automotive, Inc.	04/01/2024	Regular	0.00	129.04	34459
4414	Stowe's Collision Repair LLC	04/01/2024	Regular	0.00	367.52	34460
4415	Stowe's Wrecker Service LLC	04/01/2024	Regular	0.00	150.00	34461
5426	TargetSolutions Learning, LLC	04/01/2024	Regular	0.00	5,098.60	34462
4801	Tyler Technologies	04/01/2024	Regular	0.00	6,124.10	34463
5116	Valvoline Instant Oil Change	04/01/2024	Regular	0.00	207.34	34464
4975	Wex Bank	04/01/2024	Regular	0.00	4,522.37	34465
1133	Amazon Capital Services	04/01/2024	Regular	0.00	86.98	34466
5502	Areli Meza	04/01/2024	Regular	0.00	480.00	34467
3189	Larry Evans	04/01/2024	Regular	0.00	550.00	34468
3778	Optimum Computer Solutions, Inc	04/01/2024	Regular	0.00	4,060.00	34469
5553	Ruben Borjas	04/01/2024	Regular	0.00	50.00	34470
4503	TDLR	04/01/2024	Regular	0.00	75.00	34471
4663	Thomas Printing & Publishing	04/01/2024	Regular	0.00	60.00	34472
5446	Cruz Tec Inc	04/01/2024	Regular	0.00	149,131.26	34473
5540	Cherry Crushed Concrete	04/03/2024	Regular	0.00	129.28	34474
1727	City of Montgomery - Utility Fund	04/03/2024	Regular	0.00	1,563.79	34475
5547	Conroe Awning & Screen, Inc	04/03/2024	Regular	0.00	2,289.00	34476
2214	Envirodyne Laboratories, Inc.	04/03/2024	Regular	0.00	1,380.00	34477
1786	Frank Cody Skyvara	04/03/2024	Regular	0.00	13,545.00	34478
2595	Home Depot	04/03/2024	Regular	0.00	197.35	34479
4663	Thomas Printing & Publishing	04/03/2024	Regular	0.00	720.33	34480
1133	Amazon Capital Services	04/08/2024	Regular	0.00	87.54	34481
5502	Areli Meza	04/08/2024	Regular	0.00	240.00	34482
5236	Chad Peace	04/08/2024	Regular	0.00	1,000.00	34483
1939	Dataprose LLC	04/08/2024	Regular	0.00	1,498.17	34484
2443	Gordon B. Dudley. Jr.	04/08/2024	Regular	0.00	450.00	34485
2610	Houston Chronicle	04/08/2024	Regular	0.00	431.00	34486
5554	Kendig Keast Collaborative	04/08/2024	Regular	0.00	7,553.75	34487
5555	Lance David Wilson	04/08/2024	Regular	0.00	368.63	34488
3189	Larry Evans	04/08/2024	Regular	0.00	75.00	34489
3496	Michael Shirley	04/08/2024	Regular	0.00	450.00	34490
3582	Montgomery County	04/08/2024	Regular	0.00	1,000.00	34491
3778	Optimum Computer Solutions, Inc	04/08/2024	Regular	0.00	2,000.00	34492
3818	Optiquest Internet Services, Inc	04/08/2024	Regular	0.00	1,174.30	34493
3893	Perdue, Brandon, Fielder, Collins, & Mott	04/08/2024	Regular	0.00	3,414.07	34494
3914	Pitney Bowes Global Financial Srvs, LLC	04/08/2024	Regular	0.00	428.46	34495
4088	Rick Hanna, CBO Partners LLC	04/08/2024	Regular	0.00	8,047.87	34496
4700	TML - IRP	04/08/2024	Regular	0.00	12,603.10	34497
4801	Tyler Technologies	04/08/2024	Regular	0.00	310.00	34498
1133	Amazon Capital Services	04/10/2024	Regular	0.00	622.94	34499
1284	Badger Meter	04/10/2024	Regular	0.00	1,415.96	34500
5540	Cherry Crushed Concrete	04/10/2024	Regular	0.00	179.78	34501
1831	Consolidated Communications	04/10/2024	Regular	0.00	1,728.25	34502

Check Report **Date Range: 04/01/2024 - 04/30/2024**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
2206	Entergy	04/10/2024	Regular	0.00	16,220.06	34503
3226	LDC	04/10/2024	Regular	0.00	145.57	34504
3756	Northern Tool & Equipment	04/10/2024	Regular	0.00	113.97	34505
3761	Northwest Pest Patrol	04/10/2024	Regular	0.00	675.00	34506
4551	Texas Excavation Safety System, Inc.	04/10/2024	Regular	0.00	116.15	34507
4822	UniFirst Holdings, Inc.	04/10/2024	Regular	0.00	186.68	34508
4860	Verizon Connect NWF, Inc	04/10/2024	Regular	0.00	95.70	34509
4901	Vulcan Materials Company	04/10/2024	Regular	0.00	108.22	34510
1007	A & A Plants and Produce	04/18/2024	Regular	0.00	211.65	34530
1114	Allen's Safe and Lock, LLC	04/18/2024	Regular	0.00	90.00	34531
5524	Cavendars Stores	04/18/2024	Regular	0.00	188.99	34532
2117	DSHS Central Lab MC2004	04/18/2024	Regular	0.00	949.00	34533
5557	JDC Fluid Equipment, LLC	04/18/2024	Regular	0.00	11,464.83	34534
2850	Jim's Hardware	04/18/2024	Regular	0.00	780.94	34535
3436	McCoy's Building Supply Corporation	04/18/2024	Regular	0.00	107.55	34536
3775	O'Reilly Automotive, Inc.	04/18/2024	Regular	0.00	209.66	34537
2130	PVS DX, Inc.	04/18/2024	Regular	0.00	110.00	34538
4859	Verizon	04/18/2024	Regular	0.00	444.68	34539
4975	Wex Bank	04/18/2024	Regular	0.00	1,345.86	34540
5558	Bradley E Crosby	04/18/2024	Regular	0.00	833.90	34541
1694	City of Conroe	04/18/2024	Regular	0.00	1,033.12	34542
2270	Firestone Complete Auto Care Conroe	04/18/2024	Regular	0.00	1,640.88	34543
2653	Impact Promotional Services LLC	04/18/2024	Regular	0.00	257.14	34544
2674	Interstate All Battery Center	04/18/2024	Regular	0.00	298.90	34545
3766	Nova Medical Centers	04/18/2024	Regular	0.00	284.24	34546
3778	Optimum Computer Solutions, Inc	04/18/2024	Regular	0.00	2,000.00	34547
3775	O'Reilly Automotive, Inc.	04/18/2024	Regular	0.00	829.44	34548
4344	Southwest Solutions Group, Inc.	04/18/2024	Regular	0.00	247.75	34549
4414	Stowe's Collision Repair LLC	04/18/2024	Regular	0.00	163.00	34550
4584	Texas Top Cop Shop	04/18/2024	Regular	0.00	159.89	34551
4801	Tyler Technologies	04/18/2024	Regular	0.00	15,570.00	34552
5116	Valvoline Instant Oil Change	04/18/2024	Regular	0.00	113.01	34553
4975	Wex Bank	04/18/2024	Regular	0.00	6,058.13	34554
1133	Amazon Capital Services	04/22/2024	Regular	0.00	27.99	34555
5502	Areli Meza	04/22/2024	Regular	0.00	480.00	34556
5236	Chad Peace	04/22/2024	Regular	0.00	1,000.00	34557
5446	Cruz Tec Inc	04/22/2024	Regular	0.00	52,830.00	34558
2225	ERS-Texas Social Security Program	04/22/2024	Regular	0.00	35.00	34559
5559	Gauge Engineering	04/22/2024	Regular	0.00	24,095.90	34560
2610	Houston Chronicle	04/22/2024	Regular	0.00	1,825.10	34561
3189	Larry Evans	04/22/2024	Regular	0.00	75.00	34562
3496	Michael Shirley	04/22/2024	Regular	0.00	450.00	34563
3766	Nova Medical Centers	04/22/2024	Regular	0.00	281.67	34564
3806	Omnibase Services of Texas, LP	04/22/2024	Regular	0.00	306.00	34565
3818	Optiquest Internet Services, Inc	04/22/2024	Regular	0.00	1,235.50	34566
4088	Rick Hanna, CBO Partners LLC	04/22/2024	Regular	0.00	8,529.85	34567
4371	Staples Business Credit	04/22/2024	Regular	0.00	58.42	34568
4801	Tyler Technologies	04/22/2024	Regular	0.00	195.00	34569
4926	Waste Management	04/22/2024	Regular	0.00	29,253.06	34570
1133	Amazon Capital Services	04/22/2024	Regular	0.00	659.59	34571
5560	enCodePlus, Inc	04/22/2024	Regular	0.00	3,500.00	34572
1266	Auto Trust Repairs	04/25/2024	Regular	0.00	74.99	34573
1778	Coburn's Conroe Inc.	04/25/2024	Regular	0.00	1,162.02	34574
1831	Consolidated Communications	04/25/2024	Regular	0.00	155.10	34575
1876	Crown Paper and Chemical Inc.	04/25/2024	Regular	0.00	83.67	34576
2178	Electrical Field Services, Inc.	04/25/2024	Regular	0.00	6,457.75	34577
2206	Entergy	04/25/2024	Regular	0.00	1,250.84	34578
5430	Hydro Clear Services LLC	04/25/2024	Regular	0.00	23,910.00	34579
2130	PVS DX, Inc.	04/25/2024	Regular	0.00	1,333.08	34580
5049	Ward, Getz and Associates	04/25/2024	Regular	0.00	77,041.35	34581
3450	Medical Air Services Association	04/29/2024	Regular	0.00	168.00	34582

Check Report **Date Range: 04/01/2024 - 04/30/2024**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
3789	Office of the Attorney General	04/05/2024	Bank Draft	0.00	830.77	DFT0000585
2174	IRS - EFTPS	04/10/2024	Bank Draft	0.00	23,565.37	DFT0000586
4709	TMRS	04/05/2024	Bank Draft	0.00	33,760.24	DFT0000588
4705	TML-Health	04/03/2024	Bank Draft	0.00	36,171.24	DFT0000589
4591	Texas Workforce Commission	04/15/2024	Bank Draft	0.00	3,745.40	DFT0000591
2174	IRS - EFTPS	04/13/2024	Bank Draft	0.00	62.50	DFT0000592
3789	Office of the Attorney General	04/19/2024	Bank Draft	0.00	830.77	DFT0000593
2174	IRS - EFTPS	04/24/2024	Bank Draft	0.00	23,094.68	DFT0000594
2174	IRS - EFTPS	04/28/2024	Bank Draft	0.00	492.45	DFT0000595
1072	Aflac	04/30/2024	Bank Draft	0.00	2,222.08	DFT0000596
1548	Card Service Center	04/18/2024	Bank Draft	0.00	4,174.93	DFT0000599
1549	Card Service Center	04/18/2024	Bank Draft	0.00	8,294.29	DFT0000600

Bank Code AP General Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	194	115	0.00	567,652.50
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	53	12	0.00	137,244.72
EFT's	0	0	0.00	0.00
	247	**127**	**0.00**	**704,897.22**

Check Report **Date Range: 04/01/2024 - 04/30/2024**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP MEDC-AP MEDC Account						
5385	Alpha Elite Performance Outdoors	04/01/2024	Regular	0.00	500.00	2526
1133	Amazon Capital Services	04/08/2024	Regular	0.00	79.94	2527
5556	Matthew Knippa	04/08/2024	Regular	0.00	200.00	2528
3500	Michael Voytko	04/08/2024	Regular	0.00	-200.00	2529
3500	Michael Voytko	04/08/2024	Regular	0.00	200.00	2529
4195	Sales Revenue, Inc.	04/08/2024	Regular	0.00	1,400.00	2530
1549	Card Service Center	04/18/2024	Bank Draft	0.00	178.25	DFT0000601

Bank Code AP MEDC Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	5	5	0.00	2,379.94
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-200.00
Bank Drafts	1	1	0.00	178.25
EFT's	0	0	0.00	0.00
	6	**7**	**0.00**	**2,358.19**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	199	120	0.00	570,032.44
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-200.00
Bank Drafts	54	13	0.00	137,422.97
EFT's	0	0	0.00	0.00
	253	**134**	**0.00**	**707,255.41**

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash - Operating	4/2024	707,255.41
			707,255.41

City of Montgomery, TX

Budget Report
Account Summary
For Fiscal: 2023-2024 Period Ending: 04/30/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund							
Revenue							
Department: 00 - Revenue							
100-00-14010-0000000	Mixed Beverage Tax	25,000.00	25,000.00	2,475.37	15,324.02	-9,675.98	38.70 %
100-00-14020-0000000	Franchise Tax	95,000.00	95,000.00	1,539.00	87,656.61	-7,343.39	7.73 %
100-00-14030-0000000	Ad Valorem Taxes - Current	1,414,900.00	1,414,900.00	25,041.69	1,421,844.16	6,944.16	100.49 %
100-00-14035-0000000	Ad Valorem Taxes - Delinquent	0.00	0.00	1,650.76	11,120.14	11,120.14	0.00 %
100-00-14050-0000000	Penalties & Interest - Current	10,000.00	10,000.00	3,135.29	5,263.66	-4,736.34	47.36 %
100-00-14055-0000000	Penalties & Interest - Delinquent	0.00	0.00	541.10	3,320.96	3,320.96	0.00 %
100-00-14060-0000000	Rendition Penalties	100.00	100.00	63.31	616.74	516.74	616.74 %
100-00-14070-0000000	Sales Tax	2,300,000.00	2,300,000.00	220,834.35	1,600,977.57	-699,022.43	30.39 %
100-00-14080-0000000	Sales Tax ILO AdVal Tax	1,100,000.00	1,100,000.00	110,417.18	800,488.77	-299,511.23	27.23 %
100-00-14110-0000000	Building Permits/MEP	395,000.00	395,000.00	9,576.50	263,219.50	-131,780.50	33.36 %
100-00-14120-0000000	Vendor/Beverage Permits	2,500.00	2,500.00	225.00	1,560.00	-940.00	37.60 %
100-00-14130-0000000	Sign Fees	3,000.00	3,000.00	500.00	1,750.00	-1,250.00	41.67 %
100-00-14140-0000000	Plats, Zoning, Misc.	3,000.00	3,000.00	2,473.00	7,672.00	4,672.00	255.73 %
100-00-14150-0000000	Culverts	1,000.00	1,000.00	0.00	126.75	-873.25	87.33 %
100-00-14210-0000000	Community Building Rental	15,000.00	15,000.00	975.00	7,725.00	-7,275.00	48.50 %
100-00-14230-0000000	Right of Way Use Fees	6,000.00	6,000.00	6.96	2,794.67	-3,205.33	53.42 %
100-00-14340-0000000	Child Belt/Safety	100.00	100.00	25.00	100.00	0.00	0.00 %
100-00-14360-0000000	Fines	164,250.00	164,250.00	22,382.59	133,357.11	-30,892.89	18.81 %
100-00-14400-0000000	Judicial Efficiency	90.00	90.00	3.00	25.36	-64.64	71.82 %
100-00-14530-0000000	Wrecker Service Fees	250.00	250.00	0.00	0.00	-250.00	100.00 %
100-00-14570-0000000	Leose Funds - PD	1,050.00	1,050.00	0.00	3,051.05	2,001.05	290.58 %
100-00-14600-0000000	Shop with a Cop	2,500.00	2,500.00	0.00	5,178.00	2,678.00	207.12 %
100-00-14650-0000000	Unanticipated Income	30,000.00	30,000.00	248.58	18,099.26	-11,900.74	39.67 %
100-00-14660-0000000	Credit Card Fees	0.00	0.00	305.13	485.36	485.36	0.00 %
100-00-14670-0000000	Interest Income	1,500.00	1,500.00	457.73	1,622.05	122.05	108.14 %
100-00-14680-0000000	Interest on Investments	40,000.00	40,000.00	12,149.95	85,582.74	45,582.74	213.96 %
100-00-14820-0000000	Grant Revenue DWI Step	0.00	0.00	1,481.03	1,481.03	1,481.03	0.00 %
100-00-14950-0000000	Admin from MEDC	275,000.00	275,000.00	22,916.67	160,416.69	-114,583.31	41.67 %
100-00-14960-0000000	Admin from Court Security	1,500.00	1,500.00	0.00	0.00	-1,500.00	100.00 %
100-00-14980-0000000	Admin from Capital Projects	35,000.00	35,000.00	0.00	0.00	-35,000.00	100.00 %
	Department: 00 - Revenue Total:	**5,921,740.00**	**5,921,740.00**	**439,424.19**	**4,640,859.20**	**-1,280,880.80**	**21.63%**
	Revenue Total:	**5,921,740.00**	**5,921,740.00**	**439,424.19**	**4,640,859.20**	**-1,280,880.80**	**21.63%**
Expense							
Department: 10 - Administration							
100-10-16002-0000000	Health Insurance	85,144.00	85,144.00	5,767.00	38,211.58	46,932.42	55.12 %
100-10-16003-0000000	Unemployment Insurance	70.00	70.00	0.00	672.74	-602.74	-861.06 %
100-10-16004-0000000	Workers Comp	1,738.00	1,738.00	123.86	1,388.21	349.79	20.13 %
100-10-16008-0000000	Payroll Taxes	50,161.00	50,161.00	3,266.62	21,799.00	28,362.00	56.54 %
100-10-16009-0000000	Wages	632,944.00	632,944.00	44,788.06	313,152.47	319,791.53	50.52 %
100-10-16010-0000000	Overtime	697.00	697.00	0.00	92.97	604.03	86.66 %
100-10-16011-0000000	Employee Assistance Program	500.00	500.00	0.00	0.00	500.00	100.00 %
100-10-16012-0000000	Retirement Expense	65,265.00	65,265.00	4,579.23	32,125.36	33,139.64	50.78 %
100-10-16101-0000000	Advertising / Promotion	6,500.00	6,500.00	0.00	547.21	5,952.79	91.58 %
100-10-16102-0000000	Legal Notices & Publications	3,500.00	3,500.00	2,884.80	6,579.05	-3,079.05	-87.97 %
100-10-16103-0000000	Recording Fees	2,000.00	2,000.00	0.00	1,000.00	1,000.00	50.00 %
100-10-16104-0000000	Community Relations	4,000.00	4,000.00	1,021.65	2,201.04	1,798.96	44.97 %
100-10-16105-0000000	Codification	3,000.00	3,000.00	0.00	2,749.78	250.22	8.34 %
100-10-16106-0000000	Records Mgt / Retention	2,000.00	2,000.00	0.00	2,112.00	-112.00	-5.60 %
100-10-16107-0000000	Records Requests FOIA Program	2,500.00	2,500.00	0.00	6,237.00	-3,737.00	-149.48 %

