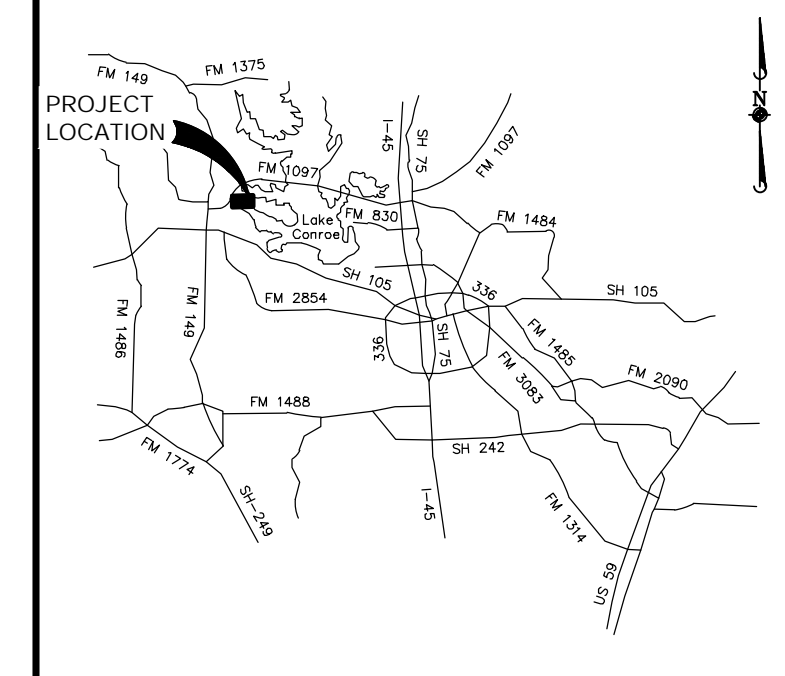


DEVELOPER:
 PULTE HOMES OF TEXAS
 1311 BROADFIELD BLVD, SUITE 100
 HOUSTON, TEXAS 77084
 (281) 749-8000

CONSTRUCTION OF WATER, SANITARY, DRAINAGE AND PAVING FACILITIES FOR MONTGOMERY BEND SEC 2

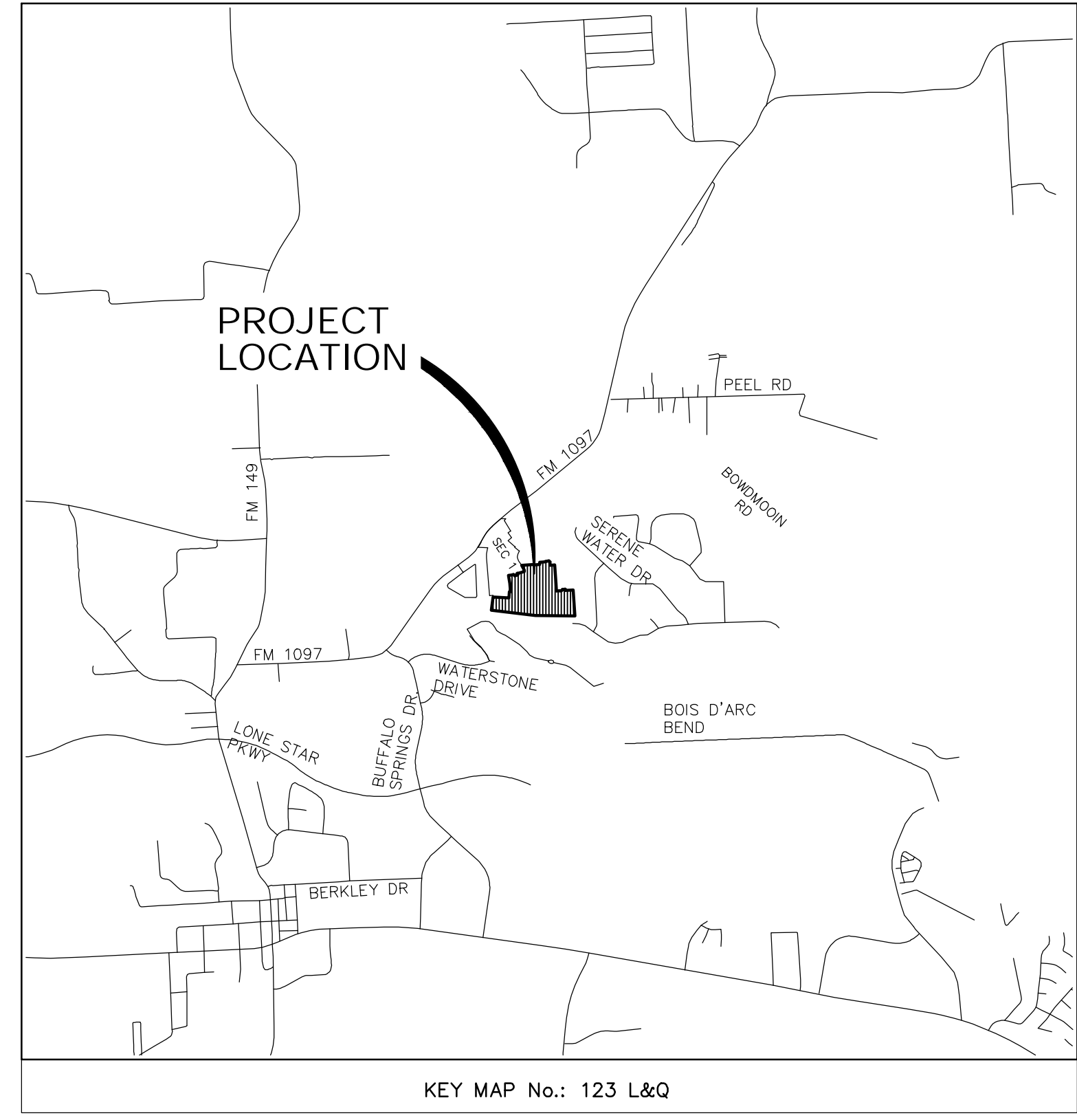
DEVELOPMENT No. 2203
 MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 224
 CITY OF MONTGOMERY
 MONTGOMERY COUNTY, TX
 610.126.006.00



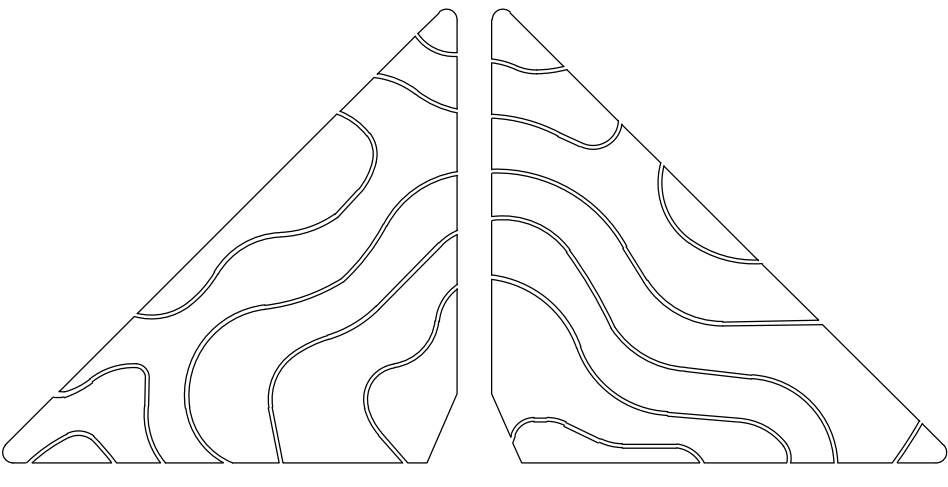
MONTGOMERY COUNTY AREA VICINITY MAP
 N.T.S.

SHEET LIST TABLE

SHEET No.	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	PROJECT OVERALL
4	WATER & SANITARY LAYOUT
5	DRAINAGE LAYOUT
6	DRAINAGE CALCULATIONS
7	GRADING LAYOUT
8	STORM WATER POLLUTION PREVENTION LAYOUT
9	TRAFFIC SIGNAGE & PAVEMENT MARKINGS LAYOUT
10	LONGHORN RUN DRIVE (STA 1+50 TO 10+50)
11	LONGHORN RUN DRIVE & LOST WAGON DRIVE
12	BLUEBONNET BEND DRIVE
13	HIGH MESA LANE
14	SILVER BUCKLE LANE
15	OUTFALL
16	WATER DETAILS
17	SANITARY SEWER DETAILS
18	STORM SEWER DETAILS
19	PAVING DETAILS
20	MISCELLANEOUS DETAILS
21	LANDSCAPE PLAN



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



ELEVATION
 land solutions
 TBPE REGISTRATION NUMBER F-22671

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

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

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

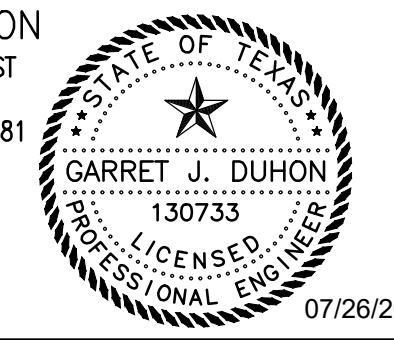
BENCHMARK:
 SOURCE BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL
 GEODETIC SURVEY MONUMENT DESIGNATION HGCSD 81, PID No.
 A.6405
 HAVING PUBLISHED INFORMATION AS FOLLOWS:
 LATITUDE : 30° 21' 12.45392" NORTH
 LONGITUDE : 095° 34' 45.02514" WEST
 ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
 HORIZONTAL DATUM : NAD83 (2011)
 VERTICAL DATUM : NAVD88

FLOODPLAIN INFORMATION:
 ACCORDING TO MAP Nos. 4833902006 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
 2445 TECHNOLOGY FOREST
 BLVD. SUITE 200
 THE WOODLANDS, TX 77381
 (832) 823-2200
 TBPE NO. F-22671
 07/26/2023



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

PM: GJD DFT: MAQ
 DSN:STM DATE: JULY 2023

P:\610.126 Mabry and Faulkner Tract\006 Sec 2\dwg\Plan Set Drawings\COVER SHEET & GENERAL NOTES.dwg, 7/26/2023, 10:24 AM

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 2 - PROJECT NO. 610.126.006.00

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 ROADWAYS 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 UTILITIES. 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 WAY'S 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 THREE 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.

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, CHRIS ROZNOVSKY 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 MUCKLERODY 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 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
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 (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 8 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.



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.

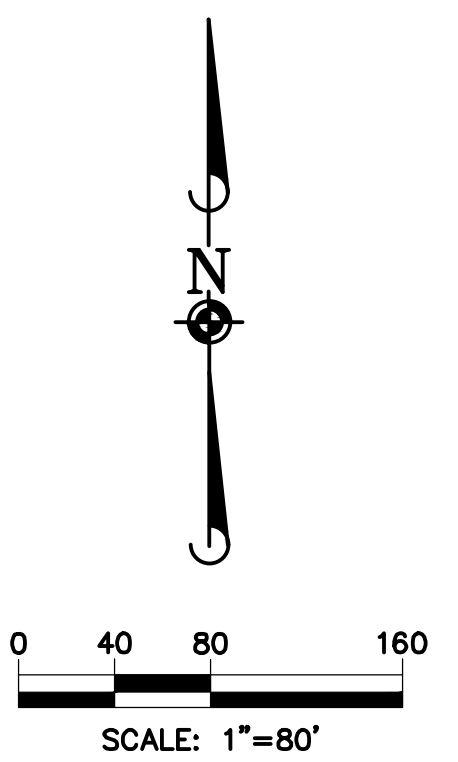
Table with 3 columns: DATE, REVISION, APP. It contains several empty rows for tracking changes.

Professional Engineer signature block for Garret J. Duhon, State of Texas, License No. 130733, dated 07/26/2023. Includes a circular seal with the engineer's name and license number.

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

GENERAL NOTES

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



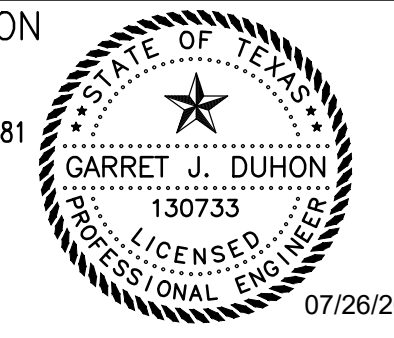
BENCHMARK:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL
GEODETIC SURVEY MONUMENT DESIGNATION HGCS D 81, PID No.
AUG405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02514" WEST
ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL 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
Garret J. Duhon
TBPE NO. F-22671 07/26/2023



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

PROJECT OVERALL



STANDARD SYMBOLS

EXISTING	PROPOSED
STORM SEWER (24" & LESS)	STORM SEWER (GREATER THAN 24")
SANITARY SEWER	SANITARY FORCE MAIN
WATERLINE	CURB AND GUTTER
PROPERTY LINE/PLAT BOUNDARY	EASEMENT LINE
BUILDING SETBACK LINE	TOP OF BANK/DITCH
TOE/FL OF DITCH	1 FOOT CONTOURS
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	TOP OF CURB ELEVATION
FLOWLINE ELEVATION	WATER LINE-SANITARY SEWER CROSSING BLOCK

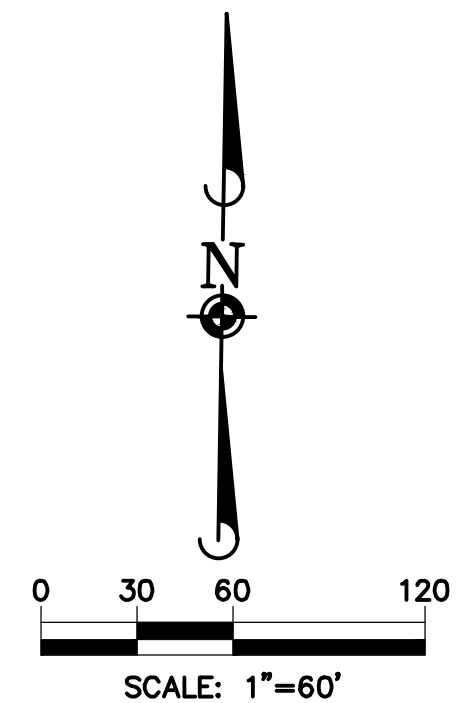
ABBREVIATIONS

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

WATERSTONE ON LAKE CONROE
SECTION TWO
CABINET Z, SHEETS 3577
M.C.M.R.

P:\610.126 Mabry and Faulkner Tract\006_Sec. 2\dwg\Plan_Sec. Drawings\PROJECT OVERALL.dwg - 7/26/2023 10:25 AM MOJUEZADA

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 2 - PROJECT NO. 610.126.006.00



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 HGCS 81, PID No. A16405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02514" WEST
ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

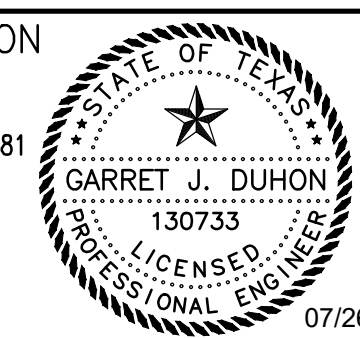
FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 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
Garret J. Duhon
TBPE NO. F-22671
07/26/2023



CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

WATER & SANITARY LAYOUT



MONTGOMERY BEND
DETENTION POND
(PROP BY OTHERS)

ACREAGE
CALLED 9.822 ACRES.
DRAINAGE EASEMENT
CF NO. _____

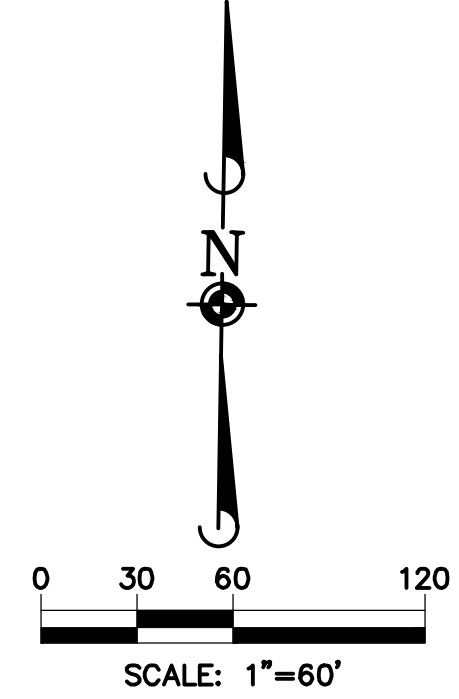
ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 2 - PROJECT NO. 610.126.006.00

P:\610.126 Mabry and Faulkner Tract\006_Sec 2\dwg_Plan_Set Drawings\WATER & SANITARY LAYOUT.dwg, 7/26/2023, 10:26 AM, MOJIEZADA

P:\610.126 Mabry and Faulkner Tract\006_Sec 2.dwg - Plot Set Drawings\DRAINAGE_LAYOUT.dwg - 7/26/2023 10:27 AM GDUHON



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



LEGEND

- INLET (DA:1 5.55 ac) - DRAINAGE AREA NUMBER
- (5.55 ac) - DRAINAGE AREA IN ACRES
- STORM SEWER (5.55 cfs) - 5 YEAR FLOW IN C.F.S.
- (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 HGCS D 81, PID No. A68405
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 UNSHADDED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.

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

DATE	REVISION	APP.

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

Garret J. Duhon
TBPE NO. F-22671
07/26/2023

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

DRAINAGE LAYOUT

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 2 - PROJECT NO. 610.126.006.00

Project: Montgomery Bend Section 2
Job Number: 610.126.006.00
Design By: Salvador Talavera Last Updated: 7/20/2023
Jurisdiction: Montgomery County Outside Houston ETJ
Storm Year 1: 5-yr Design Event Ponding Limit: 0.00
Storm Year 2: 100-yr Extreme Event Ponding Limit: 1.00
Storm Year 3:

	End Conditions		
	Flowline	5-yr HGL	100-yr HGL
Outfall_1	220.47	226.00	228.05
Outfall_2	220.85	226.00	228.05
Outfall_3	221.14	226	228.05
Outfall_4	221.54	226	228.05