Budget Report **For Fiscal: 2023-2024 Period Ending: 04/30/2024**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-10-16108-0000000	Vendor Subscriptions	2,500.00	2,500.00	0.00	298.75	2,201.25	88.05 %
100-10-16202-0000000	General Consultant Fees	150,000.00	150,000.00	11,053.75	11,053.75	138,946.25	92.63 %
100-10-16209-0000000	Records Shredding	1,000.00	1,000.00	0.00	286.00	714.00	71.40 %
100-10-16210-0000000	Inspections/Permits	300,000.00	300,000.00	16,577.72	130,387.97	169,612.03	56.54 %
100-10-16213-0000000	Legal Fees	90,000.00	90,000.00	0.00	21,262.47	68,737.53	76.38 %
100-10-16216-0000000	Audit Fees	36,000.00	36,000.00	0.00	31,395.00	4,605.00	12.79 %
100-10-16239-0000000	Printing & Office supplies	7,000.00	7,000.00	115.53	2,317.97	4,682.03	66.89 %
100-10-16242-0000000	Postage/Delivery	3,500.00	3,500.00	151.55	1,215.36	2,284.64	65.28 %
100-10-16243-0000000	Telephone	12,000.00	12,000.00	635.05	4,619.61	7,380.39	61.50 %
100-10-16244-0000000	Tax Assessor Fees	16,000.00	16,000.00	0.00	8,864.00	7,136.00	44.60 %
100-10-16245-0000000	Election	26,000.00	26,000.00	0.00	0.00	26,000.00	100.00 %
100-10-16249-0000000	Computer/Technology	37,500.00	37,500.00	2,054.19	30,111.84	7,388.16	19.70 %
100-10-16254-0000000	Software Upgrades	11,000.00	11,000.00	310.00	2,030.00	8,970.00	81.55 %
100-10-16257-0000000	Medical Exams & Testing	2,000.00	2,000.00	281.67	567.74	1,432.26	71.61 %
100-10-16404-0000000	Copier/Fax Machine	11,000.00	11,000.00	922.50	7,122.74	3,877.26	35.25 %
100-10-16417-0000000	Capital Pur. Furniture	1,000.00	1,000.00	0.00	86.98	913.02	91.30 %
100-10-16502-0000000	Dues & Subscriptions	4,000.00	4,000.00	35.00	2,356.81	1,643.19	41.08 %
100-10-16503-0000000	Travel & Training Staff	20,000.00	20,000.00	569.99	7,398.20	12,601.80	63.01 %
100-10-16504-0000000	Travel & Training Council	2,500.00	2,500.00	0.00	1,110.05	1,389.95	55.60 %
100-10-16701-0000000	Insurance - Liability	1,855.00	1,855.00	154.59	1,082.13	772.87	41.66 %
100-10-16702-0000000	Insurance - Property	2,579.00	2,579.00	214.89	1,504.23	1,074.77	41.67 %
100-10-16703-0000000	Insurance - Bond	500.00	500.00	0.00	425.00	75.00	15.00 %
100-10-17001-0000000	Misc Expenses - Other	1,000.00	1,000.00	202.28	615.80	384.20	38.42 %
100-10-17006-0000000	Transfer to Surplus	183,109.00	183,109.00	0.00	0.00	183,109.00	100.00 %
100-10-17020-0000000	Misc Expenses - Employee Appreciat..	5,000.00	5,000.00	1,028.22	2,083.66	2,916.34	58.33 %
100-10-17021-0000000	CC Merchant Fees	0.00	0.00	2,441.19	10,921.87	-10,921.87	0.00 %
100-10-17310-KROGER0	Tax Abatement -Sales Tax Rebate	250,000.00	250,000.00	0.00	0.00	250,000.00	100.00 %
100-10-17320-380AGR0	Tax Abatement - 380 Ad Valorem T...	140,300.00	140,300.00	0.00	0.00	140,300.00	100.00 %
	Department: 10 - Administration Total:	**2,177,362.00**	**2,177,362.00**	**99,179.34**	**707,986.34**	**1,469,375.66**	**67.48%**
Department: 11 - Police							
100-11-16002-0000000	Health Insurance	225,774.00	225,774.00	14,661.26	95,398.57	130,375.43	57.75 %
100-11-16003-0000000	Unemployment Insurance	162.00	162.00	67.42	1,870.60	-1,708.60	-1,054.69 %
100-11-16004-0000000	Workers Comp	33,127.00	33,127.00	3,137.47	36,942.38	-3,815.38	-11.52 %
100-11-16008-0000000	Payroll Taxes	106,538.00	106,538.00	7,479.43	50,831.26	55,706.74	52.29 %
100-11-16009-0000000	Wages	1,332,656.00	1,332,656.00	97,473.41	660,534.42	672,121.58	50.43 %
100-11-16010-0000000	Overtime	60,000.00	60,000.00	4,476.17	31,446.10	28,553.90	47.59 %
100-11-16011-0000000	Employee Assistance Program	500.00	500.00	0.00	0.00	500.00	100.00 %
100-11-16012-0000000	Retirement Expense	143,444.00	143,444.00	10,430.16	70,918.31	72,525.69	50.56 %
100-11-16104-0000000	Community Relations	6,000.00	6,000.00	838.53	7,486.72	-1,486.72	-24.78 %
100-11-16108-0000000	Vendor Subscriptions	561.00	561.00	0.00	0.00	561.00	100.00 %
100-11-16209-0000000	Records Shredding	500.00	500.00	0.00	0.00	500.00	100.00 %
100-11-16227-0000000	Gas/Oil	55,000.00	55,000.00	6,058.13	38,279.81	16,720.19	30.40 %
100-11-16229-0000000	Auto Repairs	35,000.00	35,000.00	4,049.91	29,575.03	5,424.97	15.50 %
100-11-16230-0000000	Equipment repairs	5,000.00	5,000.00	0.00	461.88	4,538.12	90.76 %
100-11-16239-0000000	Printing & Office supplies	4,000.00	4,000.00	271.75	1,214.15	2,785.85	69.65 %
100-11-16241-0000000	Computers/Website	6,500.00	6,500.00	0.00	0.00	6,500.00	100.00 %
100-11-16242-0000000	Postage/Delivery	500.00	500.00	0.00	152.14	347.86	69.57 %
100-11-16243-0000000	Telephone	10,000.00	10,000.00	935.03	6,281.07	3,718.93	37.19 %
100-11-16247-0000000	Mobile Data Terminals	14,000.00	14,000.00	0.00	3,134.34	10,865.66	77.61 %
100-11-16249-0000000	Computer/Technology	45,000.00	45,000.00	3,351.09	26,244.77	18,755.23	41.68 %
100-11-16252-0000000	Code Enforcement	0.00	0.00	0.00	2,500.00	-2,500.00	0.00 %
100-11-16257-0000000	Medical Exams & Testing	1,000.00	1,000.00	284.24	1,076.23	-76.23	-7.62 %
100-11-16401-0000000	Radio Fees	6,500.00	6,500.00	0.00	5,081.14	1,418.86	21.83 %
100-11-16402-0000000	Uniforms & Safety Equip	10,000.00	10,000.00	417.03	6,233.30	3,766.70	37.67 %
100-11-16403-0000000	Protective Gear	10,500.00	10,500.00	0.00	0.00	10,500.00	100.00 %
100-11-16404-0000000	Copier/Fax Machine	6,000.00	6,000.00	465.00	3,426.11	2,573.89	42.90 %
100-11-16405-0000000	Operating Supplies	6,000.00	6,000.00	412.35	3,060.58	2,939.42	48.99 %
100-11-16411-0000000	Tools, Etc,	300.00	300.00	0.00	0.00	300.00	100.00 %

Budget Report **For Fiscal: 2023-2024 Period Ending: 04/30/2024**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-11-16415-0000000	Emergency Equipment	22,500.00	22,500.00	0.00	7,641.93	14,858.07	66.04 %
100-11-16416-0000000	Radios	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
100-11-16417-0000000	Capital Pur. Furniture	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
100-11-16502-0000000	Dues & Subscriptions	2,500.00	2,500.00	50.00	1,875.45	624.55	24.98 %
100-11-16503-0000000	Travel & Training Staff	25,000.00	25,000.00	1,108.18	17,810.82	7,189.18	28.76 %
100-11-16701-0000000	Insurance - Liability	25,355.00	25,355.00	2,112.89	14,790.27	10,564.73	41.67 %
100-11-16702-0000000	Insurance - Property	10,006.00	10,006.00	833.85	5,836.95	4,169.05	41.67 %
100-11-16906-0000000	Capital Outlay - Police Cars	150,000.00	150,000.00	0.00	0.00	150,000.00	100.00 %
100-11-16907-0000000	Capital Outlay - Emergency Lights, ...	7,000.00	7,000.00	0.00	0.00	7,000.00	100.00 %
100-11-16910-0000000	Capital Outlay - Vehicle Replacemen..	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
100-11-16911-0000000	Capital Outlay - Computers Equipm...	25,000.00	25,000.00	0.00	7,833.14	17,166.86	68.67 %
100-11-16912-0000000	Capital Outlay - Tyler Public Safety	17,622.00	17,622.00	15,570.00	34,200.60	-16,578.60	-94.08 %
100-11-16913-0000000	Capital Outlay - Radar	8,000.00	8,000.00	0.00	925.00	7,075.00	88.44 %
100-11-16916-0000000	Capital Outlay - Investigate & Testin...	14,000.00	14,000.00	863.89	9,772.73	4,227.27	30.19 %
100-11-16917-0000000	Capital Outlay - Ballistic Vests & Shie..	7,560.00	7,560.00	0.00	2,432.78	5,127.22	67.82 %
100-11-16919-0000000	Capital Outlay - Patrol Weapons	41,871.00	41,871.00	0.00	16,359.29	25,511.71	60.93 %
100-11-16920-0000000	Capital Outlay - Traffic Equipment	25,000.00	25,000.00	0.00	25,000.00	0.00	0.00 %
100-11-16921-0000000	Capital Outlay - Office Maintenance	11,800.00	11,800.00	414.72	603.72	11,196.28	94.88 %
100-11-17001-0000000	Misc Expenses - Other	0.00	0.00	0.00	315.12	-315.12	0.00 %
	Department: 11 - Police Total:	**2,559,776.00**	**2,559,776.00**	**175,761.91**	**1,227,546.71**	**1,332,229.29**	**52.04%**
Department: 12 - Public Works							
100-12-16002-0000000	Health Insurance	36,907.00	36,907.00	2,323.95	13,660.96	23,246.04	62.99 %
100-12-16003-0000000	Unemployment Insurance	68.00	68.00	49.71	421.85	-353.85	-520.37 %
100-12-16004-0000000	Workers Comp	3,937.00	3,937.00	288.98	3,559.68	377.32	9.58 %
100-12-16008-0000000	Payroll Taxes	14,546.00	14,546.00	966.54	6,887.73	7,658.27	52.65 %
100-12-16009-0000000	Wages	184,644.00	184,644.00	12,804.05	88,325.28	96,318.72	52.16 %
100-12-16010-0000000	Overtime	5,500.00	5,500.00	14.92	2,178.67	3,321.33	60.39 %
100-12-16011-0000000	Employee Assistance Program	500.00	500.00	0.00	0.00	500.00	100.00 %
100-12-16012-0000000	Retirement Expense	16,956.00	16,956.00	1,127.34	7,801.59	9,154.41	53.99 %
100-12-16104-0000000	Community Relations	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
100-12-16108-0000000	Vendor Subscriptions	561.00	561.00	0.00	0.00	561.00	100.00 %
100-12-16208-0000000	Mowing	140,000.00	140,000.00	26,465.00	60,170.00	79,830.00	57.02 %
100-12-16217-0000000	Engineering	110,000.00	110,000.00	36,776.53	72,281.53	37,718.47	34.29 %
100-12-16224-0000000	City Hall Cleaning	14,900.00	14,900.00	960.00	6,889.80	8,010.20	53.76 %
100-12-16225-0000000	Downtown Repairs	1,500.00	1,500.00	64.68	896.29	603.71	40.25 %
100-12-16226-0000000	Maint - Vehicles & Equipment	3,500.00	3,500.00	220.55	1,432.14	2,067.86	59.08 %
100-12-16227-0000000	Gas/Oil	14,000.00	14,000.00	701.42	5,188.62	8,811.38	62.94 %
100-12-16229-0000000	Auto Repairs	6,000.00	6,000.00	0.00	1,569.85	4,430.15	73.84 %
100-12-16230-0000000	Equipment repairs	4,000.00	4,000.00	0.00	353.97	3,646.03	91.15 %
100-12-16231-0000000	Bldg Repairs-City Hall	18,000.00	18,000.00	9,018.89	11,909.26	6,090.74	33.84 %
100-12-16232-0000000	Street Repairs - Minor	10,000.00	10,000.00	287.49	6,767.67	3,232.33	32.32 %
100-12-16233-0000000	Streets-Preventive Maintenance	7,700.00	7,700.00	0.00	0.00	7,700.00	100.00 %
100-12-16237-0000000	Mosquito Spraying	6,000.00	6,000.00	675.00	1,632.00	4,368.00	72.80 %
100-12-16238-0000000	Street Signs	3,300.00	3,300.00	6.19	628.25	2,671.75	80.96 %
100-12-16239-0000000	Printing & Office supplies	1,600.00	1,600.00	85.78	555.60	1,044.40	65.28 %
100-12-16241-0000000	Computers/Website	750.00	750.00	0.00	0.00	750.00	100.00 %
100-12-16242-0000000	Postage/Delivery	750.00	750.00	0.00	0.00	750.00	100.00 %
100-12-16243-0000000	Telephone	9,000.00	9,000.00	721.34	4,791.27	4,208.73	46.76 %
100-12-16249-0000000	Computer/Technology	18,000.00	18,000.00	1,851.09	17,080.86	919.14	5.11 %
100-12-16255-0000000	Bldg Repairs - Comm Center	5,000.00	5,000.00	528.06	2,410.75	2,589.25	51.79 %
100-12-16256-0000000	Bldg Repairs - 213 Prairie	0.00	0.00	0.00	19,756.07	-19,756.07	0.00 %
100-12-16402-0000000	Uniforms & Safety Equip	4,700.00	4,700.00	256.33	1,502.44	3,197.56	68.03 %
100-12-16405-0000000	Operating Supplies	10,900.00	10,900.00	220.08	2,017.07	8,882.93	81.49 %
100-12-16406-0000000	Streets & Drainage	2,000.00	2,000.00	0.00	472.67	1,527.33	76.37 %
100-12-16407-0000000	Supplies & Equipment - Cedar Break...	2,000.00	2,000.00	65.04	664.60	1,335.40	66.77 %
100-12-16408-0000000	Supplies & Equipment - Homecomi...	2,000.00	2,000.00	65.04	419.34	1,580.66	79.03 %
100-12-16409-0000000	Supplies & Equipment - Fernland Pa...	2,000.00	2,000.00	258.71	1,687.13	312.87	15.64 %
100-12-16410-0000000	Supplies & Equipment - Community...	2,000.00	2,000.00	0.00	89.44	1,910.56	95.53 %