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

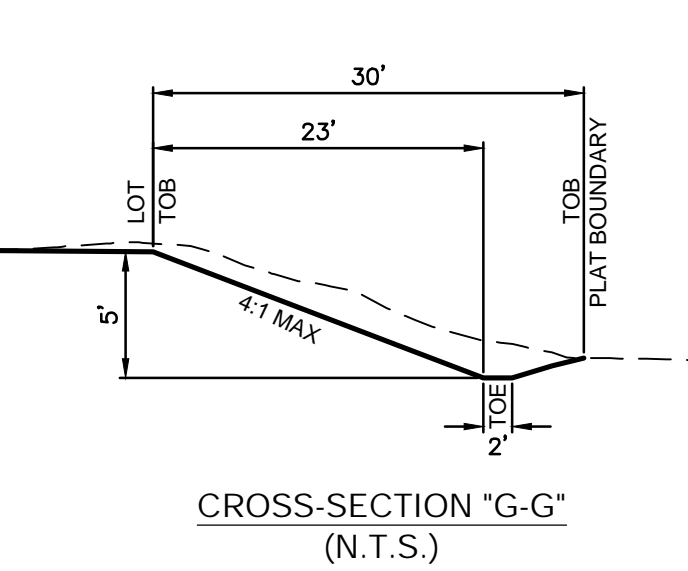
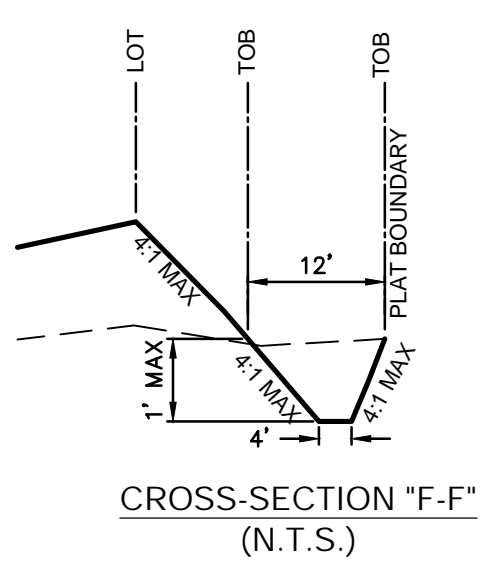
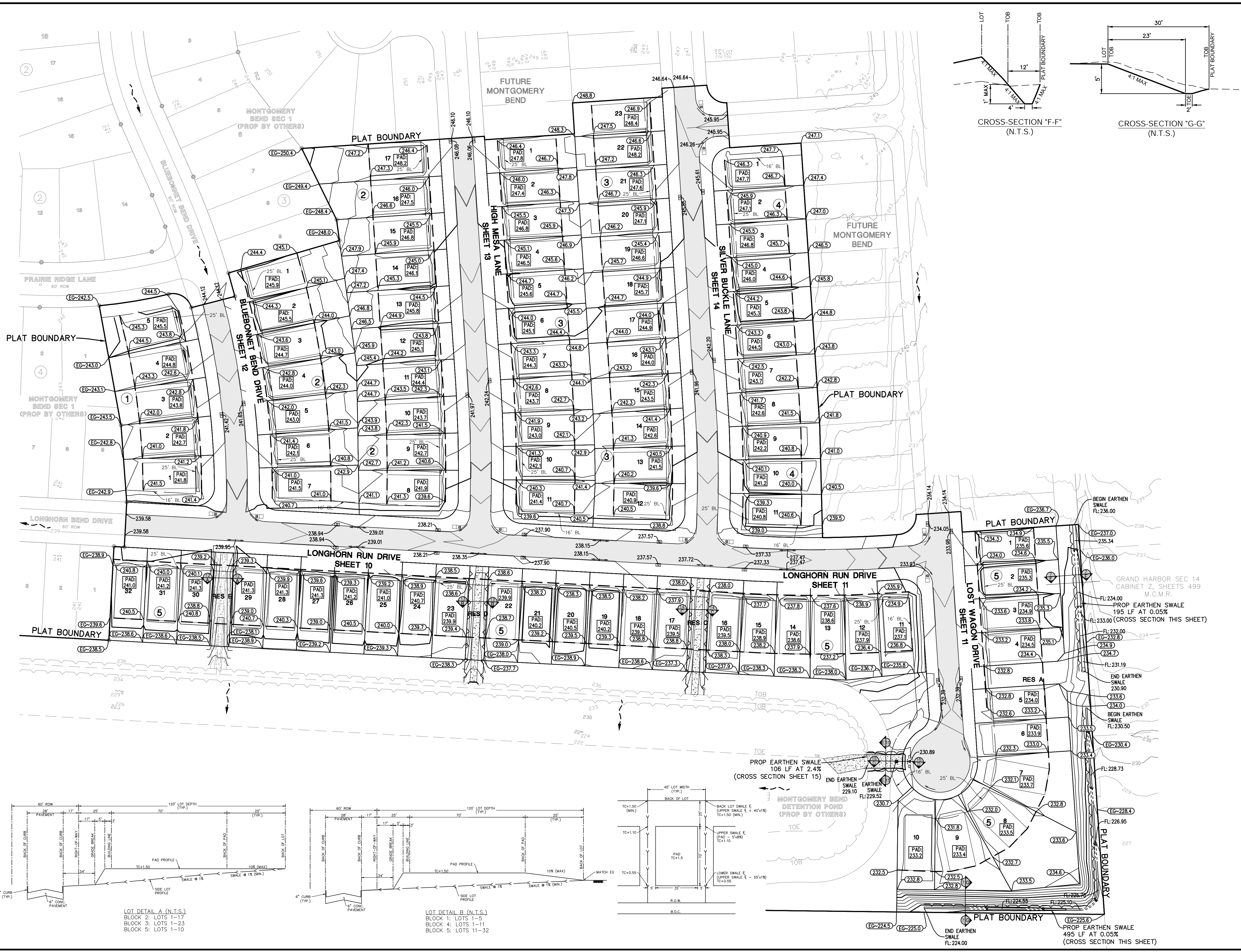
$$Upstream T_c = 15 + 10 * (A_c^{0.1761})$$

Intensity Coefficients for:
Montgomery County Outside Houston ETJ

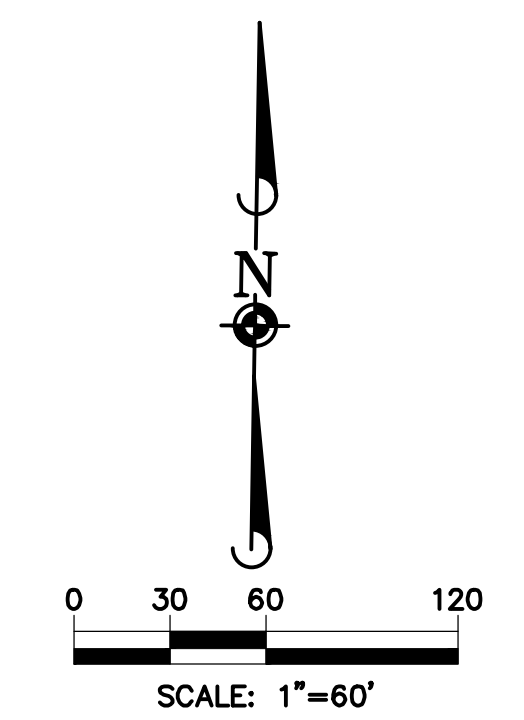
	5-yr	100-yr
b	54	57
d	8.34	4.46
e	0.7051	0.5857
Cf	1	1.25

Alignment/Road	Pipe and Road Properties										Drainage Areas					Intensity & Flow				TOC		5-yr Hydraulic Grade Line					100-yr Hydraulic Grade Line																				
	Node Upstream	Node Downstream	Pipe Length (ft.)	Pipe Diameter or Rise (in.)	Box Span (in.)	Slope	Mannings "n"	Design Capacity (cfs)	Design Velocity (ft./sec.)	Fall (ft.)	Top of Curb Upstream (ft.)	Gutter Elevation Upstream (ft.)	Gutter Elevation at Downstream High Point (ft.)	Node Drop Downstream (ft.)	Flowline Elevation Upstream (ft.)	Flowline Elevation Downstream (ft.)	Drainage Area Inlet	Contributing Area Pipes	Total Area (ac.)	Runoff Coefficient "C"	Weighted C	Sum of C*A	5-yr Intensity (in./hr)	5-yr Flow (cfs)	100-yr Intensity (in./hr)	100-yr Flow (cfs)	Time of Concentration (mins)	Change in Time of Concentration (mins)	Total TOC (mins)	Actual Velocity (ft./sec.)	Hydraulic Gradient (%)	Change in Head (ft.)	Elevation of Hyd. Grad. Upstream (ft.)	Elevation of Hyd. Grad. Downstream (ft.)	Upstream HGL Below Gutter (Pass/Fail)	Actual Velocity (ft./sec.)	Hydraulic Gradient (%)	Change in Head (ft.)	Elevation of Hyd. Grad. Upstream (ft.)	Elevation of Hyd. Grad. Downstream (ft.)	Upstream HGL Below Gutter (Pass/Fail)	Max Ponding Elevation Upstream (ft.)	Upstream HGL Below Gutter (Pass/Fail)	Max Ponding (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	13	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	PASS	240.26	PASS			
Prairie Ridge Lane	21	7	34	24		0.2	0.013	10.12	3.22	0.07				5.73	234.17	234.10		1.80	0.00	1.8	0.55	0.55	0.99	4.46	4.42	9.56	9.47	26.09	0.18	26.27	1.41	0.04	0.01	236.17	236.10		3.01	0.18	0.06	236.17	236.10						
Bluebonnet Bend (Prop by Others)	20	19	115	24		0.18	0.013	9.60	3.06	0.21				2.96	241.67	241.46		2.09	0.00	2.09	0.55	0.00	0.00	4.43	0.00	9.51	0.00	26.39	0.63	27.01	0.00	0.00	0.00	243.67	243.46		0.00	0.00	0.00	243.67	243.46						
	19	18	168	24		0.18	0.013	9.60	3.06	0.30					241.46	241.16		2.09	0.00	2.09	0.55	0.00	0.00	4.38	0.00	9.40	0.00	27.01	0.92	27.93	0.00	0.00	0.00	243.46	243.16		0.00	0.00	0.00	243.46	243.16						
	18	17	141	24		0.60	0.013	17.52	5.58	0.85					238.20	237.35		2.09	0.00	2.09	0.55	0.00	0.00	4.30	0.00	9.24	0.00	27.93	0.42	28.35	0.00	0.00	0.00	240.20	239.35		0.00	0.00	0.00	240.20	239.35						
	17	16	220	24		0.60	0.013	17.52	5.58	1.32				1.30	237.35	236.03		2.45	2.09	4.54	0.55	0.30	1.35	4.27	5.75	9.17	12.36	28.35	0.66	29.01	1.83	0.06	0.14	239.35	238.03		3.93	0.30	0.66	239.35	238.03						
	16	15	155	24		0.60	0.013	17.52	5.58	0.93				0.50	234.73	233.80		1.46	4.54	6	0.55	0.36	2.15	4.21	9.06	9.06	19.49	29.01	0.46	29.48	2.88	0.16	0.25	236.73	235.80		6.20	0.74	1.15	236.73	235.80						
	15	14	104	30		0.90	0.013	38.91	7.93	0.94				1.76	233.30	232.36		6.00	6	0.55	0.36	2.15	4.18	8.98	8.99	19.34	29.48	0.22	29.70	1.83	0.05	0.05	235.80	234.86		3.94	0.22	0.23	235.80	234.86							
	14	2	116	30		0.90	0.013	38.91	7.93	1.05				3.56	230.60	229.55		6.00	6.00	7.6	0.55	0.40	3.03	4.16	12.60	8.96	27.15	29.70	0.24	29.94	2.57	0.09	0.11	233.10	232.05		5.53	0.44	0.51	233.10	232.05						
Red River Drive (Prop by Others)	13	12	112	24		1.20	0.013	24.78	7.89	1.35				1.41	242.36	241.01		2.96	0.00	2.96	0.55	0.55	1.63	4.37	7.11	9.38	15.27	27.11	0.24	27.34	2.26	0.10	0.11	244.36	243.01		4.86	0.46	0.51	244.36	243.01						
	12	11	247	24		1.00	0.013	22.62	7.20	2.47				1.76	239.60	237.13		2.96	2.96	2.96	0.55	0.55	1.63	4.35	7.08	9.34	15.21	27.34	0.57	27.91	2.25	0.10	0.24	241.60	239.13		4.84	0.45	1.12	241.60	239.13						
	11	10	124	24		1.00	0.013	22.62	7.20	1.24				0.51	235.37	234.13		3.05	2.96	6.01	0.55	0.55	3.31	4.30	14.22	9.24	30.55	27.91	0.29	28.20	4.53	0.40	0.49	237.37	236.13		9.73	1.82	2.26	238.58	236.33						
	10	9	116	30		0.60	0.013	31.77	6.47	0.70					233.62	232.92		6.01	6.01	6.01	0.55	0.55	3.31	4.28	14.14	9.20	30.40	28.20	0.30	28.50	2.88	0.12	0.14	236.12	235.42		6.19	0.55	0.64	236.33	235.69						
	9	8	105	30		0.60	0.013	31.77	6.47	0.63				0.50	232.92	232.29		6.01	6.01	6.01	0.55	0.55	3.31	4.25	14.06	9.15	30.23	28.50	0.27	28.77	2.86	0.12	0.12	235.42	234.79		6.16	0.54	0.57	235.69	235.11						
	8	7	225	36		0.60	0.013	51.66	7.31	1.35				2.07	231.79	230.44		2.45	6.01	8.46	0.55	0.55	4.65	4.23	19.69	9.10	42.35	28.77	0.51	29.28	2.79	0.09	0.20	234.79	233.44		5.99	0.40	0.91	235.11	234.21						
	7	6	150	36		0.20	0.013	29.83	4.22	0.30				0.50	228.37	228.07		0.83	10.26	11.09	0.55	0.55	6.10	4.19	25.56	9.02	55.03	29.28	0.59	29.88	3.62	0.15	0.22	231.37	231.07		7.78	0.68	1.02	234.21	233.18						
	6	5	151	42		0.21	0.013	46.11	4.79	0.32				2.12	227.57	227.25		11.09	13.21	0.55	0.55	7.27	4.14	30.11	8.93	64.88	29.88	0.52	30.40	3.13	0.09	0.13	231.07	230.75		6.74	0.42	0.63	233.18	232.56							
	5	4	30	42		0.20	0.013	44.99	4.68	0.06					227.25	227.19		13.21	13.21	0.55	0.55	7.27	4.10	29.82	8.85	64.31	30.40	0.11	30.51	3.10	0.09	0.03	230.75	230.69		6.68	0.41	0.12	232.56	232.43							
	4	3	167	42		0.20	0.013	44.99	4.68	0.33					227.19	226.86		13.21	13.21	0.55	0.55	7.27	4.10	29.76	8.83	64.19	30.51	0.59	31.10	3.09	0.09	0.15	230.69	230.36		6.67	0.41	0.68	232.43	231.76							
	3	2	170	42		0.22	0.013	47.19	4.90	0.37				0.50	226.86	226.49		13.21	15.86	0.55	0.55	8.72	4.05	35.36	8.75	76.31	31.10	0.58	31.68	3.67	0.12	0.21	230.36	229.99		7.93	0.58	0.98	231.76	230.78							
	2	1.1	70	48		0.25	0.013	71.82	5.72	0.18	239.54	239.04			246.63	245.81		24.63	24.63	0.50	0.50	12.40	4.01	49.73	8.67	107.43	31.68	0.20	31.89	3.96	0.12	0.08	229.99	229.81	PASS	8.55	0.56	0.39	230.78	230.38	PASS	240.54	PASS				
	1.1	1	161	48		0.2	0.013	64.24	5.11	0.32	238.24	237.74		4.88	225.81	225.49		24.63	24.63	0.50	0.50	12.40	4.00	49.55	8.64	107.08	31.89	0.52	32.41	3.94	0.12	0.19	229.81	229.49	PASS	8.52	0.56	0.89	230.38	229.49	PASS	239.24	PASS				
	1	Outfall_1	68	48		0.2	0.013	64.24	5.11	0.14	234.63	234.13			220.61	220.47		24.63	24.63	0.50	0.50	12.40	3.96	49.10	8.56	106.18	32.41	0.22	32.63	3.91	0.12	0.08	228.42	228.05	PASS	8.45	0.55	0.37	228.42	228.05	PASS	235.63	PASS				
	208	203	95	24		1.00	0.013	22.62	7.20	0.95	238.31	237.81		1.00	228.29	227.34		1.8	1.19	0.00	1.19	0.55	0.55	0.65	4.53	2.97	9.71	6.35	25.31	0.22	25.53	0.94	0.02	0.02	230.29	229.34	PASS	2.02	0.08	0.07	230.29	229.54	PASS	239.31	PASS		
	207	203	21	24		0.82	0.013	20.49	6.52	0.17	238.61	238.11		5.27	231.78	231.61		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											

P:\1610.126 Mabry and Faulkner Tract\006_Sec 2.dwg - Plan Set Drawings\Grading_LAYOUT.dwg, 7/26/2023, 10:28 AM, MOJIEZADA



ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BOULEVARD, 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
- PAD 254.7 PAD ELEVATION
- PROPOSED GRADE BREAK
- OFFSITE DRAINAGE FLOW

BENCHMARK:
SOURCE BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCS8 81, PID NO. A6405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02614" 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 UNSHADDED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.

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

DATE	REVISION	APP.