Budget Report **For Fiscal: 2023-2024 Period Ending: 04/30/2024**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-12-16411-0000000	Tools, Etc,	3,300.00	3,300.00	152.37	1,895.27	1,404.73	42.57 %
100-12-16412-0000000	Supplies & Equipment - Memory Pa...	2,000.00	2,000.00	65.02	391.75	1,608.25	80.41 %
100-12-16413-0000000	Culverts	3,000.00	3,000.00	179.78	179.78	2,820.22	94.01 %
100-12-16502-0000000	Dues & Subscriptions	2,000.00	2,000.00	0.00	147.38	1,852.62	92.63 %
100-12-16503-0000000	Travel & Training Staff	5,500.00	5,500.00	148.75	1,376.52	4,123.48	74.97 %
100-12-16601-0000000	Park Maint - Memory Pk	10,000.00	10,000.00	1,204.75	2,294.60	7,705.40	77.05 %
100-12-16602-0000000	Park Maint - Fernland	10,000.00	10,000.00	121.45	295.32	9,704.68	97.05 %
100-12-16603-0000000	Park Maint - Cedar Brake Park	10,000.00	10,000.00	104.19	1,179.06	8,820.94	88.21 %
100-12-16604-0000000	Park Maint - Homecoming Park	10,000.00	10,000.00	89.59	604.38	9,395.62	93.96 %
100-12-16701-0000000	Insurance - Liability	4,694.00	4,694.00	391.19	2,738.33	1,955.67	41.66 %
100-12-16702-0000000	Insurance - Property	1,427.00	1,427.00	118.94	832.58	594.42	41.66 %
100-12-16803-0000000	Utilities - Electronic Sign-City	1,500.00	1,500.00	72.01	425.48	1,074.52	71.63 %
100-12-16804-0000000	Utilities - Street Lights	13,200.00	13,200.00	1,250.84	7,588.86	5,611.14	42.51 %
100-12-16805-0000000	Utilities - Downtown Utilities	1,320.00	1,320.00	120.84	757.93	562.07	42.58 %
100-12-16806-0000000	Utilities - Cedar Brake Park	2,420.00	2,420.00	177.02	1,087.61	1,332.39	55.06 %
100-12-16807-0000000	Utilities - Homecoming Park	1,650.00	1,650.00	83.36	559.03	1,090.97	66.12 %
100-12-16808-0000000	Utilities - Fernland Park	6,500.00	6,500.00	409.74	3,276.46	3,223.54	49.59 %
100-12-16809-0000000	Utilities - City Hall	14,300.00	14,300.00	855.50	5,997.90	8,302.10	58.06 %
100-12-16811-0000000	Utilities - Community Center Buildi...	6,000.00	6,000.00	565.48	3,869.10	2,130.90	35.52 %
100-12-16812-0000000	Utilities - Memory Park	8,000.00	8,000.00	755.59	2,941.32	5,058.68	63.23 %
100-12-16813-0000000	Utilities - 213 Prairie	1,885.00	1,885.00	62.16	965.52	919.48	48.78 %
100-12-16911-0000000	Capital Outlay - Computers Equipm...	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
100-12-16922-0000000	Capital Outlay - Public Works Items	10,000.00	10,000.00	0.00	552.00	9,448.00	94.48 %
100-12-16923-0000000	Capital Outlay - General Improvem...	20,000.00	20,000.00	0.00	2,105.36	17,894.64	89.47 %
100-12-16924-0000000	Capital Outlay - Drainage Improvem...	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
100-12-16926-0000000	Capital Outlay - Park Improvements	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
100-12-17001-0000000	Misc Expenses - Other	1,000.00	1,000.00	25.84	110.92	889.08	88.91 %
100-12-17150-0000000	Contract Labor - Streets	0.00	0.00	0.00	830.00	-830.00	0.00 %
	Department: 12 - Public Works Total:	**866,915.00**	**866,915.00**	**103,757.12**	**387,004.84**	**479,910.16**	**55.36%**
Department: 13 - Court							
100-13-16002-0000000	Health Insurance	34,433.00	34,433.00	2,823.75	17,726.68	16,706.32	48.52 %
100-13-16003-0000000	Unemployment Insurance	27.00	27.00	2.82	687.65	-660.65	-2,446.85 %
100-13-16004-0000000	Workers Comp	452.00	452.00	41.28	461.51	-9.51	-2.10 %
100-13-16007-0000000	Crime Insurance	500.00	500.00	40.71	284.97	215.03	43.01 %
100-13-16008-0000000	Payroll Taxes	12,890.00	12,890.00	1,108.25	6,928.60	5,961.40	46.25 %
100-13-16009-0000000	Wages	166,096.00	166,096.00	14,970.36	93,025.77	73,070.23	43.99 %
100-13-16010-0000000	Overtime	2,400.00	2,400.00	180.45	1,158.94	1,241.06	51.71 %
100-13-16011-0000000	Employee Assistance Program	500.00	500.00	0.00	0.00	500.00	100.00 %
100-13-16012-0000000	Retirement Expense	17,355.00	17,355.00	1,551.44	9,665.09	7,689.91	44.31 %
100-13-16104-0000000	Community Relations	400.00	400.00	0.00	0.00	400.00	100.00 %
100-13-16106-0000000	Communications - Records Mgt / Re...	0.00	0.00	0.00	1,512.00	-1,512.00	0.00 %
100-13-16108-0000000	Vendor Subscriptions	250.00	250.00	0.00	0.00	250.00	100.00 %
100-13-16202-0000000	General Consultant Fees	12,000.00	12,000.00	195.00	605.00	11,395.00	94.96 %
100-13-16205-0000000	Omni Expense	0.00	0.00	0.00	198.00	-198.00	0.00 %
100-13-16207-0000000	Prosecutors Fees	10,000.00	10,000.00	1,350.00	6,300.00	3,700.00	37.00 %
100-13-16209-0000000	Records Shredding	250.00	250.00	0.00	286.00	-36.00	-14.40 %
100-13-16211-0000000	Judge's Fee	12,000.00	12,000.00	2,000.00	7,000.00	5,000.00	41.67 %
100-13-16239-0000000	Printing & Office supplies	1,400.00	1,400.00	58.42	504.37	895.63	63.97 %
100-13-16241-0000000	Computers/Website	4,500.00	4,500.00	0.00	0.00	4,500.00	100.00 %
100-13-16242-0000000	Postage/Delivery	2,600.00	2,600.00	142.82	2,655.00	-55.00	-2.12 %
100-13-16243-0000000	Telephone	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00 %
100-13-16249-0000000	Computer/Technology	15,000.00	15,000.00	1,851.09	9,708.48	5,291.52	35.28 %
100-13-16402-0000000	Uniforms & Safety Equip	100.00	100.00	0.00	0.00	100.00	100.00 %
100-13-16404-0000000	Copier/Fax Machine	8,000.00	8,000.00	817.50	5,880.46	2,119.54	26.49 %
100-13-16405-0000000	Operating Supplies	2,500.00	2,500.00	0.00	570.34	1,929.66	77.19 %
100-13-16417-0000000	Capital Pur. Furniture	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
100-13-16502-0000000	Dues & Subscriptions	500.00	500.00	0.00	240.00	260.00	52.00 %
100-13-16503-0000000	Travel & Training Staff	2,000.00	2,000.00	0.00	250.00	1,750.00	87.50 %

Budget Report **For Fiscal: 2023-2024 Period Ending: 04/30/2024**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-13-16701-0000000	Insurance - Liability	1,855.00	1,855.00	154.59	1,082.13	772.87	41.66 %
100-13-16702-0000000	Insurance - Property	2,579.00	2,579.00	214.89	1,504.23	1,074.77	41.67 %
100-13-17001-0000000	Misc Expenses - Other	100.00	100.00	0.00	0.00	100.00	100.00 %
	Department: 13 - Court Total:	**317,687.00**	**317,687.00**	**27,503.37**	**168,235.22**	**149,451.78**	**47.04%**
	Expense Total:	**5,921,740.00**	**5,921,740.00**	**406,201.74**	**2,490,773.11**	**3,430,966.89**	**57.94%**
	Fund: 100 - General Fund Surplus (Deficit):	**0.00**	**0.00**	**33,222.45**	**2,150,086.09**	**2,150,086.09**	**0.00%**
Fund: 150 - Montgomery PID							
Revenue							
Department: 00 - Revenue							
150-00-15000-0000000	Montgomery PID - Tax Revenue	40,000.00	40,000.00	0.00	18,158.60	-21,841.40	54.60 %
	Department: 00 - Revenue Total:	**40,000.00**	**40,000.00**	**0.00**	**18,158.60**	**-21,841.40**	**54.60%**
	Revenue Total:	**40,000.00**	**40,000.00**	**0.00**	**18,158.60**	**-21,841.40**	**54.60%**
Expense							
Department: 15 - Montgomery PID							
150-15-17500-0000000	Montgomery PID - Property Tax Re...	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
	Department: 15 - Montgomery PID Total:	**40,000.00**	**40,000.00**	**0.00**	**0.00**	**40,000.00**	**100.00%**
	Expense Total:	**40,000.00**	**40,000.00**	**0.00**	**0.00**	**40,000.00**	**100.00%**
	Fund: 150 - Montgomery PID Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**18,158.60**	**18,158.60**	**0.00%**
Fund: 200 - Capital Projects							
Revenue							
Department: 00 - Revenue							
200-00-24003-0000000	Transfer from MEDC - Other	0.00	0.00	16,666.67	116,666.69	116,666.69	0.00 %
200-00-24203-0000000	Impact Fees Transfer	0.00	0.00	0.00	292,317.00	292,317.00	0.00 %
200-00-24500-0000000	Interest Earned on Investments	0.00	0.00	20,476.01	70,763.09	70,763.09	0.00 %
200-00-24501-0062715	Interest Earned on Investments - 20...	0.00	0.00	0.00	456.05	456.05	0.00 %
200-00-24700-0000000	Developer Contributions	0.00	0.00	493,536.15	493,536.15	493,536.15	0.00 %
	Department: 00 - Revenue Total:	**0.00**	**0.00**	**530,678.83**	**973,738.98**	**973,738.98**	**0.00%**
Department: 20 - Capital Projects							
200-20-14940-0000000	Transfer In	0.00	0.00	0.00	3,500,000.00	3,500,000.00	0.00 %
	Department: 20 - Capital Projects Total:	**0.00**	**0.00**	**0.00**	**3,500,000.00**	**3,500,000.00**	**0.00%**
	Revenue Total:	**0.00**	**0.00**	**530,678.83**	**4,473,738.98**	**4,473,738.98**	**0.00%**
Expense							
Department: 20 - Capital Projects							
200-20-16217-0000400	Eng - Old Plantersville Waterline Ext	0.00	0.00	1,000.00	9,000.00	-9,000.00	0.00 %
200-20-16217-0000500	Eng - Old Plantersville Force Main E...	0.00	0.00	1,150.12	8,896.37	-8,896.37	0.00 %
200-20-16217-0000600	Eng - DTD Master Drainage Study	0.00	0.00	0.00	7,250.00	-7,250.00	0.00 %
200-20-16217-0001000	Eng - Flagship Storm Sewer	0.00	0.00	0.00	4,363.25	-4,363.25	0.00 %
200-20-16217-0001100	Eng - Sanitary Sewer & Manhole Re...	0.00	0.00	7,712.50	36,268.75	-36,268.75	0.00 %
200-20-16217-0001200	Eng - Lift Station 10 Expansion	0.00	0.00	1,717.48	16,606.23	-16,606.23	0.00 %
200-20-16217-0001400	Eng - Buffalo Springs Dr. Road Impr.	0.00	0.00	-3,750.00	31,850.00	-31,850.00	0.00 %
200-20-16217-0001500	Eng - Buffalo Springs Dr & SH-105 T...	0.00	0.00	3,750.00	3,750.00	-3,750.00	0.00 %
200-20-16217-0001600	Eng - WP #2 Improvements	0.00	0.00	32,700.00	38,150.00	-38,150.00	0.00 %
200-20-26318-0000000	Wastewater System - Sanitary Sewe...	0.00	0.00	201,961.26	630,940.86	-630,940.86	0.00 %
200-20-26715-0000000	Capital Outlay - Flagship Storm Sew...	0.00	0.00	0.00	104,812.06	-104,812.06	0.00 %
	Department: 20 - Capital Projects Total:	**0.00**	**0.00**	**246,241.36**	**891,887.52**	**-891,887.52**	**0.00%**
	Expense Total:	**0.00**	**0.00**	**246,241.36**	**891,887.52**	**-891,887.52**	**0.00%**
	Fund: 200 - Capital Projects Surplus (Deficit):	**0.00**	**0.00**	**284,437.47**	**3,581,851.46**	**3,581,851.46**	**0.00%**
Fund: 300 - Water & Sewer							
Revenue							
Department: 00 - Revenue							
300-00-34110-0000000	Water Revenue	881,000.00	881,000.00	71,547.70	493,403.95	-387,596.05	44.00 %
300-00-34130-0000000	Lone Star Ground Water Revenue	9,000.00	9,000.00	813.75	5,524.26	-3,475.74	38.62 %
300-00-34140-0000000	Application Fee	6,000.00	6,000.00	242.50	2,717.50	-3,282.50	54.71 %
300-00-34150-0000000	Disconnect Reconnect	5,000.00	5,000.00	1,125.00	7,725.00	2,725.00	154.50 %