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

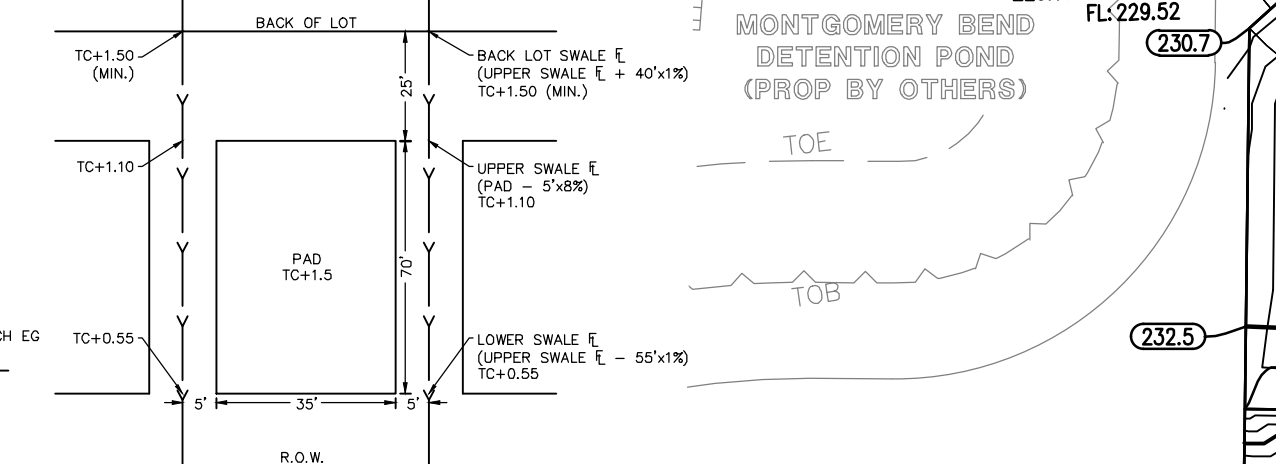
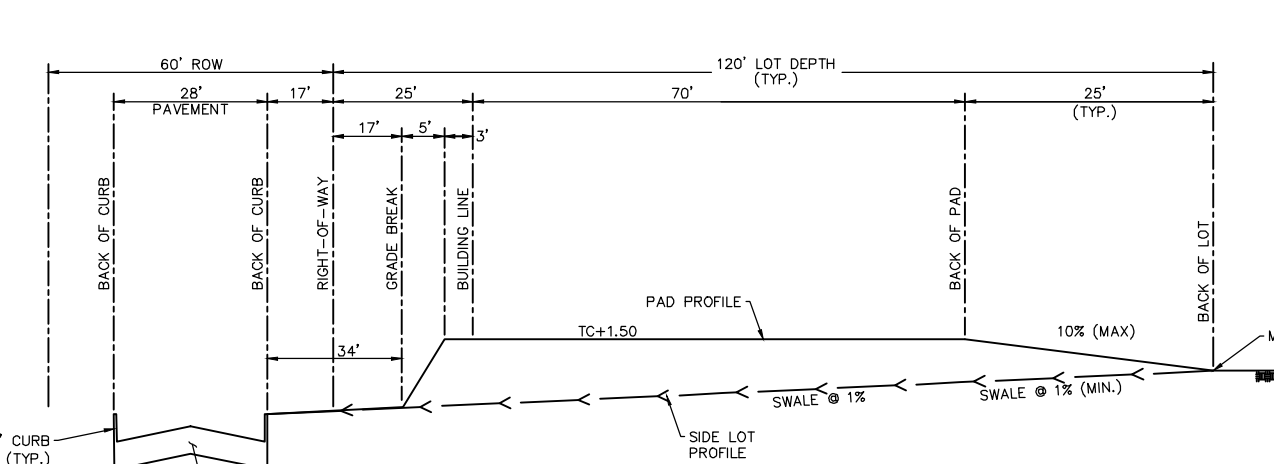
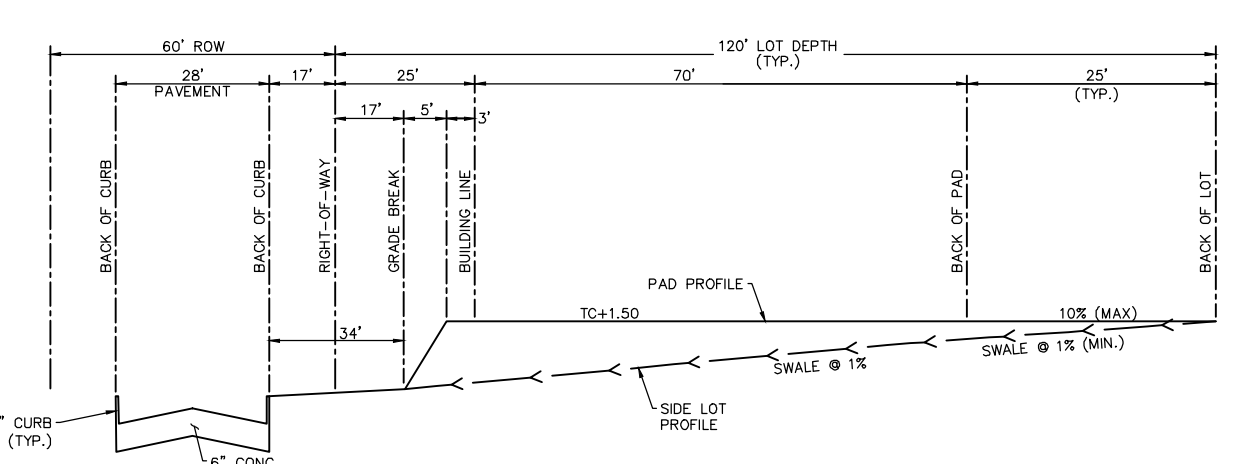
Garret J. Duhon

STATE OF TEXAS
PROFESSIONAL ENGINEER
130733
07/26/2023

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

GRADING LAYOUT



ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 2 - PROJECT NO. 610.126.006.00

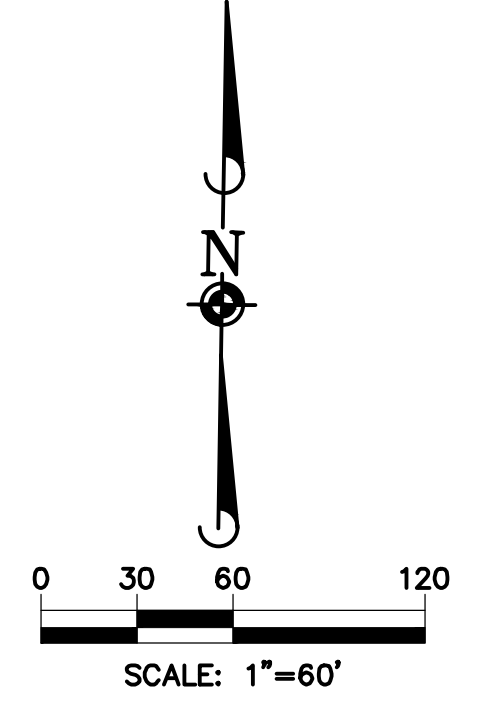
P:\1610.126 Mabry and Faulkner Tract\006_Sec 2\dwg_Plan_Sett\Drawings\STORM WATER POLLUTION PREVENTION PLAN.dwg, 7/26/2023, 10:28 AM, MOUEZADA



LEGEND

- TEMPORARY REINFORCED FILTER FABRIC FENCE (PERIMETER EROSION BARRIER)
 - STABILIZED CONSTRUCTION ACCESS
 - CONCRETE TRUCK WASHOUT AREA
 - TEMPORARY STORM STRUCTURE PROTECTION
 - PAVEMENT DRAINAGE FLOW
 - OVERLAND DRAINAGE FLOW
 - HYDROMULCH (BACK-OF-CURB TO ROW)
 - BROADCAST SEEDING (ROW TO BACK-OF-LOT)
 - TEMP. CURB REINFORCED FILTER FABRIC FENCE
- NOTE: REINFORCED FILTER FABRIC BARRIER TO BE PLACED BEHIND ALL BACK OF CURB

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



SWPPP INSTALLATION SEQUENCE

- SWPPP CONTRACTOR:**
1. INSTALL AT START OF CONSTRUCTION.
 2. INSTALL 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 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 SEEDING UPON COMPLETION OF UTILITIES.
 4. BROADCAST SEEDING OF DISTURBED AREAS AFTER FINAL GRADING.

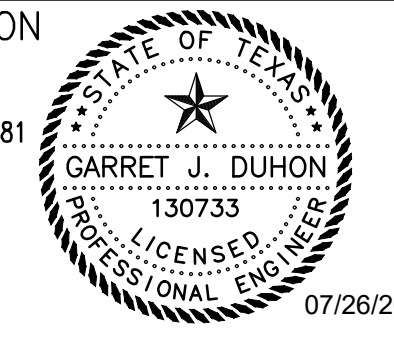
BENCHMARK:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCS D 81, PID No. A06405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02514" WEST
ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL 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 UNSHADDED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.

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

DATE	REVISION	APP.

GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
Garret J. Duhon
TBPE NO. F-22671
07/26/2023



CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

**STORM WATER
POLLUTION
PREVENTION LAYOUT**

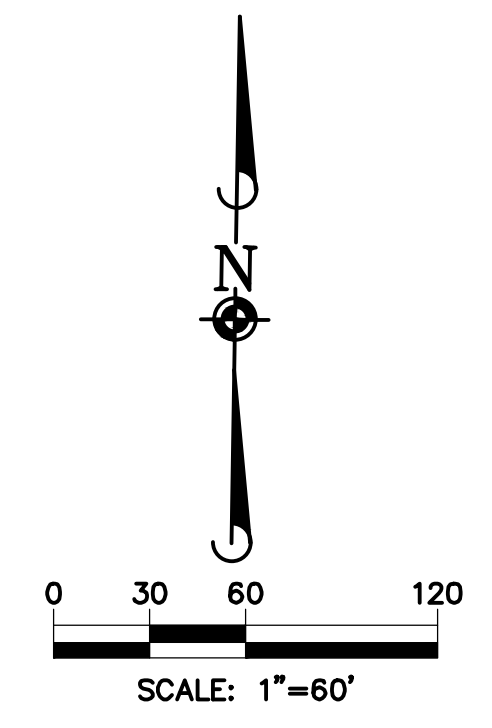
ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 2 - PROJECT NO. 610.126.006.00



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

SIDEWALK NOTE: SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER PRIOR TO THE CITY ACCEPTANCE OF THE INFRASTRUCTURE



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

STREET LIGHTS:

- POLES MUST BE A MINIMUM OF 3FT OF BACK OF CURB.
- 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:

- PLACE BLUE TRAFFIC BUTTONS 6" OFF THE CENTERLINE OF THE ROADWAY TOWARDS THE RELATED FLUSH VALVE.
- ALL MEDIAN NOSES SHALL BE PAINTED YELLOW.

STREET SIGN NOTES:

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

BENCHMARK:

SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCS 81, PID No. A06405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
LONGITUDE : 095° 34' 45.02614" 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

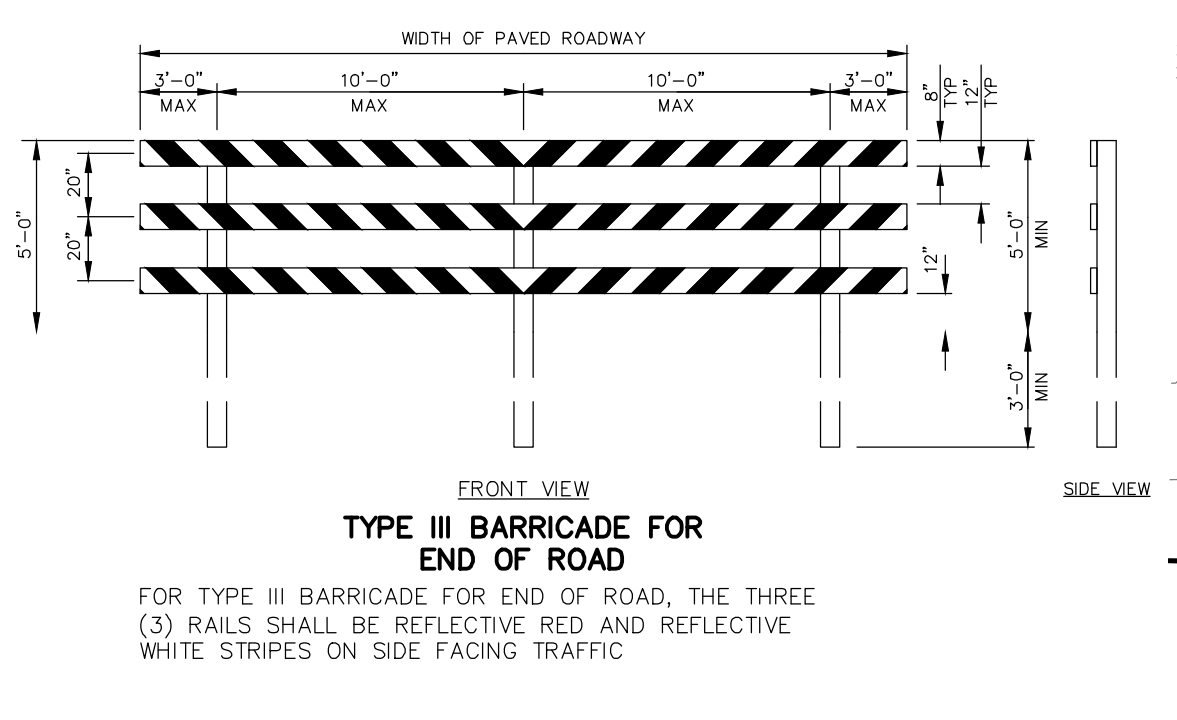
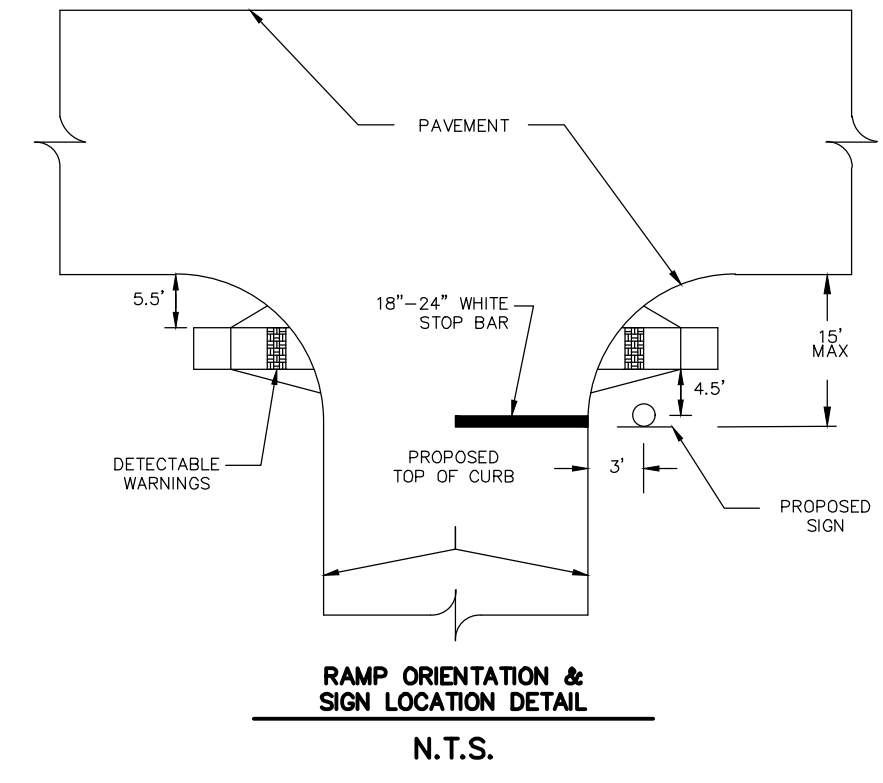
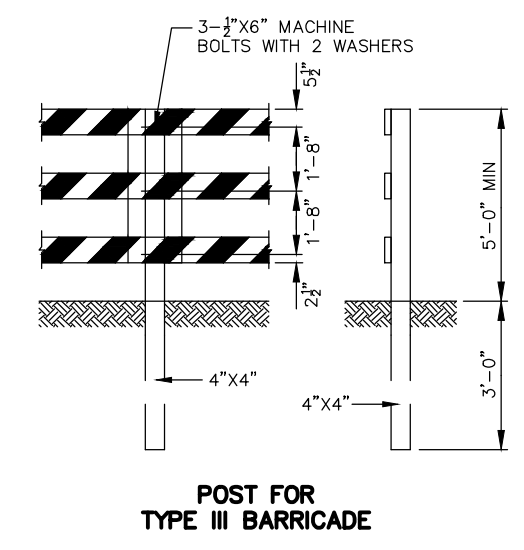
TBPE NO. F-22671

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

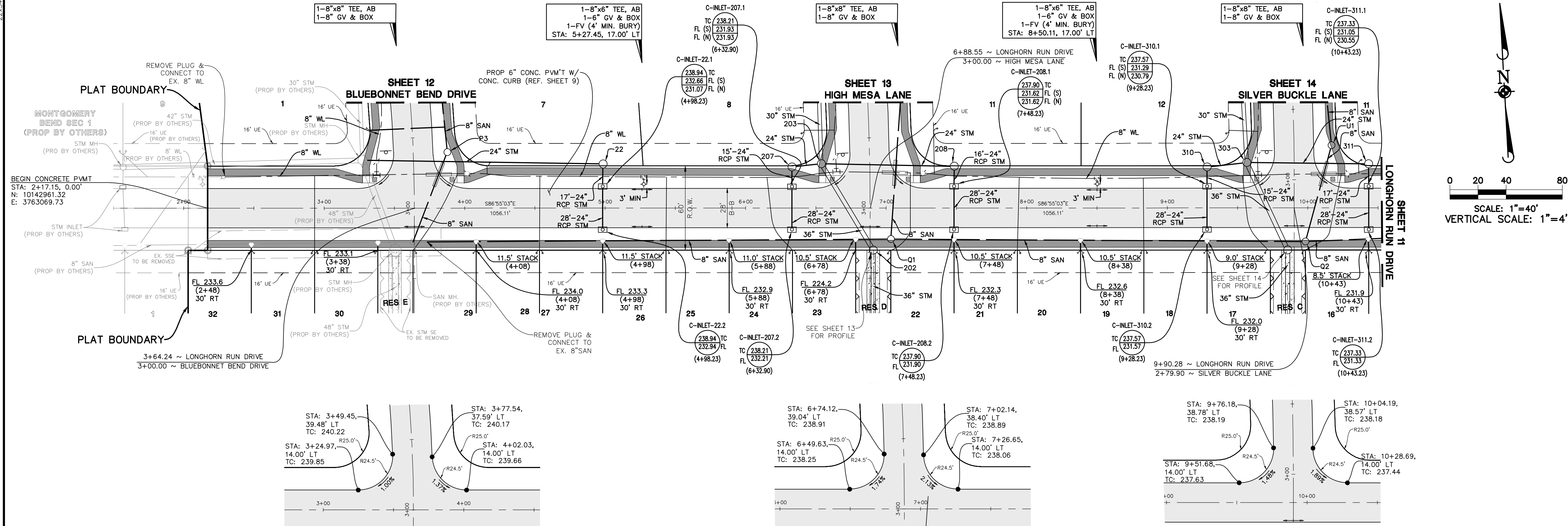
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

DATE

TRAFFIC SIGNAGE & PAVEMENT MARKINGS LAYOUT

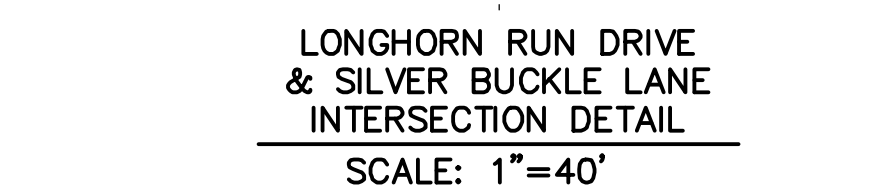
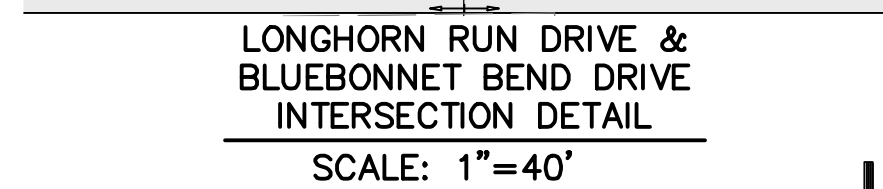
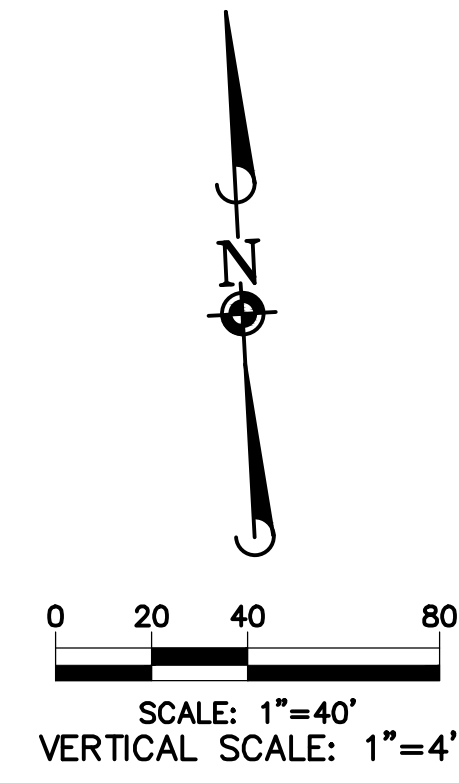