Budget Report **For Fiscal: 2023-2024 Period Ending: 04/30/2024**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
300-00-34160-0000000	Sewer Revenue	853,000.00	853,000.00	67,179.70	477,488.60	-375,511.40	44.02 %
300-00-34170-0000000	Tap Fees/Inspections	450,000.00	450,000.00	8,442.58	407,256.68	-42,743.32	9.50 %
300-00-34180-0000000	Grease Trap Inspections	25,000.00	25,000.00	3,261.83	18,503.73	-6,496.27	25.99 %
300-00-34190-0000000	Late Charges	18,200.00	18,200.00	1,235.52	11,134.44	-7,065.56	38.82 %
300-00-34200-0000000	Returned Check Fee	1,000.00	1,000.00	118.46	1,118.46	118.46	111.85 %
300-00-34210-0000000	Backflow Testing	16,000.00	16,000.00	0.00	0.00	-16,000.00	100.00 %
300-00-34220-0000000	Solid Waste Revenue	229,500.00	229,500.00	22,784.23	157,020.66	-72,479.34	31.58 %
300-00-34320-0000000	Groundwater Reduction Revenue	205,000.00	205,000.00	19,181.25	130,214.70	-74,785.30	36.48 %
300-00-34420-0000000	Impact Fees - Capital Cost	1,500,000.00	1,500,000.00	0.00	292,317.00	-1,207,683.00	80.51 %
300-00-34430-0000000	Interest Income	850.00	850.00	204.76	1,619.36	769.36	190.51 %
300-00-34440-0000000	Interest earned on Investments	70,000.00	70,000.00	8,212.58	57,848.42	-12,151.58	17.36 %
300-00-34450-0000000	Meter Box Replacement	1,500.00	1,500.00	0.00	450.00	-1,050.00	70.00 %
300-00-34460-0000000	EndPoint Charge	500.00	500.00	0.00	185.00	-315.00	63.00 %
300-00-34470-0000000	Miscellaneous Revenue & ETS Reve...	8,000.00	8,000.00	1,187.50	6,859.19	-1,140.81	14.26 %
300-00-34530-0000000	Utility Contracts	2,000.00	2,000.00	115.19	-3,317.95	-5,317.95	265.90 %
	Department: 00 - Revenue Total:	**4,281,550.00**	**4,281,550.00**	**205,652.55**	**2,068,069.00**	**-2,213,481.00**	**51.70%**
	Revenue Total:	**4,281,550.00**	**4,281,550.00**	**205,652.55**	**2,068,069.00**	**-2,213,481.00**	**51.70%**
Expense							
Department: 30 - Water & Sewer							
300-30-16002-0000000	Health Insurance	82,908.00	82,908.00	5,944.65	38,853.04	44,054.96	53.14 %
300-30-16003-0000000	Unemployment Insurance	61.00	61.00	26.74	444.54	-383.54	-628.75 %
300-30-16004-0000000	Workers Comp	7,961.00	7,961.00	536.63	6,669.88	1,291.12	16.22 %
300-30-16008-0000000	Payroll Taxes	32,121.00	32,121.00	2,196.81	15,157.48	16,963.52	52.81 %
300-30-16009-0000000	Wages	414,388.00	414,388.00	30,378.73	211,590.55	202,797.45	48.94 %
300-30-16010-0000000	Overtime	5,500.00	5,500.00	14.91	2,198.81	3,301.19	60.02 %
300-30-16012-0000000	Retirement Expense	43,248.00	43,248.00	3,098.06	21,722.67	21,525.33	49.77 %
300-30-36107-0000000	Crime Insurance	500.00	500.00	40.71	284.97	215.03	43.01 %
300-30-36204-0000000	Engineering	133,000.00	133,000.00	21,875.62	94,345.93	38,654.07	29.06 %
300-30-36208-0000000	Operator	126,500.00	126,500.00	0.00	24,595.00	101,905.00	80.56 %
300-30-36209-0000000	Billing & Collections	35,000.00	35,000.00	3,276.90	16,496.19	18,503.81	52.87 %
300-30-36210-0000000	Backflow Testing	16,000.00	16,000.00	0.00	0.00	16,000.00	100.00 %
300-30-36211-0000000	Testing	15,000.00	15,000.00	949.00	9,348.40	5,651.60	37.68 %
300-30-36214-0000000	Sludge Hauling	100,000.00	100,000.00	0.00	32,065.56	67,934.44	67.93 %
300-30-36215-0000000	Printing	1,200.00	1,200.00	0.00	138.33	1,061.67	88.47 %
300-30-36216-0000000	Postage	2,000.00	2,000.00	142.82	373.48	1,626.52	81.33 %
300-30-36217-0000000	Telephone	10,500.00	10,500.00	991.93	6,482.81	4,017.19	38.26 %
300-30-36218-0000000	Tap Fees & Inspections	75,000.00	75,000.00	0.00	124,490.46	-49,490.46	-65.99 %
300-30-36221-0000000	Garbage Pickup	225,000.00	225,000.00	29,253.06	180,743.26	44,256.74	19.67 %
300-30-36302-0000000	Advertising/Promotion	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
300-30-36303-0000000	Permits & Licenses	25,000.00	25,000.00	0.00	23,844.70	1,155.30	4.62 %
300-30-36307-0000000	Dues & Subscriptions	2,000.00	2,000.00	0.00	147.37	1,852.63	92.63 %
300-30-36400-0000000	Supplies & Equipment	1,500.00	1,500.00	0.00	127.46	1,372.54	91.50 %
300-30-36401-0000000	Chemicals	45,000.00	45,000.00	1,443.08	22,508.40	22,491.60	49.98 %
300-30-36402-0000000	Copier / Fax Machine	3,000.00	3,000.00	135.00	1,091.42	1,908.58	63.62 %
300-30-36403-0000000	Operating Supplies	80,000.00	80,000.00	2,666.70	32,334.50	47,665.50	59.58 %
300-30-36404-0000000	Uniforms	4,700.00	4,700.00	256.31	1,176.37	3,523.63	74.97 %
300-30-36406-0000000	Computer Technology	24,000.00	24,000.00	1,851.10	10,080.42	13,919.58	58.00 %
300-30-36407-0000000	Groundwater Reduction Expenses	100.00	100.00	0.00	0.00	100.00	100.00 %
300-30-36502-0000000	Travel & Training	5,500.00	5,500.00	148.75	2,249.01	3,250.99	59.11 %
300-30-36503-0000000	Employee Relations	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
300-30-36601-0000000	Repairs & Maintenance	300,000.00	300,000.00	44,355.58	217,003.45	82,996.55	27.67 %
300-30-36602-0000000	Vehicle Repair and Maint.	3,500.00	3,500.00	220.55	1,432.08	2,067.92	59.08 %
300-30-36604-0000000	Water & Sewer Items	9,708.00	9,708.00	0.00	552.00	9,156.00	94.31 %
300-30-36605-0000000	Gas & Oil	14,000.00	14,000.00	701.42	5,188.57	8,811.43	62.94 %
300-30-36701-0000000	Liability Insurance	4,694.00	4,694.00	391.19	7,738.33	-3,044.33	-64.86 %
300-30-36702-0000000	Property Insurance	45,677.00	45,677.00	3,806.44	26,645.08	19,031.92	41.67 %
300-30-36801-0000000	Gas For Generators	1,320.00	1,320.00	79.40	404.01	915.99	69.39 %
300-30-36802-0000000	Water Plants	110,000.00	110,000.00	7,052.40	45,310.85	64,689.15	58.81 %

Budget Report **For Fiscal: 2023-2024 Period Ending: 04/30/2024**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
300-30-36803-0000000	WWTP	73,000.00	73,000.00	7,037.10	36,364.29	36,635.71	50.19 %
300-30-36804-0000000	Lift Stations	24,200.00	24,200.00	1,414.55	10,273.34	13,926.66	57.55 %
300-30-37000-0000000	Utility Projects - Prev Maint	150,000.00	150,000.00	0.00	20,796.64	129,203.36	86.14 %
300-30-37003-0000000	Utility Projects - Impact Fees Transf...	1,500,000.00	1,500,000.00	0.00	292,317.00	1,207,683.00	80.51 %
300-30-37101-0000000	Miscellaneous Expenses - Misc	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
300-30-37102-0000000	Miscellaneous Expenses - Bank Cha...	35,000.00	35,000.00	2,784.31	18,895.99	16,104.01	46.01 %
300-30-37202-0000000	Other Expense - Transfer to Debt Se...	425,500.00	425,500.00	35,416.67	247,916.69	177,583.31	41.74 %
300-30-37206-0000000	Transfer to Surplus	63,764.00	63,764.00	0.00	0.00	63,764.00	100.00 %
	Department: 30 - Water & Sewer Total:	**4,281,550.00**	**4,281,550.00**	**208,487.12**	**1,810,399.33**	**2,471,150.67**	**57.72%**
	Expense Total:	**4,281,550.00**	**4,281,550.00**	**208,487.12**	**1,810,399.33**	**2,471,150.67**	**57.72%**
	Fund: 300 - Water & Sewer Surplus (Deficit):	**0.00**	**0.00**	**-2,834.57**	**257,669.67**	**257,669.67**	**0.00%**
Fund: 400 - MEDC							
Revenue							
Department: 00 - Revenue							
400-00-44110-0000000	Sales Tax Revenue	1,100,000.00	1,100,000.00	110,417.18	800,488.77	-299,511.23	27.23 %
400-00-44230-0000000	Interest Income	60,000.00	60,000.00	8,826.58	61,792.35	1,792.35	102.99 %
400-00-44300-0000000	Events Revenue	7,000.00	7,000.00	3,386.34	6,776.34	-223.66	3.20 %
	Department: 00 - Revenue Total:	**1,167,000.00**	**1,167,000.00**	**122,630.10**	**869,057.46**	**-297,942.54**	**25.53%**
	Revenue Total:	**1,167,000.00**	**1,167,000.00**	**122,630.10**	**869,057.46**	**-297,942.54**	**25.53%**
Expense							
Department: 40 - MEDC							
400-40-46103-0000000	Downtown Dev. Imp.	90,000.00	90,000.00	0.00	0.00	90,000.00	100.00 %
400-40-46104-0000000	Utility Extensions	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
400-40-46107-0000000	Transfer to Capital Proj	200,000.00	200,000.00	16,666.67	116,666.69	83,333.31	41.67 %
400-40-46111-0000000	Streets & Sidewalks	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
400-40-46205-0000000	Sales Tax Reimb	250,000.00	250,000.00	0.00	0.00	250,000.00	100.00 %
400-40-46206-0000000	Econ Dev Grant Prog	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00 %
400-40-46209-0000000	Dntwn & Cor. Fac & Env Enh.	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
400-40-46303-0000000	Quality of Life - Events	113,200.00	113,200.00	350.68	42,107.70	71,092.30	62.80 %
400-40-46505-0000000	Brochures / Printed Lit	4,000.00	4,000.00	147.65	177.50	3,822.50	95.56 %
400-40-46511-0000000	Website	6,500.00	6,500.00	0.00	1,055.84	5,444.16	83.76 %
400-40-46514-0000000	Social Media Advertising	3,000.00	3,000.00	0.00	291.25	2,708.75	90.29 %
400-40-46515-0000000	Historical Signage	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
400-40-46601-0000000	Transfers to General Fund	275,000.00	275,000.00	22,916.67	160,416.69	114,583.31	41.67 %
400-40-46603-0000000	Miscellaneous Expenses	500.00	500.00	0.00	580.00	-80.00	-16.00 %
400-40-46604-0000000	Consulting/Professional Serv	51,800.00	51,800.00	1,400.00	9,800.00	42,000.00	81.08 %
400-40-46607-0000000	Travel & Trainings Expenses	8,000.00	8,000.00	729.67	319.67	7,680.33	96.00 %
	Department: 40 - MEDC Total:	**1,167,000.00**	**1,167,000.00**	**42,211.34**	**331,415.34**	**835,584.66**	**71.60%**
	Expense Total:	**1,167,000.00**	**1,167,000.00**	**42,211.34**	**331,415.34**	**835,584.66**	**71.60%**
	Fund: 400 - MEDC Surplus (Deficit):	**0.00**	**0.00**	**80,418.76**	**537,642.12**	**537,642.12**	**0.00%**
Fund: 500 - Debt Service							
Revenue							
Department: 00 - Revenue							
500-00-54110-0000000	Ad Valorem Taxes - Current	471,847.00	471,847.00	8,037.85	455,595.59	-16,251.41	3.44 %
500-00-54115-0000000	Ad Valorem Taxes - Delinquent	0.00	0.00	599.91	4,111.97	4,111.97	0.00 %
500-00-54120-0000000	Penalty & Interest - Current	3,000.00	3,000.00	1,003.68	1,687.16	-1,312.84	43.76 %
500-00-54125-0000000	Penalty & Interest - Delinquent	0.00	0.00	197.30	1,297.01	1,297.01	0.00 %
500-00-54220-0000000	Transfers - Water & Sewer Funds	425,000.00	425,000.00	35,416.67	247,916.69	-177,083.31	41.67 %
500-00-54325-0020240	Cert of Obligation Proceeds - Series...	0.00	0.00	0.00	3,500,000.00	3,500,000.00	0.00 %
500-00-54400-0000000	Other Revenues	0.00	0.00	0.00	3,638.60	3,638.60	0.00 %
500-00-54410-0000000	Other Revenues - Interest on Check...	0.00	0.00	46.11	3,864.27	3,864.27	0.00 %
500-00-54420-0000000	Other Revenues - Interest on Inves...	0.00	0.00	2.40	17.04	17.04	0.00 %
	Department: 00 - Revenue Total:	**899,847.00**	**899,847.00**	**45,303.92**	**4,218,128.33**	**3,318,281.33**	**368.76%**
	Revenue Total:	**899,847.00**	**899,847.00**	**45,303.92**	**4,218,128.33**	**3,318,281.33**	**368.76%**

Budget Report **For Fiscal: 2023-2024 Period Ending: 04/30/2024**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense							
Department: 50 - Debt Service							
500-50-17151-0000000	Transfer Out	0.00	0.00	0.00	3,500,000.00	-3,500,000.00	0.00 %
500-50-56220-0000000	Debt Service Payments - Int. Payme...	228,557.00	228,557.00	0.00	139,746.25	88,810.75	38.86 %
500-50-56230-0000000	Debt Service Payments - Paying Age...	2,000.00	2,000.00	0.00	800.00	1,200.00	60.00 %
500-50-56250-0000000	Debt Service Payments - Principal P...	665,000.00	665,000.00	0.00	665,000.00	0.00	0.00 %
	Department: 50 - Debt Service Total:	**895,557.00**	**895,557.00**	**0.00**	**4,305,546.25**	**-3,409,989.25**	**-380.77%**
	Expense Total:	**895,557.00**	**895,557.00**	**0.00**	**4,305,546.25**	**-3,409,989.25**	**-380.77%**
	Fund: 500 - Debt Service Surplus (Deficit):	**4,290.00**	**4,290.00**	**45,303.92**	**-87,417.92**	**-91,707.92**	**2,137.71%**
Fund: 600 - Grant Acct							
Revenue							
Department: 00 - Revenue							
600-00-64220-0000000	Interest Income	0.00	0.00	0.00	0.02	0.02	0.00 %
	Department: 00 - Revenue Total:	**0.00**	**0.00**	**0.00**	**0.02**	**0.02**	**0.00%**
	Revenue Total:	**0.00**	**0.00**	**0.00**	**0.02**	**0.02**	**0.00%**
	Fund: 600 - Grant Acct Total:	**0.00**	**0.00**	**0.00**	**0.02**	**0.02**	**0.00%**
Fund: 700 - Court Security							
Revenue							
Department: 00 - Revenue							
700-00-74110-0000000	Court Fines & Forfeitures - Court Se...	1,500.00	1,500.00	15.00	126.82	-1,373.18	91.55 %
700-00-74210-0000000	Other Revenues - Interest Income	0.00	0.00	0.41	2.90	2.90	0.00 %
700-00-74300-0000000	Transfers	-1,500.00	0.00	0.00	0.00	0.00	0.00 %
	Department: 00 - Revenue Total:	**0.00**	**1,500.00**	**15.41**	**129.72**	**-1,370.28**	**91.35%**
	Revenue Total:	**0.00**	**1,500.00**	**15.41**	**129.72**	**-1,370.28**	**91.35%**
Expense							
Department: 70 - Court Security							
700-70-76120-0000000	Contracted Services - Security Servi...	0.00	0.00	150.00	225.00	-225.00	0.00 %
700-70-76340-0000000	Bailiff Transfer to General Fund	0.00	1,500.00	0.00	0.00	1,500.00	100.00 %
	Department: 70 - Court Security Total:	**0.00**	**1,500.00**	**150.00**	**225.00**	**1,275.00**	**85.00%**
	Expense Total:	**0.00**	**1,500.00**	**150.00**	**225.00**	**1,275.00**	**85.00%**
	Fund: 700 - Court Security Surplus (Deficit):	**0.00**	**0.00**	**-134.59**	**-95.28**	**-95.28**	**0.00%**
Fund: 750 - Court Technology							
Revenue							
Department: 00 - Revenue							
750-00-74120-0000000	Court Technology Fees	650.00	650.00	20.00	169.10	-480.90	73.98 %
750-00-74210-0000000	Interest Income	40.00	40.00	4.36	30.84	-9.16	22.90 %
	Department: 00 - Revenue Total:	**690.00**	**690.00**	**24.36**	**199.94**	**-490.06**	**71.02%**
	Revenue Total:	**690.00**	**690.00**	**24.36**	**199.94**	**-490.06**	**71.02%**
Expense							
Department: 75 - Court Technology							
750-75-76320-0000000	Supplies & Equipment - Computer T...	0.00	0.00	0.00	952.00	-952.00	0.00 %
	Department: 75 - Court Technology Total:	**0.00**	**0.00**	**0.00**	**952.00**	**-952.00**	**0.00%**
	Expense Total:	**0.00**	**0.00**	**0.00**	**952.00**	**-952.00**	**0.00%**
	Fund: 750 - Court Technology Surplus (Deficit):	**690.00**	**690.00**	**24.36**	**-752.06**	**-1,442.06**	**208.99%**
Fund: 800 - Hotel Occupancy							
Revenue							
Department: 00 - Revenue							
800-00-84100-0000000	Taxes and Franchise Fees	5,000.00	5,000.00	0.00	0.00	-5,000.00	100.00 %
800-00-84110-0000000	Taxes and Franchise Fees - Hotel Oc...	0.00	0.00	-2,846.69	2,304.86	2,304.86	0.00 %
800-00-84210-0000000	Other Revenues - Interest on Check...	30.00	30.00	4.17	28.67	-1.33	4.43 %
	Department: 00 - Revenue Total:	**5,030.00**	**5,030.00**	**-2,842.52**	**2,333.53**	**-2,696.47**	**53.61%**
	Revenue Total:	**5,030.00**	**5,030.00**	**-2,842.52**	**2,333.53**	**-2,696.47**	**53.61%**

Budget Report **For Fiscal: 2023-2024 Period Ending: 04/30/2024**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense							
Department: 80 - Hotel Occupancy							
800-80-86200-0000000	Tourism Expenses	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
Department: 80 - Hotel Occupancy Total:		**5,000.00**	**5,000.00**	**0.00**	**0.00**	**5,000.00**	**100.00%**
Expense Total:		**5,000.00**	**5,000.00**	**0.00**	**0.00**	**5,000.00**	**100.00%**
Fund: 800 - Hotel Occupancy Surplus (Deficit):		**30.00**	**30.00**	**-2,842.52**	**2,333.53**	**2,303.53**	**-7,678.43%**
Fund: 850 - Police Asset							
Revenue							
Department: 00 - Revenue							
850-00-84130-0000000	Police Asset Forfeitures - Interest	0.00	0.00	1.63	11.55	11.55	0.00 %
Department: 00 - Revenue Total:		**0.00**	**0.00**	**1.63**	**11.55**	**11.55**	**0.00%**
Revenue Total:		**0.00**	**0.00**	**1.63**	**11.55**	**11.55**	**0.00%**
Fund: 850 - Police Asset Total:		**0.00**	**0.00**	**1.63**	**11.55**	**11.55**	**0.00%**
Report Surplus (Deficit):		**5,010.00**	**5,010.00**	**437,596.91**	**6,459,487.78**	**6,454,477.78**	**28,831.89%**