P:\610.126 Mabry and Faulkner Tract\006_Sec 2\dwg_Plan_Sec Drawings\LONGHORN RUN DRIVE STA. 1+50 TO 10+50.dwg 7/26/2023 10:30 AM - STAL.AVERAME@EJLB.COM

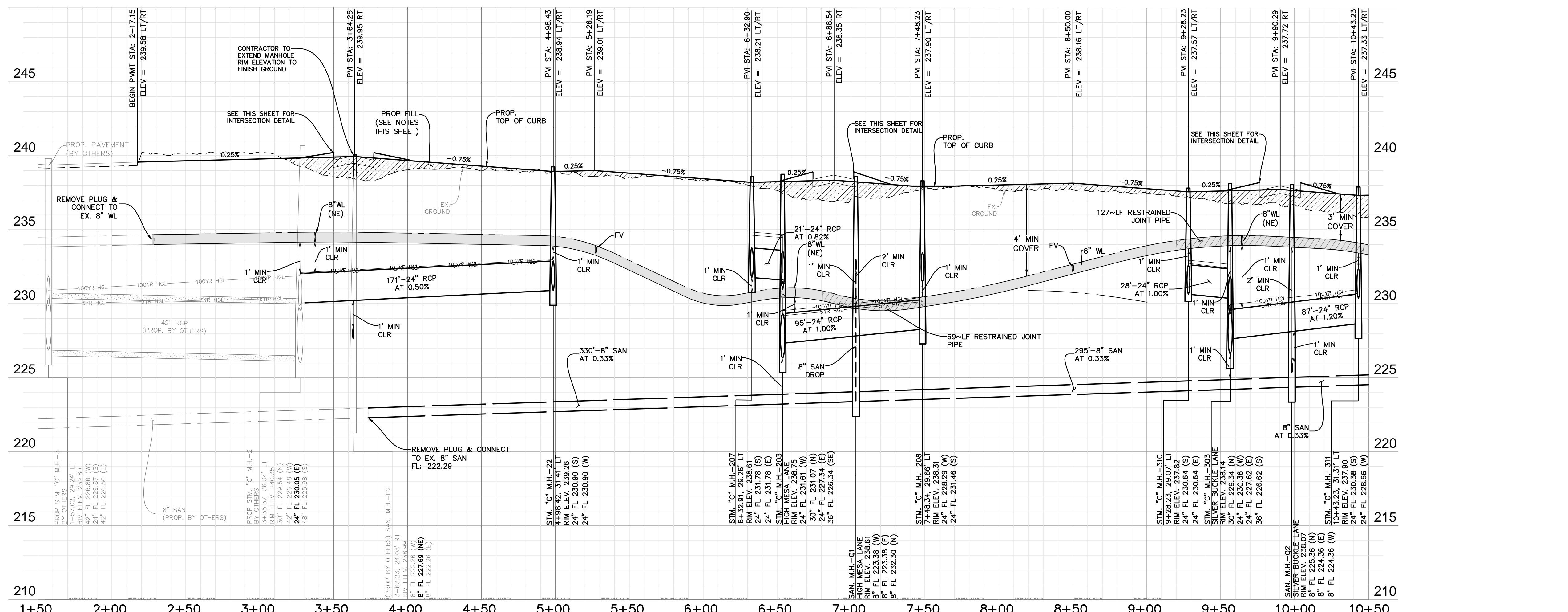


ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BOULEVARD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200

KEY MAP



LONGHORN RUN DRIVE



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:**
- EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES SHALL BE FILLED AS SHOWN WITH MATERIAL FROM EXISTING ADJACENT SPOIL BANKS IN MAXIMUM 8" LOOSE LIFTS AND COMPACTED TO 95% PROCTOR DENSITY AS PER AASHTO TEST METHOD T-99.
 - EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES UNDER PROPOSED CONCRETE PAVEMENT SHALL BE CLEANED, MUCKED OUT AND SCARIFIED TO A MINIMUM DEPTH OF 6" AND FILLED AS SPECIFIED ABOVE IN FILL NOTE NO. 1 NO SEPARATE PAY.
 - 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 HGCS 81, PID NO. A66405.
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 UNSHADDED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.

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

DATE	REVISION	APP.

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

Garret J. Duhon
TBPE NO. F-22671
07/26/2023

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

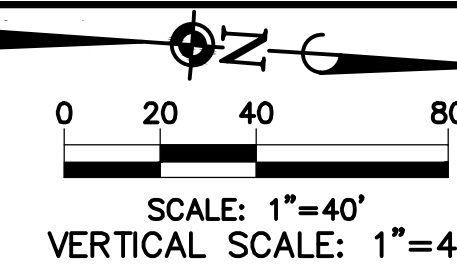
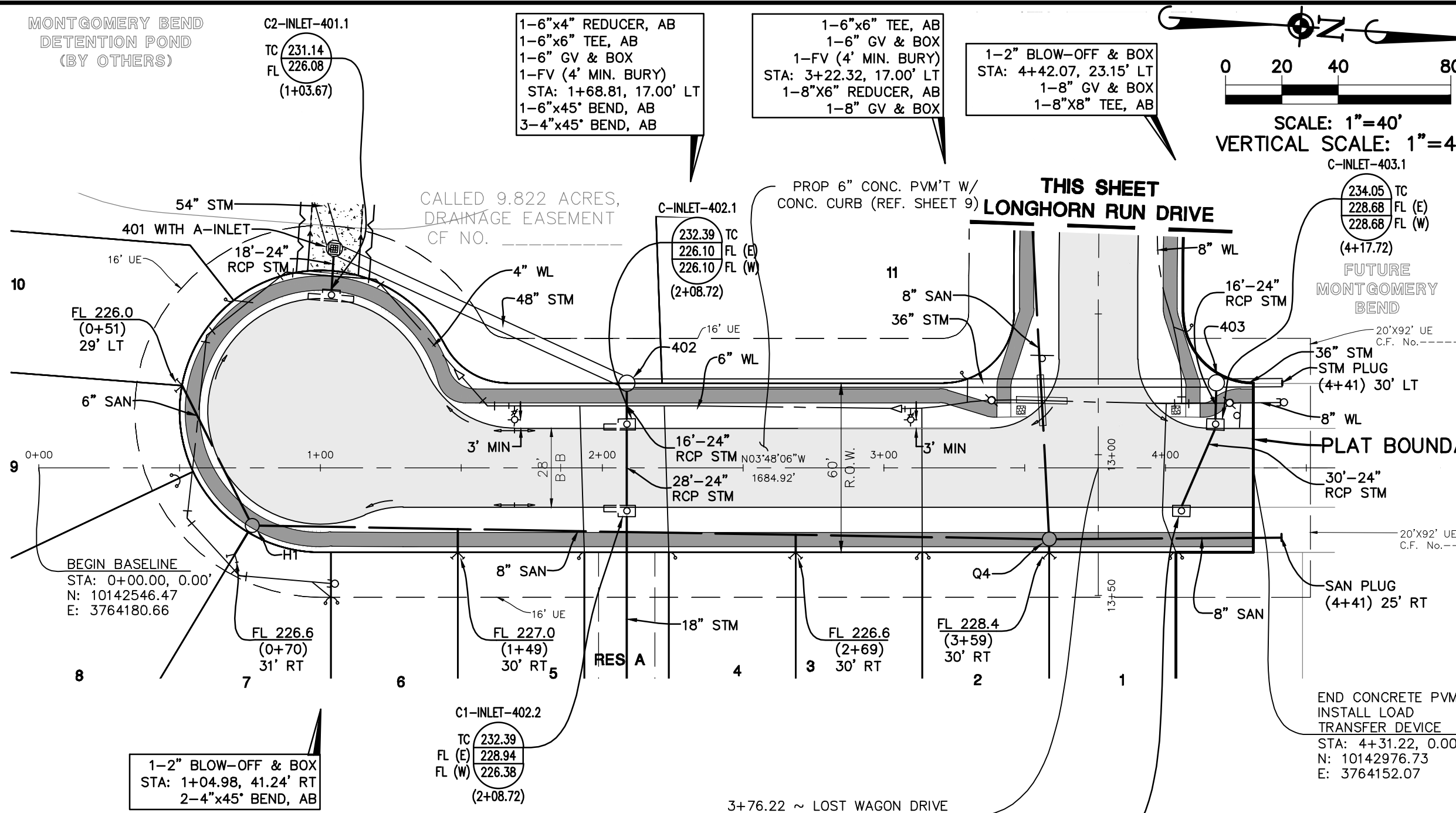
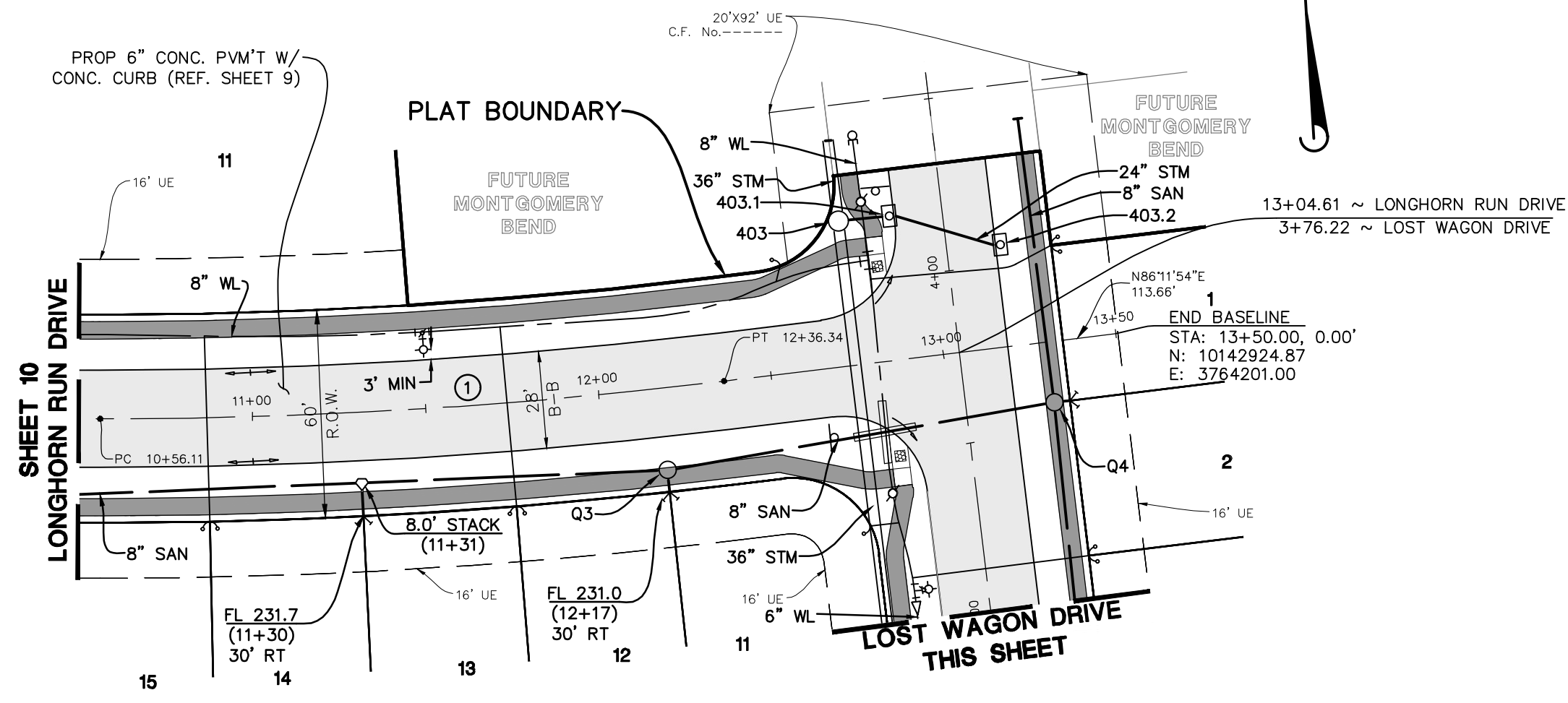
LONGHORN RUN DRIVE
(STA 1+50 TO 10+50)