Budget Report **For Fiscal: 2023-2024 Period Ending: 04/30/2024**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	0.00	0.00	33,222.45	2,150,086.09	2,150,086.09
150 - Montgomery PID	0.00	0.00	0.00	18,158.60	18,158.60
200 - Capital Projects	0.00	0.00	284,437.47	3,581,851.46	3,581,851.46
300 - Water & Sewer	0.00	0.00	-2,834.57	257,669.67	257,669.67
400 - MEDC	0.00	0.00	80,418.76	537,642.12	537,642.12
500 - Debt Service	4,290.00	4,290.00	45,303.92	-87,417.92	-91,707.92
600 - Grant Acct	0.00	0.00	0.00	0.02	0.02
700 - Court Security	0.00	0.00	-134.59	-95.28	-95.28
750 - Court Technology	690.00	690.00	24.36	-752.06	-1,442.06
800 - Hotel Occupancy	30.00	30.00	-2,842.52	2,333.53	2,303.53
850 - Police Asset	0.00	0.00	1.63	11.55	11.55
Report Surplus (Deficit):	**5,010.00**	**5,010.00**	**437,596.91**	**6,459,487.78**	**6,454,477.78**

UTILITY/GENERAL FUND REPORT – April 2024

TOTAL REVENUE	
Utilities	$190,648.36
Permits	$9,576.50
Vendor/Beverage/ Photography	$225.00
Sign Fees	$500.00
Plats/ Zoning	$2,473.00
Culverts	$0.00
Community Building Rental	$1,025.00
Community Building Deposit	$150.00
Leose- PD	$0.00
Unanticipated Income: Donation Fernland, Arrest Fees, Accident Reports	$133.52
Shop w/a cop	$0.00
Franchise Fees	$1,539.00
Sales Tax Payable	$10.98
Escrow	$5,000.00
ROW Fees	$6.96
Misc Revenue: Credit Card Fees, Grant Revenue, Payroll Liabilities	$2,500.83
Developer Contributions	$493,536.15
Events	$200.00
Online Payment Fees	$305.13
Monthly Total:	**$517,182.07**

ARREARS			
	60 Days	**90 Days**	**120+ Days**
Amount	$500.80	$1,394.51	$2,302.92
GRAND TOTAL:			**$4,198.23**

PERMITS	
Type	**Permit Total**
Building-Residential Addition, Generators	$ 3,219.00
Plumbing	$ 1,575.00
Irrigation	$ 125.00
Building-Commercial Remodel	$ 607.50
Solar	$ 700.00
Pool	$ 650.00
Sign	$ 500.00
Mechanical	$ 1,000.00
Electrical	$ 1,700.00
TOTAL	**$ 10,076.50**

UTILITIES	
New Water Accts.	9
Disconnected Water Accts.	10
Total Number of Active Accts.	**1035**

HdL Companies

SALES TAX SNAPSHOT

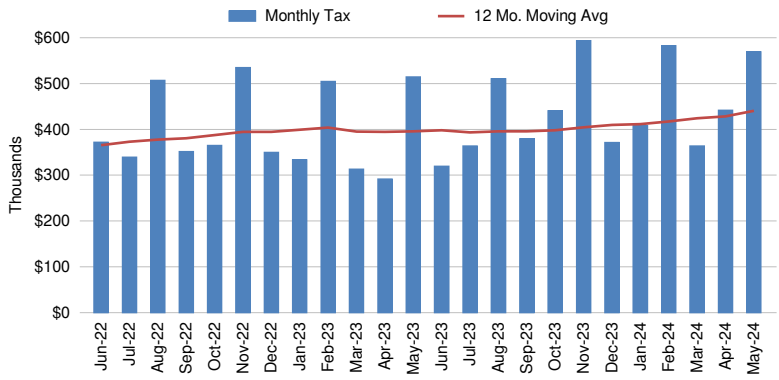
Montgomery

May-24

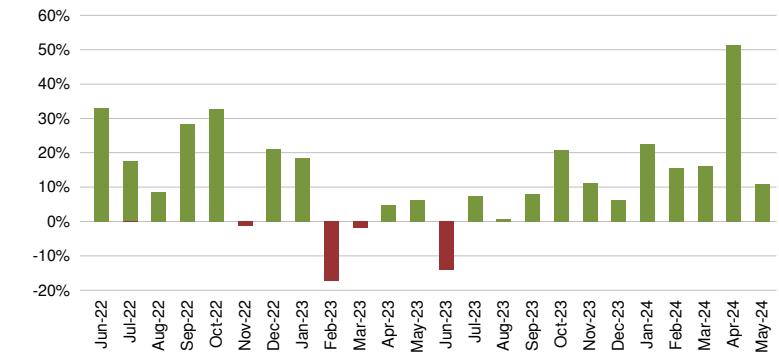
Sales Tax Net Payments

FY Mo.	FY2023	FY2024	YoY % Change
Oct	$ 364,693	$ 440,686	20.8%
Nov	$ 534,537	$ 593,535	11.0%
Dec	$ 349,954	$ 371,287	6.1%
Jan	$ 333,333	$ 408,207	22.5%
Feb	$ 504,516	$ 582,824	15.5%
Mar	$ 313,269	$ 363,747	16.1%
Apr	$ 291,741	$ 441,669	51.4%
May	$ 514,234	$ 569,427	10.7%
Jun	$ 319,648		
Jul	$ 363,681		
Aug	$ 510,407		
Sep	$ 379,179		
FYTD	$ 3,206,278	$ 3,771,382	17.6%
FY Total	$ 4,779,193		

Sales Tax Net Payments Trend



Sales Tax Net Payments Change - YoY



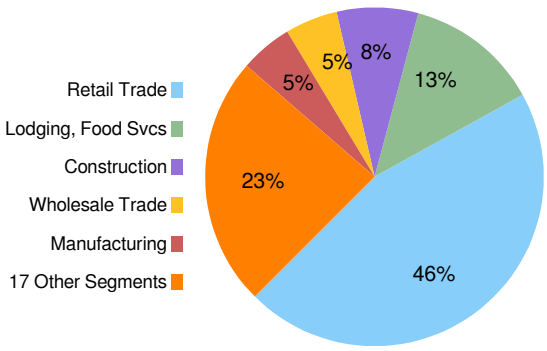
Top 10 Taxpayers

Rank	Company	FYTD Collections	% Total
1	KROGER TEXAS L.P.		
2	MCCOY CORPORATION		
3	THE OTHER SIDE INC.		
4	RISE COLLECTIVE LLC		
5	ENTERGY TEXAS INC.		
6	GOOGLE LLC		
7	AZZIP ENTERPRISES INC.		
8	BROOKSHIRE BROTHERS INC.		
9	AMAZON.COM SERVICES INC (MARKETPLACE)		
10	PATTERSON-UTI DRILLING COMPANY LLC		
Top 10	Companies	$ 1,311,283	34.0%
6543	Other Large Companies	$ 2,488,869	64.6%
	Small Companies/Other	$ 13,279	0.3%
	Single Local Tax Rate (SLT)	$ 38,909	1.0%
	Total	$ 3,852,340	100.0%

Industry Segment Collections Trend - YoY % Chg

SEGMENT	Dec	Jan	Feb	Mar	Apr	May
Retail Trade	-13.2%	20.6%	9.1%	9.7%	23.8%	6.0%
Lodging, Food Svcs	1.4%	16.4%	17.0%	3.6%	18.6%	10.0%
Construction	89.2%	188.2%	-29.3%	81.1%	505.4%	64.4%
Manufacturing	68.9%	-3.5%	11.6%	14.8%	98.3%	24.5%
Wholesale Trade	6.9%	-21.3%	69.6%	-5.4%	11.7%	-26.7%
All Others	14.5%	6.6%	35.9%	19.0%	25.3%	19.7%
Total Collections	6.6%	22.9%	15.7%	16.5%	52.4%	11.4%

Sales Tax Collections by Industry Segment



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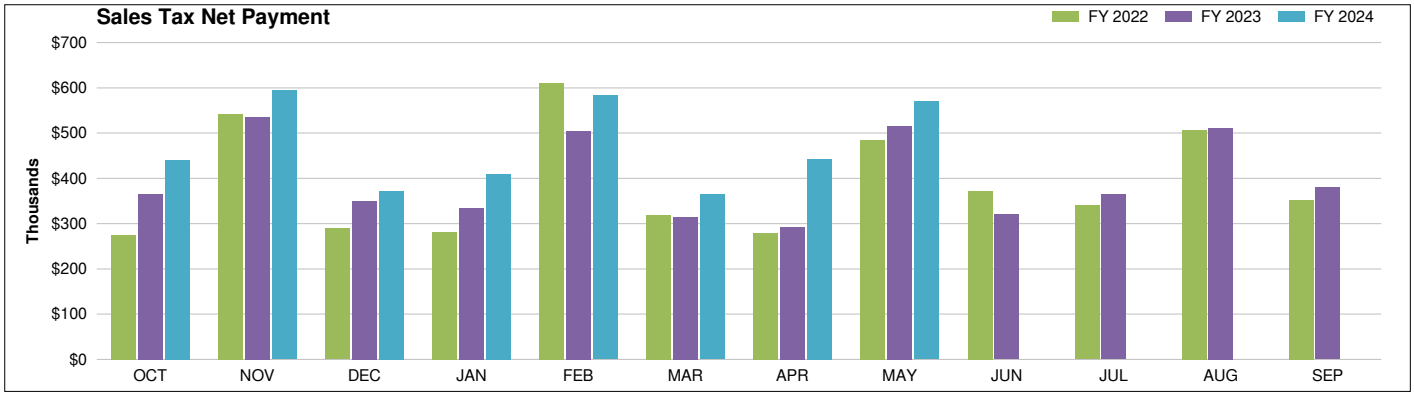
Data Source: Texas Comptroller of Public Accounts

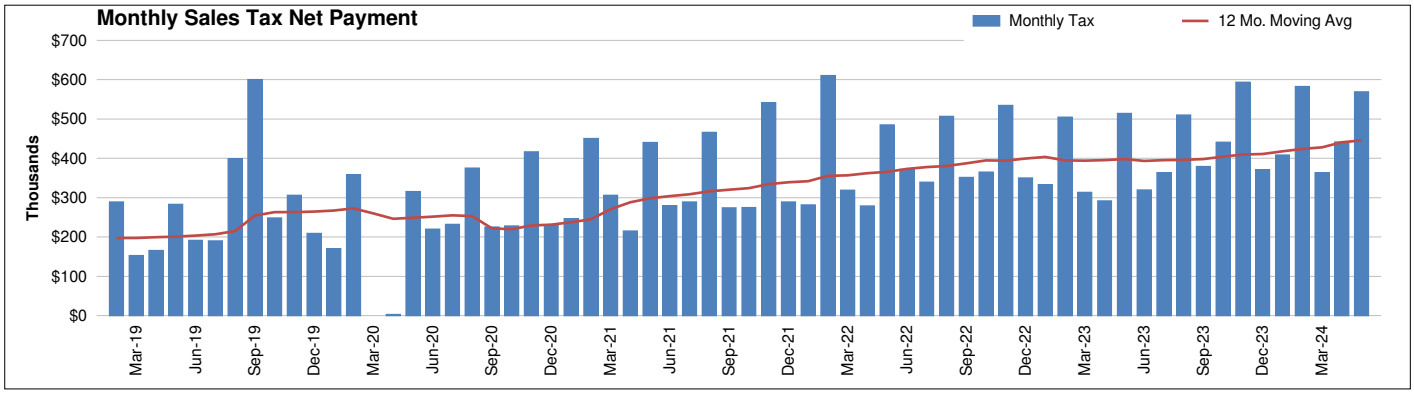
HdL Companies

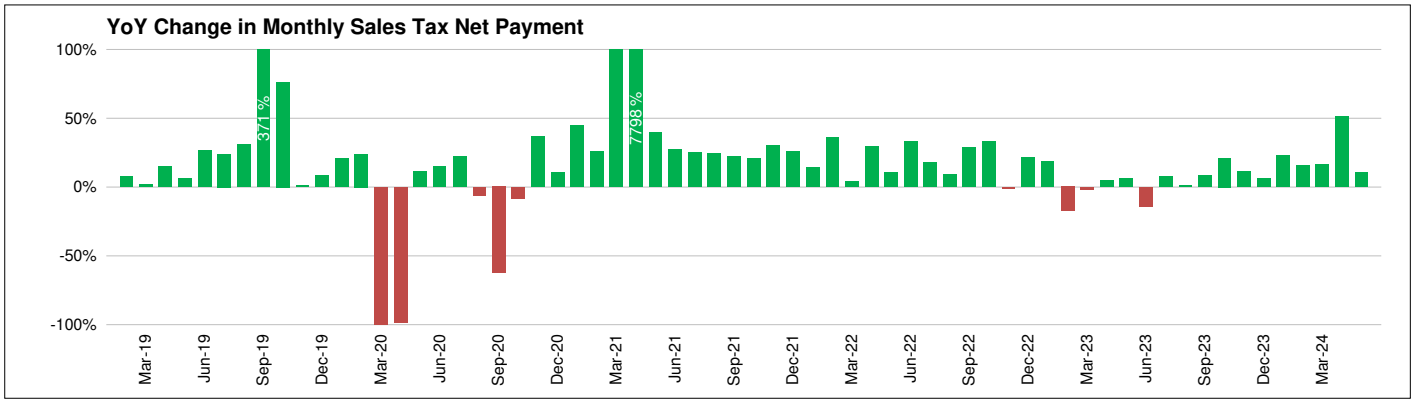
Montgomery - Sales Tax Net Payment Trend

	FISCAL YEAR				
	2020	2021	2022	2023	2024
Oct	$ 248,594	$ 227,918	$ 274,763	$ 364,693	$ 440,686
Nov	$ 305,940	$ 416,557	$ 540,960	$ 534,537	$ 593,535
Dec	$ 208,807	$ 229,774	$ 288,958	$ 349,954	$ 371,287
Jan	$ 170,531	$ 246,167	$ 281,477	$ 333,333	$ 408,207
Feb	$ 358,074	$ 450,079	$ 610,440	$ 504,516	$ 582,824
Mar		$ 306,202	$ 318,775	$ 313,269	$ 363,747
Apr	$ 2,725	$ 215,207	$ 278,593	$ 291,741	$ 441,669
May	$ 315,100	$ 440,193	$ 484,877	$ 514,234	$ 569,427
Jun	$ 219,616	$ 279,583	$ 371,795	$ 319,648	
Jul	$ 231,929	$ 288,879	$ 339,254	$ 363,681	
Aug	$ 375,019	$ 466,306	$ 506,664	$ 510,407	
Sep	$ 225,114	$ 273,784	$ 351,555	$ 379,179	
YEAR	**$ 2,661,447**	**$ 3,840,647**	**$ 4,648,110**	**$ 4,779,193**	**$ 3,771,382**
YoY Change		**na**	**21.0%**	**2.8%**	**na**

Change: FY '24/'23			
Month		Year-to-Date	
$	%	$	YTD %
$ 75,994	20.8%	$ 75,994	20.8%
$ 58,998	11.0%	$ 134,992	15.0%
$ 21,333	6.1%	$ 156,325	12.5%
$ 74,874	22.5%	$ 231,199	14.6%
$ 78,308	15.5%	$ 309,506	14.8%
$ 50,478	16.1%	$ 359,984	15.0%
$ 149,927	51.4%	$ 509,912	18.9%
$ 55,193	10.7%	$ 565,105	17.6%







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Data Source: Texas Comptroller of Public Accounts

Montgomery

SALES TAX PAYMENT DETAIL

May-24 Fiscal Year: Oct-Sep

COLLECTIONS	May-23	May-24	Chg. $ Chg. %	Prior FYTD	Current FYTD	Chg. $ Chg. %
Current Period	**515,958**	**564,540**	**48,582** **9.4%**	**3,128,987**	**3,637,247**	**508,260** **16.2%**
Prior Period	5,086	10,543	5,458 107.3%	44,957	85,862	40,906 91.0%
Future Period	469	47	(422) -90.0%	14,951	37,462	22,511 150.6%
Audit	2,437	2,275	(161) -6.6%	49,201	51,508	2,308 4.7%
Unidentified	106	108	3 2.6%	1,586	1,351	(235) -14.8%
Single Local Tax Rate	5,314	6,160	846 15.9%	35,509	38,909	3,400 9.6%
TOTAL	**529,370**	**583,674**	**54,304** **10.3%**	**3,275,191**	**3,852,340**	**577,150** **17.6%**
Service Fee	(10,587)	(11,673)	(1,086) 10.3%	(65,504)	(77,047)	(11,543) 17.6%
Current Retained	(10,376)	(11,440)	(1,064) 10.3%	(64,194)	(75,506)	(11,312) 17.6%
Prior Retained	5,828	8,867	3,039 52.2%	60,784	71,595	10,810 17.8%
NET PAYMENT	**514,234**	**569,427**	**55,193** **10.7%**	**3,206,278**	**3,771,382**	**565,105** **17.6%**

Data Source:
Texas Comptroller of Public Accounts

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Montgomery
TOP 30 COMPANIES RANK and CHANGE SUMMARY
May-24

Fiscal Year: Oct-Sep

Rank*	Company	NAICS Key	Prior Fiscal YTD Sales Tax Collections	Current Fiscal YTD Sales Tax Collections	Change $	Change %	Current Fiscal YTD % Total Collections
1	KROGER TEXAS L.P.	9					
2	MCCOY CORPORATION	9					
3	THE OTHER SIDE INC.	22					
4	RISE COLLECTIVE LLC	4					
5	ENTERGY TEXAS INC.	3					
6	GOOGLE LLC	11					
7	AZZIP ENTERPRISES INC.	22					
8	BROOKSHIRE BROTHERS INC.	9					
9	AMAZON.COM SERVICES INC (MARKETPLACE)	9					
10	PATTERSON-UTI DRILLING COMPANY LLC	2					
	TOP 10 LARGE COMPANIES**		**1,124,639**	**1,311,283**	**186,644**	**16.6%**	**34.0%**
11	JIM'S HARDWARE INC.	9					
12	MCKINNEY RESTAURANT 21141 LLC	22					
13	SCHULTZ PET SUPPLY LLC	9					
14	CHEWY INC.	9					
15	O'REILLY AUTO ENTERPRISES LLC	9					
16	HOME DEPOT U.S.A. INC.	9					
17	STARBUCKS CORPORATION	22					
18	BFI WASTE SERVICES OF TEXAS LP	18					
19	K. HOVNANIAN OF HOUSTON II L.L.C.	4					
20	NEW CINGULAR WIRELESS PCS LLC	12					
21	JEETHO BUSINESS INC.	9					
22	AMAZON.COM SERVICES LLC	9					
23	SKIPPER BEVERAGE COMPANY LLC	9					
24	FUBO TV MEDIA INC	12					
25	PANDA EXPRESS INC.	22					
26	AUTOZONE PARTS INC.	9					
27	WHALECO INC	9					
28	JKG LEIGH LLC	23					
29	CHIPOTLE MEXICAN GRILL OF COLORADO LLC	22					
30	THE ECLECTIC TRADING COMPANY	22					
	TOP 30 LARGE COMPANIES		**1,632,960**	**1,919,218**	**286,258**	**17.5%**	**49.8%**
	TOP 100 LARGE COMPANIES		**2,213,795**	**2,716,482**	**502,687**	**22.7%**	**70.5%**
	6,452 OTHER LARGE COMPANIES		**1,002,348**	**1,083,670**	**81,322**	**8.1%**	**28.1%**
	SMALL COMPANIES & OTHER		**23,539**	**13,279**	**(10,259)**	**-43.6%**	**0.3%**
	SINGLE LOCAL TAX RATE COLLECTIONS (SLT)		**35,509**	**38,909**	**3,400**	**9.6%**	**1.0%**
	TOTAL COLLECTIONS		**3,275,191**	**3,852,340**	**577,150**	**17.6%**	**100.0%**
	STATE COMPTROLLER FEES		**68,913**	**80,958**	**12,045**	**17.5%**	**2.1%**
	NET PAYMENTS		**3,206,278**	**3,771,382**	**565,105**	**17.6%**	**97.9%**

* Ranked by Total of Last Fiscal Year + Current Fiscal YTD
** Businesses whose detailed sales tax data is available

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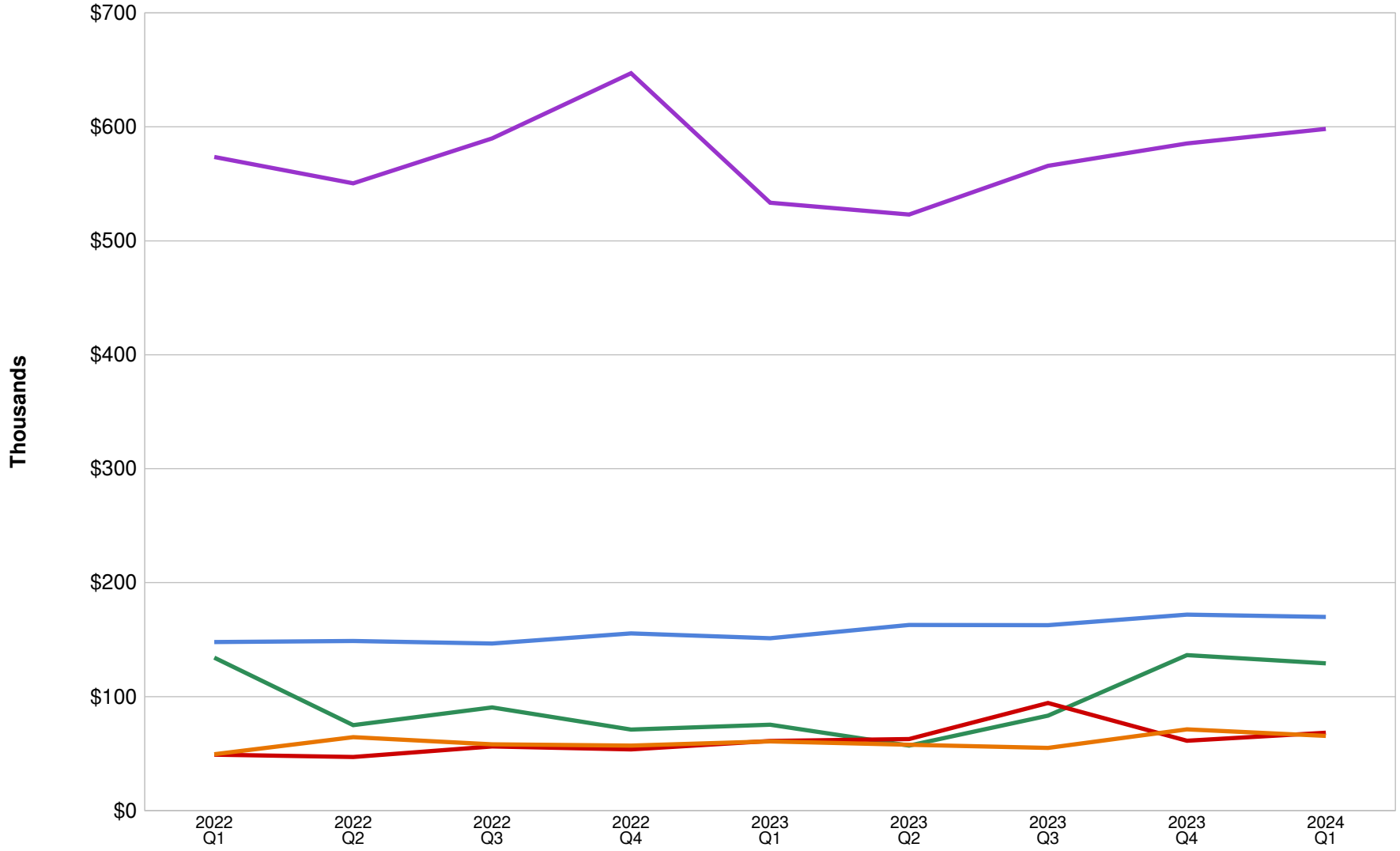
HdL Companies

Montgomery

INDUSTRY SEGMENT SALES TAX TREND



	2022 Q1	2022 Q2	2022 Q3	2022 Q4	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2024 Q1
Retail Trade	573,626	550,377	589,816	646,997	533,344	522,982	565,869	585,362	598,266
Lodging, Food Svcs	147,903	148,876	146,606	155,490	151,234	162,950	162,731	171,969	169,983
Construction	134,245	75,013	90,506	71,077	75,311	57,076	83,316	136,365	129,161
Wholesale Trade	49,134	47,009	56,283	53,592	61,064	62,728	94,340	61,340	68,268
Manufacturing	49,444	64,367	58,209	56,931	60,763	57,826	55,049	71,258	65,438

Data Source:
Texas Comptroller of Public Accounts

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Montgomery
INDUSTRY SEGMENT RANK & CHANGE

May-24 Fiscal Year: Oct-Sep

INDUSTRY SEGMENT*	% Total Current YTD Collections	Prior Fiscal YTD Sales Tax Collections	Current Fiscal YTD Sales Tax Collections	Change $	Change %
Retail Trade	42.6%	1,571,746	1,619,923	48,177	3.1%
Lodging, Food Svcs	12.3%	415,846	466,256	50,411	12.1%
Construction	10.3%	183,661	393,135	209,473	114.1%
Manufacturing	5.6%	167,628	213,461	45,833	27.3%
Wholesale Trade	4.4%	156,800	166,985	10,185	6.5%
Top 5	**75.3%**	**2,495,681**	**2,859,760**	**364,080**	**14.6%**
Information excl. Telecom	4.5%	143,664	170,163	26,499	18.4%
Telecom	2.7%	103,012	101,849	(1,163)	-1.1%
Utilities	2.6%	118,530	100,687	(17,843)	-15.1%
Admin, Support, Waste Mgmt	2.7%	91,751	102,774	11,024	12.0%
Prof, Scientific, Tech Svcs	2.3%	68,282	86,795	18,513	27.1%
Other Services	2.0%	69,406	76,885	7,479	10.8%
Mining, Oil/Gas Extr	3.2%	6,389	121,265	114,876	1798.1%
Real Estate, Rental, Leasing	1.2%	48,726	46,749	(1,977)	-4.1%
Unidentified	1.3%	7,076	50,483	43,407	613.4%
Financial, Insurance	0.9%	17,267	32,829	15,562	90.1%
Ag, Forestry, Fishing, Hunting	0.4%	18,986	16,139	(2,847)	-15.0%
Recreation, Arts, Entmt	0.4%	10,704	14,408	3,704	34.6%
Transportation, Warehousing	0.2%	8,624	8,431	(193)	-2.2%
Public Admin	0.1%	3,242	3,541	299	9.2%
Health Care, Social Assistance	0.1%	2,678	3,454	776	29.0%
Education Services	0.1%	1,876	3,474	1,598	85.2%
Company, Enterprise Mgmt	0.0%	250	465	215	85.8%
All Other	**24.7%**	**720,463**	**940,391**	**219,929**	**30.5%**
TOTAL COLLECTIONS	**100.0%**	**3,216,143**	**3,800,152**	**584,009**	**18.2%**

	% Change from same month Prior Year					
INDUSTRY SEGMENT	**Dec**	**Jan**	**Feb**	**Mar**	**Apr**	**May**
Retail Trade	-13.2%	20.6%	9.1%	9.7%	23.8%	6.0%
Lodging, Food Svcs	1.4%	16.4%	17.0%	3.6%	18.6%	10.0%
Construction	89.2%	188.2%	-29.3%	81.1%	505.4%	64.4%
Manufacturing	68.9%	-3.5%	11.6%	14.8%	98.3%	24.5%
Wholesale Trade	6.9%	-21.3%	69.6%	-5.4%	11.7%	-26.7%
All Others	14.5%	6.6%	35.9%	19.0%	25.3%	19.7%
TOTAL COLLECTIONS	6.6%	22.9%	15.7%	16.5%	52.4%	11.4%

* Ranked by Current + Prior YTD Collections

Data Source: Texas Comptroller of Public Accounts
Analysis: HdL Companies

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HdL Companies

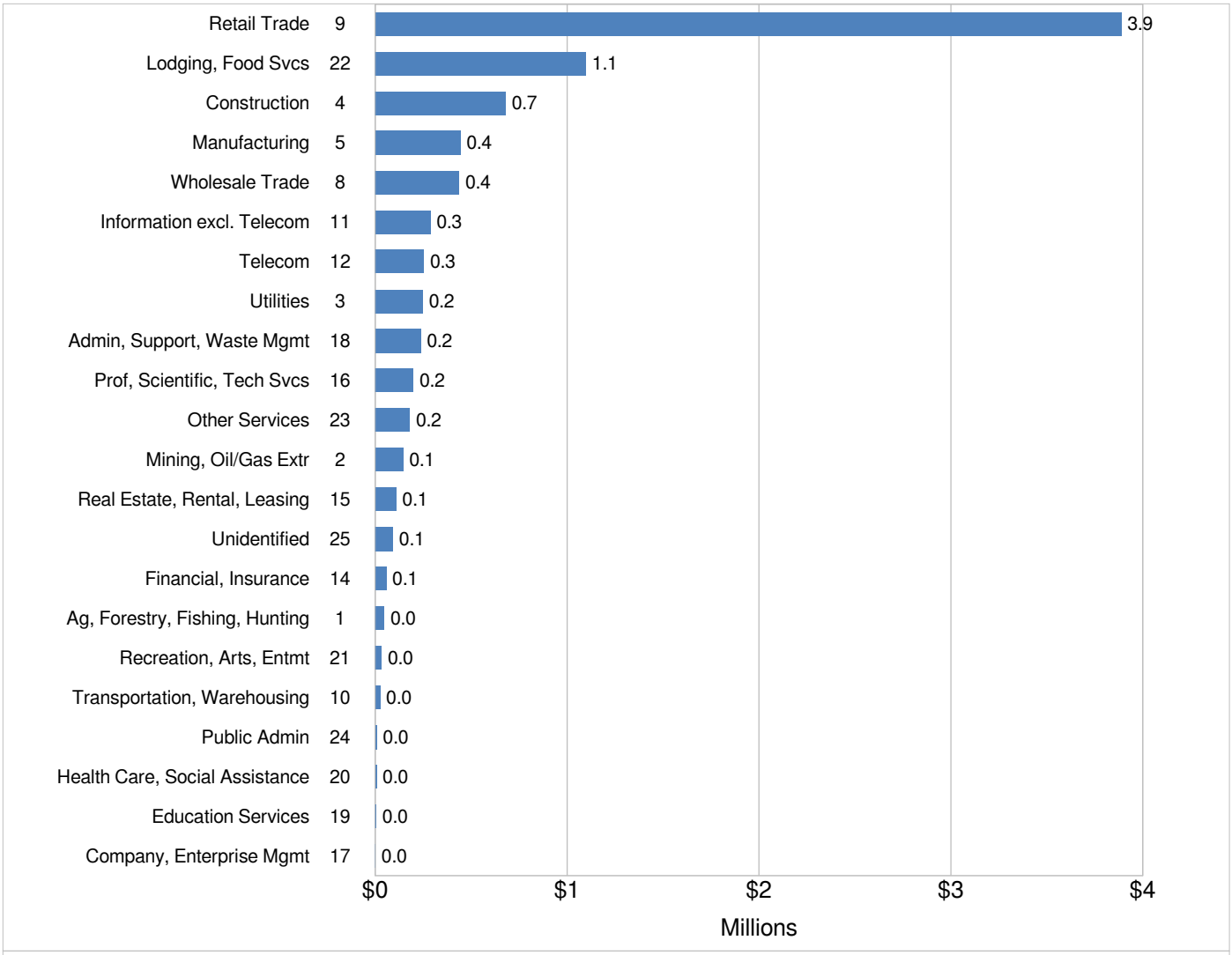
Montgomery

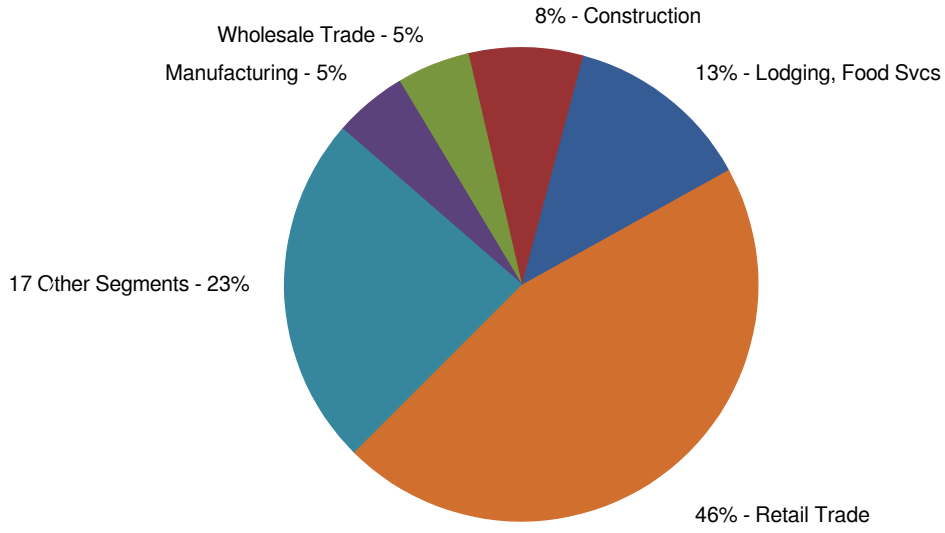
INDUSTRY SEGMENT SALES TAX RANK & DISTRIBUTION

(Prior Fiscal Year + Current Fiscal Year-to-Date)

May-24

Fiscal Year: Oct-Sep





Data Source:
Texas Comptroller of Public Accounts

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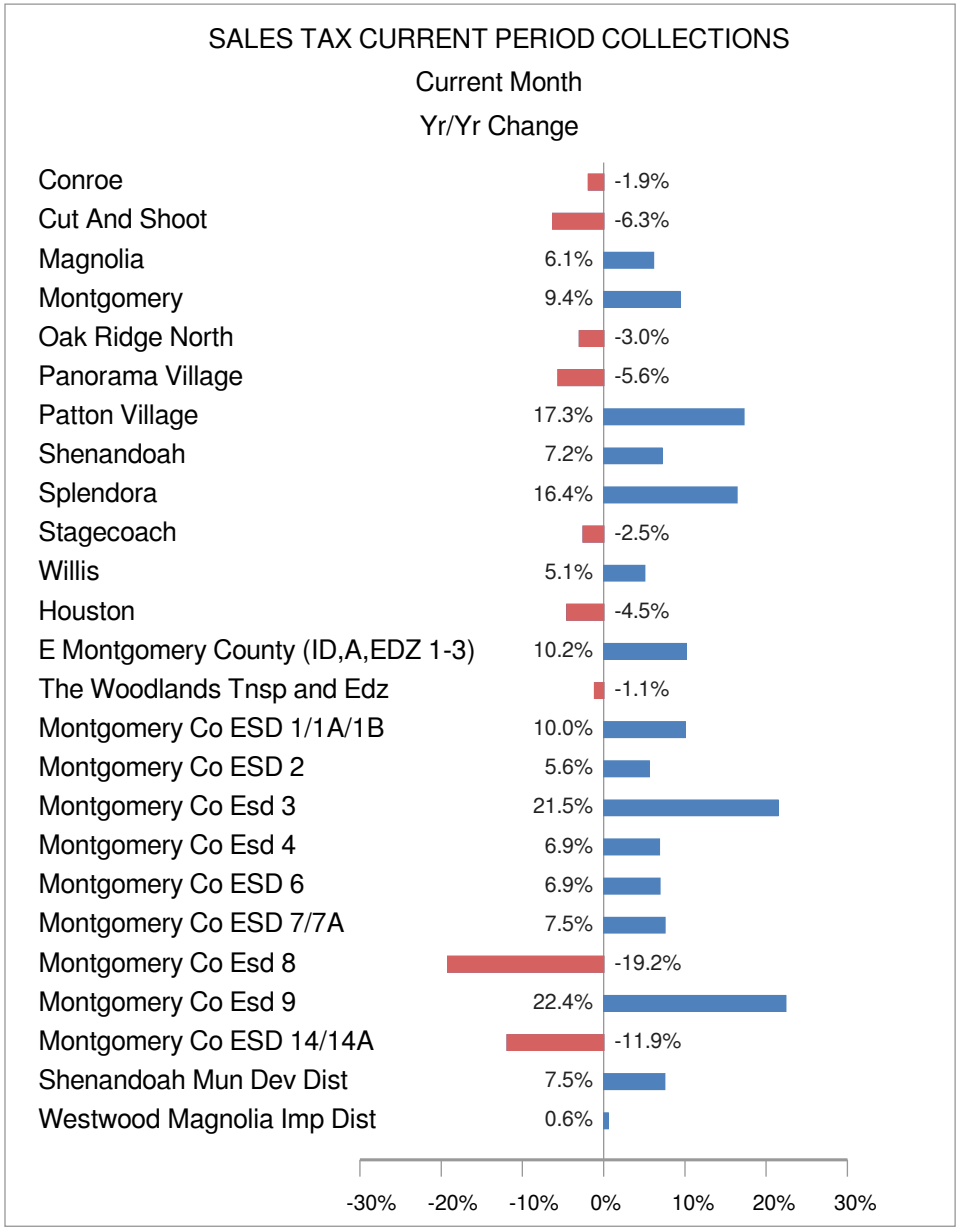
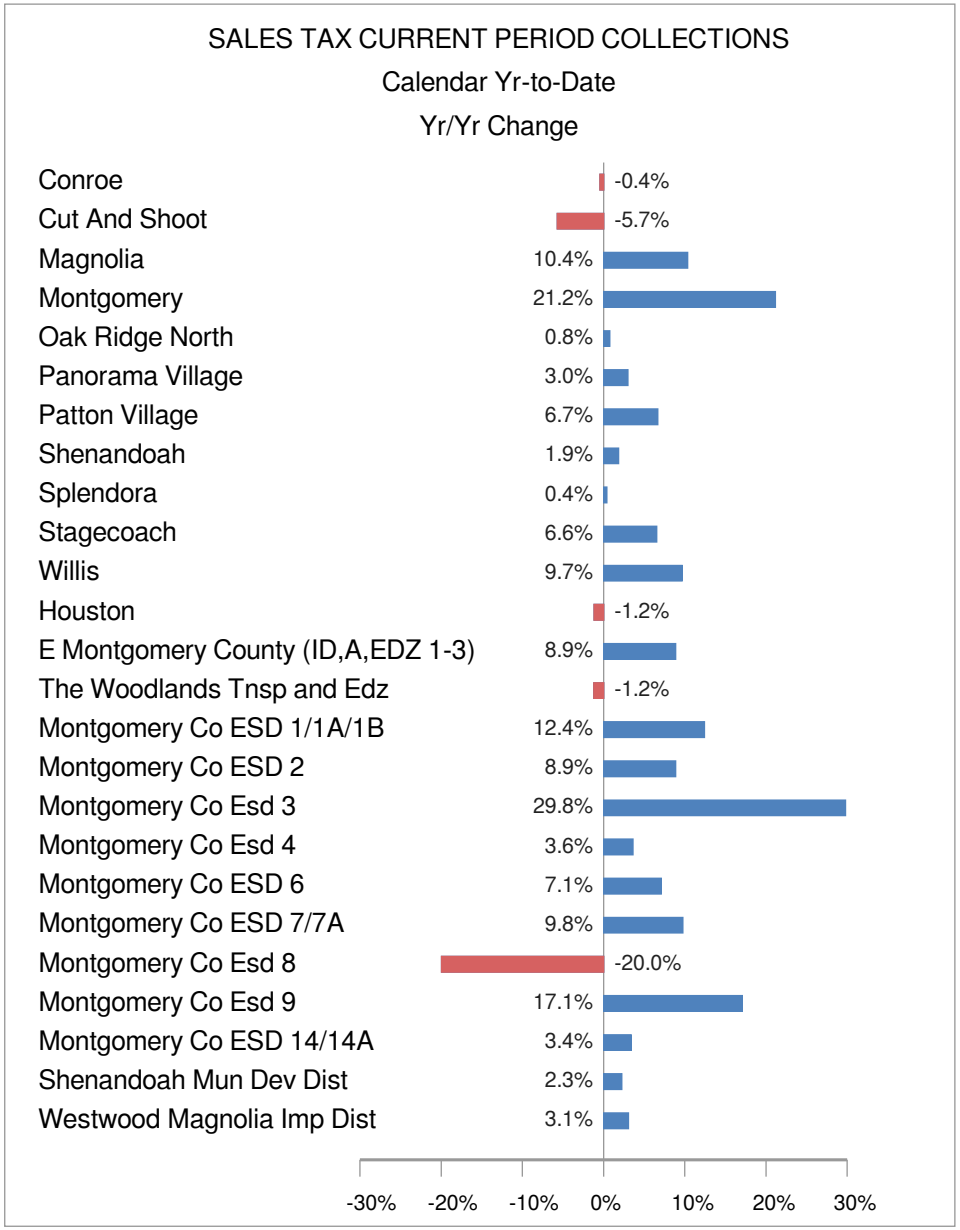
SALES TAX TREND
MONTGOMERY COUNTY
May-24





Data: Texas Comptroller of Public Accounts

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HdL Companies

NAICS KEY

Code	Industry Segment
1	Ag, Forestry, Fishing, Hunting
2	Mining, Oil/Gas Extr
3	Utilities
4	Construction
5	Manufacturing
6	Included in Key No. 5
7	Included in Key No. 5
8	Wholesale Trade
9	Retail Trade
10	Transportation, Warehousing
11	Information excl. Telecom
12	Telecom
13	Included in Key No. 11
14	Financial, Insurance
15	Real Estate, Rental, Leasing
16	Prof, Scientific, Tech Svcs
17	Company, Enterprise Mgmt
18	Admin, Support, Waste Mgmt
19	Education Services
20	Health Care, Social Assistance
21	Recreation, Arts, Entmt
22	Lodging, Food Svcs
23	Other Services
24	Public Admin
25	Unidentified

May 22, 2024

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

Re: Monthly Engineering Report
City Council Meeting May 28, 2024

Dear Mayor and Council:

The following is a brief summary that describes our activities since the April 23, 2024, Council Meeting:

Capital Projects:

1. **Water Plant No. 2 Improvements** – We opened bids for the project on May 16th and will discuss further in a separate agenda item. As a reminder, the scope of the project is to abandon and replace the existing water well on site, replace the existing ground storage tank and recoat the hydropneumatic tank on site. We submitted the required exception request for the sanitary control buffer easement to the TCEQ on March 5th.

2. **Lone Star Groundwater Conservation District (LSGCD) Permit Amendment** – We have addressed all received comments to the amendment application. It is our understanding that the application and supporting documentation are under technical review with the District.

3. **Water Plant No. 3 Improvements –** We held the warranty inspection of the interior of the tanks on February 15th and will issue a punchlist based on the results of the rover inspection of GST No. 1, once it is received. We are working with the rover inspection contractor to receive the final video edit of the interior inspection prior to payment. We will work with R&B to identify a schedule in addressing the remaining punchlist items.

4. **FM 1097 Sanitary Sewer Rehabilitation** – As Council may be aware, following the rain event on May 16th, the sanitary sewer line adjacent to FM 1097 has failed. We have received survey for the area and are continuing with the design of the repairs.

5. **2023 Sanitary Sewer Rehabilitation Phase I** – We did not receive a pay estimate this month. It is our understanding that the contractor has been further delayed by equipment issues however is wrapping up the remainder of the pipe bursting and manhole rehabilitation. Per the contractor's schedule, they should be complete next month.

6. **2023 Sanitary Sewer Rehabilitation Phase II –** We issued the notice to proceed on May 21st and plan to hold a pre-construction meeting this week. As a reminder at the April 9, 2024, Council meeting the contract was awarded to Bull-G Construction, LLC in the amount of $119,871.00 and 35 calendar days.

7. **Lift Station No. 10 Improvements –** We did not receive a pay estimate this month. The contractor is continuing the construction of the proposed sanitary sewer force main. It is our understanding that the contractor has coordinated with Public Works and the Operator to tie into Lift Station No. 10 to complete the remainder of the work. As a reminder, this project is being funded by Pulte Homes.

May 8, 2024
Sanitary Sewer Force Main Installation

8. **Old Plantersville Force Main Extension –** We did not receive a pay estimate this month. The contractor has begun work on proposed sanitary sewer force main to serve the future Redbird Subdivision. As a reminder, this project is being funded by Redbird Meadows.

May 7, 2024
Sanitary Sewer Force Main Installation

9. **Old Plantersville Waterline Extension –** We have completed the design of the 12" waterline extension and received approval from Montgomery County and TxDOT. We are coordinating with MISD to obtain the necessary easements for the waterline extension, and plan to bid the project once the easements have been acquired from MISD. As a reminder, this project is being funded by Redbird Meadows.

10. **McCown St. and Caroline St. Waterline Replacement –** The design is on hold pending completion of the design for the Downtown Improvements project.

11. **Downtown Drainage Master Plan** – We are finalizing our report, including internal reviews and plan to meet with staff to review and discuss next month.

12. **TPDES Permit Amendment (Town Creek Wastewater Treatment Plant)** – The completed application for permit amendment was submitted to the TCEQ in September 2023. We would expect final to receive the final permit in July 2024.

13. **Buffalo Springs Dr. Road Reconstruction –** The preconstruction meeting was held on May 8th with the contractor and the notice to proceed was issued on May 10th. It is our understanding that the contractor has mobilized and began construction. Construction is expected to be completed by August 2024. As a reminder, the contractor was awarded to Scythe Construction at the March 26, 2024 Council meeting.

May 21, 2024
Existing Asphalt Removal

14. **Buffalo Springs Dr. & SH-105 Traffic Signal –** We held a pre-construction meeting with Traf-Tex on March 14th. The contractor has ordered the required equipment and expects it to be delivered in late July 2024. The contractor expects to begin work in mid-June and construction to be complete in early to mid-September 2024.

Developments:

1. **Feasibility Studies**

    a. **HEB Grocery Company Tract -** As authorized by Council on March 12th, we have prepared a Utility and Economic Feasibility Study for the proposed commercial development along State Highway 105. We plan to present the study to Council at this Council meeting.

2. **Plan Reviews**

    a. **Redbird Meadows MCMUD 215 Lift Station No. 1 –**We revised plans on May 9th and plan to provide comments or approval by the end of this month.

    b. **MISD CTE/Ag Complex (Civil) –** We received revised plans on March 5th and met with their engineers on April 15th to discuss solutions to the erosion control at the proposed drainage outfall. We received revised plans on April 23rd and issued plan approval on May 1, 2024.

    c. **Montgomery Bend Sec. 3 Water, Sanitary, Drainage & Paving –** We received plans on April 26th and provided comments on May 22nd and plan to present the plans for Council approval under a separate agenda item.

    d. **Montgomery Bend Sec. 4 Water, Sanitary, Drainage & Paving –** We received plans on May 3rd and provided comments on May 22nd and plan to present the plans for Council approval under a separate agenda item.

    e. **Lone Star Cowboy Church –** We received revised plans on April 24th and issued plan approval on April 25th.

    f. **MISD Fuel Station -** We received plans on April 8th and provided comments on April 23rd. We have not received a revised plan set. It is our understanding that MISD is working to obtain a variance to the tree ordinance for this project.

    g. **Hills of Town Creek Sec. 5 Water, Sanitary, Drainage and Paving –** As a reminder, Council approved the construction plans at the May 14th meeting.

3. **Plat Reviews**

    a. **Superior Properties Preliminary Plat –** We did not receive a revised plat this month.

    b. **Redbird Meadows Phase 1A Final Plats –** We received revised final plats for Section 1, 2, and 3 on May 16th and plan to review by the end of the month.

    c. **MISD CTE/Ag Complex Minor Plat –** We received the Minor Plat submission on May 1st and provided comments on May 22nd.

4. **Ongoing Construction**

    a. **MUD No. 224 Lift Station (City of Montgomery Lift Station No. 15) –** It is our understanding that the lift station does not have power. Once power is established, we will re-inspect the public infrastructure.

    b. **Montgomery Bend Section 1 Water, Sanitary, Paving, and Drainage –** We held an inspection of the public sanitary sewer lines, storm and paving on April 15th and are preparing a punchlist for the contractor to complete prior to acceptance of infrastructure.

    c. **Montgomery Bend Section 2 Water, Sanitary, Paving, and Drainage –** The contractor is continuing construction of the water, sanitary sewer, drainage and paving for the proposed Section 2 of the subdivision.

    d. **Summit Business Park Drainage Line** – We received final as-builts of the project from the contractor on April 10th and recommend the City accept the infrastructure as constructed.

5. **One-Year Warranty Inspections**
    a. **Town Creek Crossing, Section 1 –** We held a warranty re-inspection on October 10th, and it is our understanding that the contractor is working to address the remaining punchlist items identified at the inspection.

    b. **Villas of Mia Lago, Section 2 –** We are continuing to coordinate with the developer to ensure the remaining punch list items are addressed.

General Ongoing Activities:

1. **TxDOT:**
    a. **FM 1097 & Atkins Creek Drainage Improvements –** It is our understanding that TxDOT will be acquiring all needed right-of-way for the project. We have recently been in correspondence with TxDOT in an effort to move the schedule forward as the condition of the area has worsened.

b. **Access Management along SH-105 from Grimes County Line to Shepperd Street –** We received 60% plans from TxDOT and are continuing coordination on identifying any potential utility conflicts in their proposed SH- 105 Widening. It is our understanding that the first phase of the project is scheduled to begin in Summer 2026. Construction in Montgomery is included in Phase III of this project.

c. **FM 1097 and Buffalo Springs Drive Traffic Signal –** It is our understanding the signal is in design. TxDOT does not currently have a construction schedule, but they do not expect construction to begin for a few years.

2. **Biweekly Operations and Developments Call –** We are continuing the biweekly operations and developments calls with City Staff and City's operator, Hays Utility North Corporation.

3. **Emergency Preparedness Plan –**We received TCEQ approval on April 17th.

4. **Impact Fee Updates –** It is our understanding that a public hearing will be held during this Council meeting as set at the April 9th Council meeting. Upon receiving any comments from the public hearing, we plan to continue with the revisions and ask that Council set an ordinance accepting the amendments to the Land Use Assumptions and Impact Fees as presented. As a reminder we met with the Planning and Zoning Commission in their capacity as the Capital Improvements Advisory Committee (CIAC) at their April 2nd meeting to receive any comments to the Land Use Assumptions, and Impact Fee Analysis prior to being made public on April 11th.

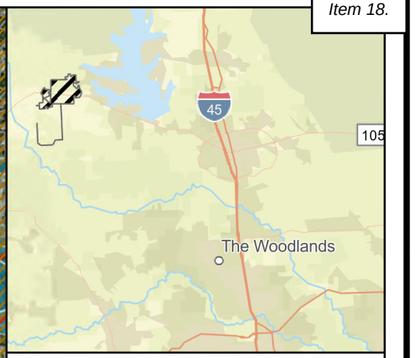
Please let me know if you have any questions.

Sincerely,

Chris Roznovsky, PE
City Engineer

CVR/zlgt:akg
Z:\00574 (City of Montgomery)_900 General Consultation\Meeting Files\Engineer's Reports\2024\05.2024\Review\05-2024 Engineer's Report.docx
Attachments – Active Developments Map
Cc (via email): The Planning and Zoning Commission – City of Montgomery
Mr. Gary Palmer – City of Montgomery, City Administrator
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development
Ms. Nici Browe – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

Superior Properties
MISD CTE/Ag Barn
Town Creek Crossing Section1
Montgomery Bend Subdivision
Taylor Morrison
Tri-Pointe Homes
Lone Star Mart
Hills of Town Creek Section 5
Villas of Mia Lago
Home Depot
Zone A
Town Creek Storage
Discount Tire
MISD High School
Shipley's
Lupe Tortilla
Sherwin Williams
HEB
Zone A
Lone Star Cowboy Church
MISD Fuel Center
Redbird Meadows
Morning Cloud Investments

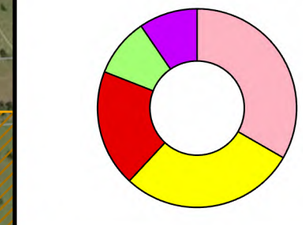


Legend

- Parcel Boundary
- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

Development Status

- Complete/Under Warranty
- In Design
- In Design/Construction
- Planning/Feasibility
- Under Construction
- 100-year
- 500-year
- Parcel Boundary



N

0 1,000 2,000 Feet

Active Developments Map May 2024

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

Informational: Buffalo Springs Subdivision Drainage Complaints

Gary Palmer <gpalmer@ci.montgomery.tx.us>

Fri 5/3/2024 11:57 AM

To:Byron Sanford <bsanford@ci.montgomery.tx.us>;Sara Countryman <scountryman@ci.montgomery.tx.us>;Stan Donaldson <sdonaldson@ci.montgomery.tx.us>;Cheryl Fox <cfox@ci.montgomery.tx.us>;Carol Langley <carol.langley@ci.montgomery.tx.us>;Casey Olson <colson@ci.montgomery.tx.us>
Cc:Chris Roznovsky <CRoznovsky@wga-llp.com>;Caleb Villarreal <cvillarreal@johnsonpetrov.com>;Alan Petrov <Apetrov@johnsonpetrov.com>;Dave McCorquodale <dmccorquodale@ci.montgomery.tx.us>;Mike Muckleroy <mmuckleroy@ci.montgomery.tx.us>

1 attachments (1 MB)

Anna Springs Plat.pdf;

Good Afternoon All,

I am writing to provide an update on the Buffalo Springs subdivision drainage complaints. We met this morning internally to review the claims outlined in the email below. We need to determine the role/responsibility of the City in this matter.

Drainage Ditches Running Along the Roadway: Mike and his team are maintaining the drainage ditches in the ROW; which we have seen are functioning well over the past two days considering the amount of rainfall. It may not look pretty but its working and we will continue to improve the aesthetic appearance as the ditches stabilize. This takes time.

Drainage Between the Houses: The water traversing through the drainage easements between the houses is another matter and it comes down to the executed plat notes and the law (statutory and case). We will be researching and anticipate having a policy recommendation to the Council on May 28th in Executive Session.

As this will continue to have the potential for litigation, I recommend you not engage in any discussions regarding this matter. I will inform Mr. Skinner of the status.

Sincerely,

Gary Palmer ICMA-CM, AICP
City Administrator
City of Montgomery TX

From: Bobby Skinner <rms3bobby@gmail.com>
Sent: Thursday, April 25, 2024 9:04 PM
To: Dave McCorquodale <dmccorquodale@ci.montgomery.tx.us>; Byron Sanford <bsanford@ci.montgomery.tx.us>; Carol Langley <carol.langley@ci.montgomery.tx.us>; Casey Olson <colson@ci.montgomery.tx.us>; Sara Countryman <scountryman@ci.montgomery.tx.us>; Cheryl Fox <cfox@ci.montgomery.tx.us>; Stan Donaldson <sdonaldson@ci.montgomery.tx.us>; Randy Burleigh <rlburle1@gmail.com>; John Kadlubar <jkadlubar@gmail.com>; Gary Palmer <gpalmer@ci.montgomery.tx.us>
Subject: Fwd: Anna Springs Drainage

All,

I wanted to bring to your attention another drainage issue that has caused MAJOR damage to resident of Buffalo Springs. Ted Gilmore, at 123 Anna Springs, just had to add 8 piers to his home, and have it raised because of the drainage issues caused his house to sink 3" inches. I am sending this email because this Vietnam Vet needs the City to do the right thing and take action. Please see the below that I received from a neighbor trying to help advocate for Mr. Gilmore and please note, I am 100% on board helping this Veteran.

"Bobby attached is the plat of the Anna Springs drainage easements (none are between Lot 16 and 17, the Russel and Gilmore lots). The water comes from across Anna Springs (from the west side ditch and then between the houses). Per the plat, the west side ditch of Anna Springs is designed to drain on the north end at the north cul-de-sac and on the south end by Sara Countryman's lot. The experts from the city need to look at maybe cutting the ditches so the water moves to either end instead of over the road and then between lots 16 & 17 as per the plat and design. Also, the east side ditches in front of these lots probably need to be adjusted (they look to be on a high spot, not very much ditch depth).

Thanks for any help you can give them with the city."

Also- the last attempt to fix the drainage has left major erosion issues and would like to know what the plan is going forward? FYI- I went out and re-buried a line, on my property, that is now exposed. When I did this, I left it buried 3+ inches below the ground and now you can see the pipe is 1" above and exposed (meaning 4" of erosion).

How much money is the City planning on homeowners spending due to the lack of the City maintaining the drainage issues? Mr. Gilmore's issue/s are costing him over 10k, the Selover's are out the money to repair that fence line. The Montg Co DA is out money pay to rebury all the lines in his yard. Then you have my property which I described up above.

I would like to have an update at our next POA meeting as this will be a major topic. We have 2 weeks until our next meeting and look forward to what I can relay to the community!

Thank you for your time and consideration!

Bobby Skinner

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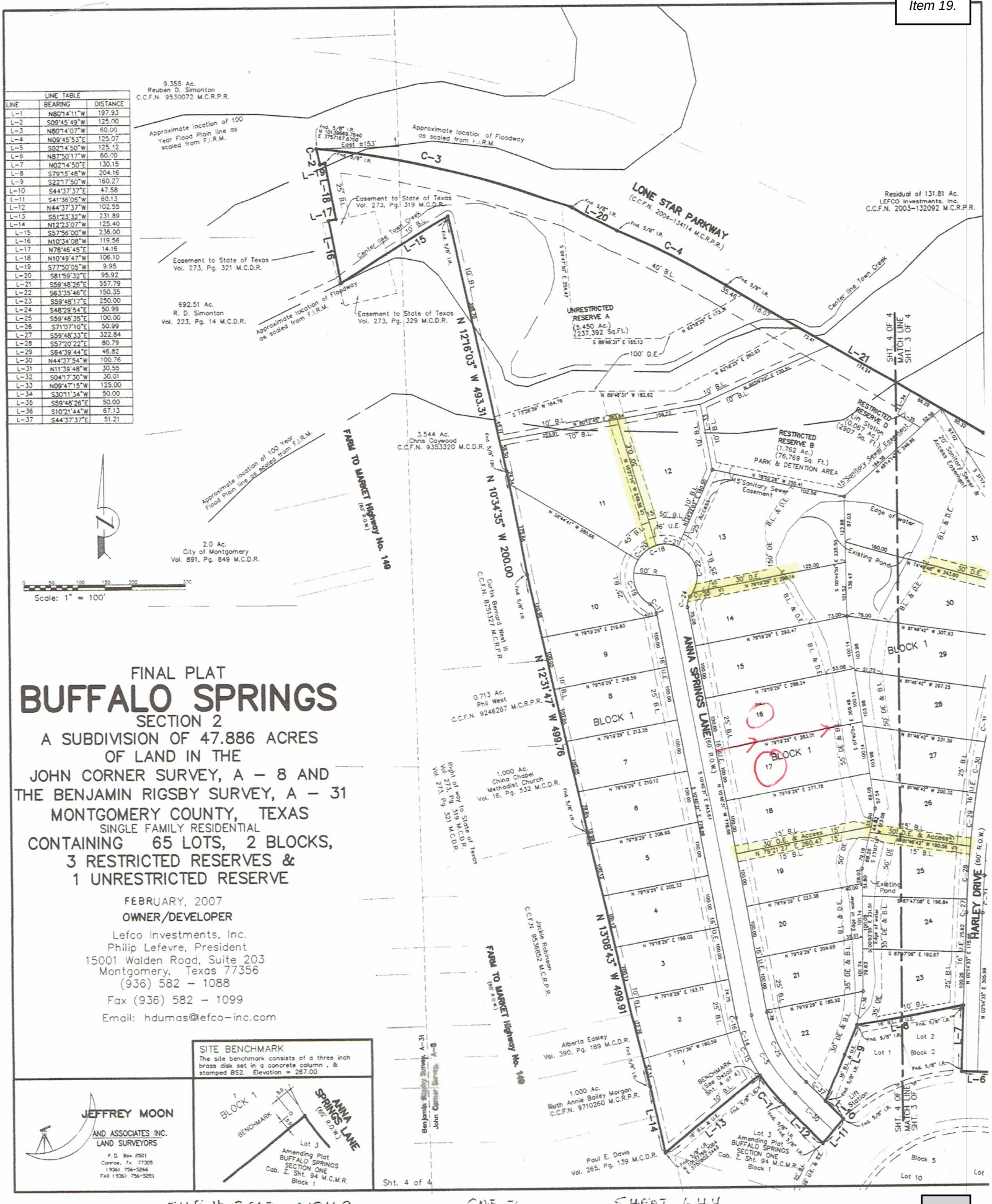

FINAL PLAT
BUFFALO SPRINGS
SECTION 2

A SUBDIVISION OF 47.886 ACRES
OF LAND IN THE
JOHN CORNER SURVEY, A – 8 AND
THE BENJAMIN RIGSBY SURVEY, A – 31
MONTGOMERY COUNTY, TEXAS
SINGLE FAMILY RESIDENTIAL
CONTAINING 65 LOTS, 2 BLOCKS,
3 RESTRICTED RESERVES &
1 UNRESTRICTED RESERVE

FEBRUARY, 2007

OWNER/DEVELOPER

Lefco Investments, Inc.
Philip Lefevre, President
15001 Walden Road, Suite 203
Montgomery, Texas 77356
(936) 582 – 1088
Fax (936) 582 – 1099
Email: hdumas@lefco-inc.com

SITE BENCHMARK
The site benchmark consists of a three inch brass disk set in a concrete column , & stamped BS2. Elevation = 267.00

JEFFREY MOON
AND ASSOCIATES INC.
LAND SURVEYORS
P. O. Box 2501
Conroe, Tx 77305
(936) 756-5266
FAX (936) 756-5281

Sht. 4 of 4

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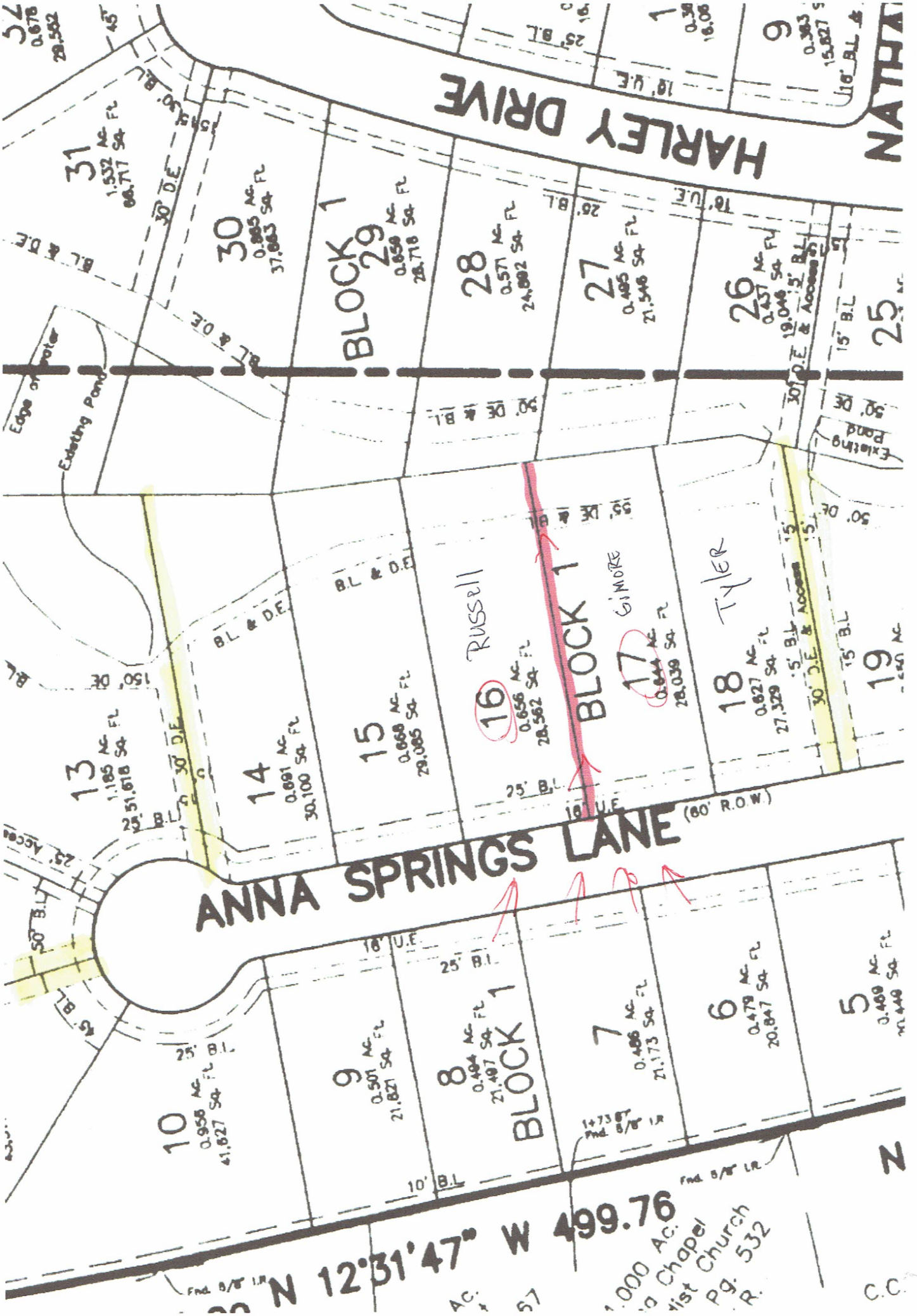
HARLEY DRIVE
BLOCK 1
29
28
27
26
25
30
31
Edge of Water
Existing Pond
30' B.L. & D.E.
15' B.L.
30' D.E. & Access
BLOCK 1
16
RUSSELL
17
GILMORE
18
TYLER
19
15
14
13
B.L. & D.E.
30' D.E.
25' B.L.
10' U.E.
ANNA SPRINGS LANE
(60' R.O.W.)
BLOCK 1
10
9
8
7
6
5
10' B.L.
Fnd. 5/8" I.R.
N 12°31'47" W 499.76
C.C.