SHEET 10 OF 21

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 2 - PROJECT NO. 610.126.006.00

1-8"x6" TEE, AB
1-8" GV & BOX
1-FV (4' MIN. BURY)
STA: 11+50.38, 17.00' LT

1 CURVE DATA
STA=10+56.11' TO
STA=12+36.34'
D=008'53.03"
L=180.23'
R=1500.00'
T=90.22'



ELEVATION
land solutions
TBP REGISTRATION NUMBER F-22671
9709 LAKESIDE BOULEVARD, 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.

FILL NOTES:
1) EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES SHALL BE FILLED AS SHOWN WITH MATERIAL FROM EXISTING ADJACENT SPOIL BANKS IN MAXIMUM 6" LOOSE LIFTS AND COMPACTED TO 95% PROCTOR DENSITY AS PER AASHTO TEST METHOD T-99.
2) 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 HGCS 81, PID NO. A6405.
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.

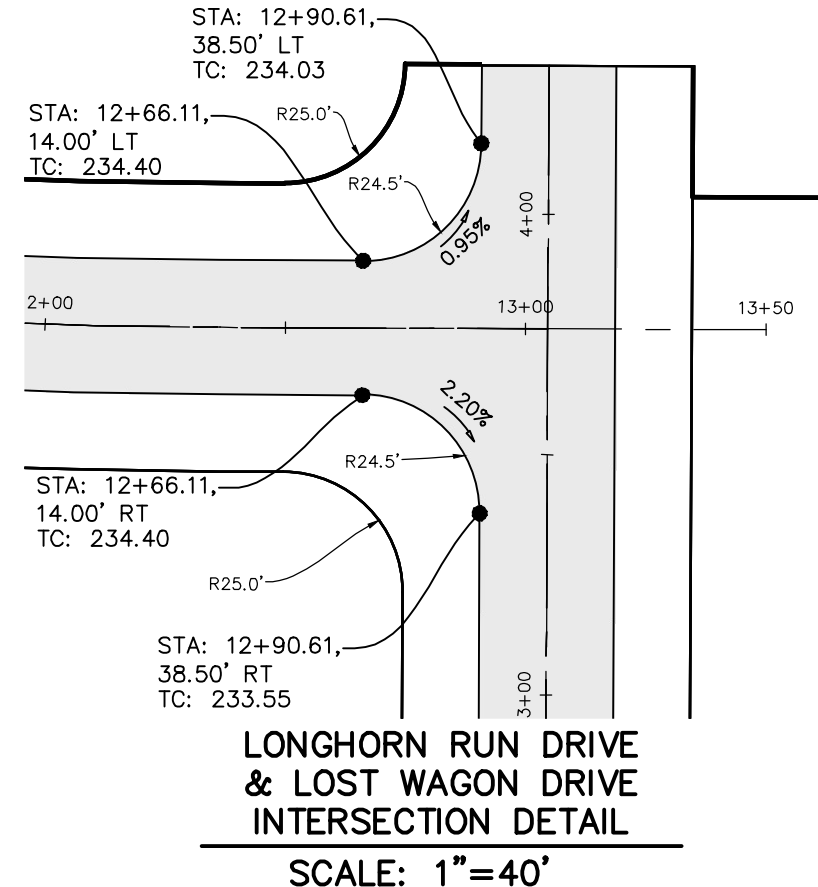
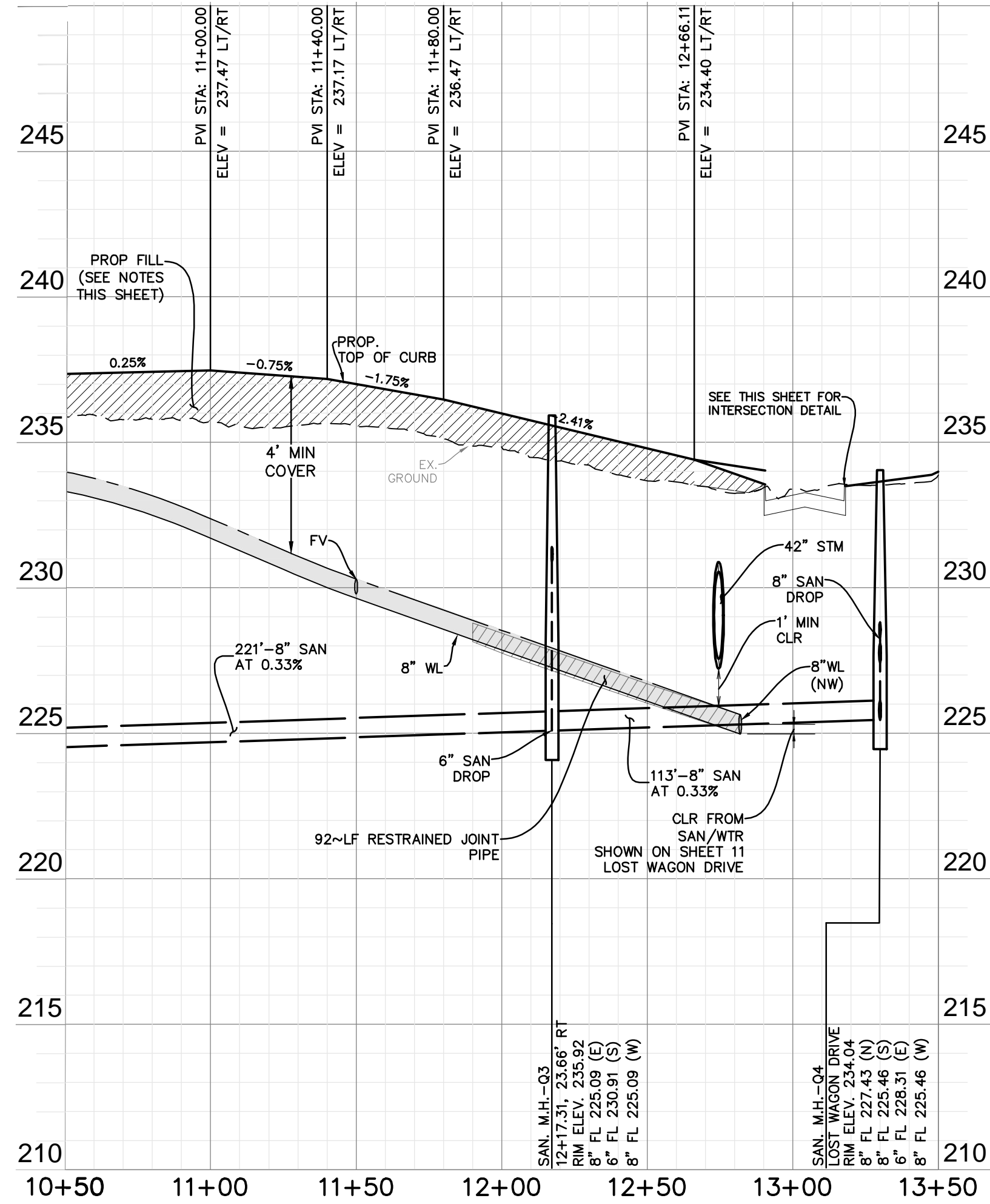
DATE	REVISION	APP.

GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
Garret J. Duhon
LICENSED PROFESSIONAL ENGINEER
130733
07/26/2023

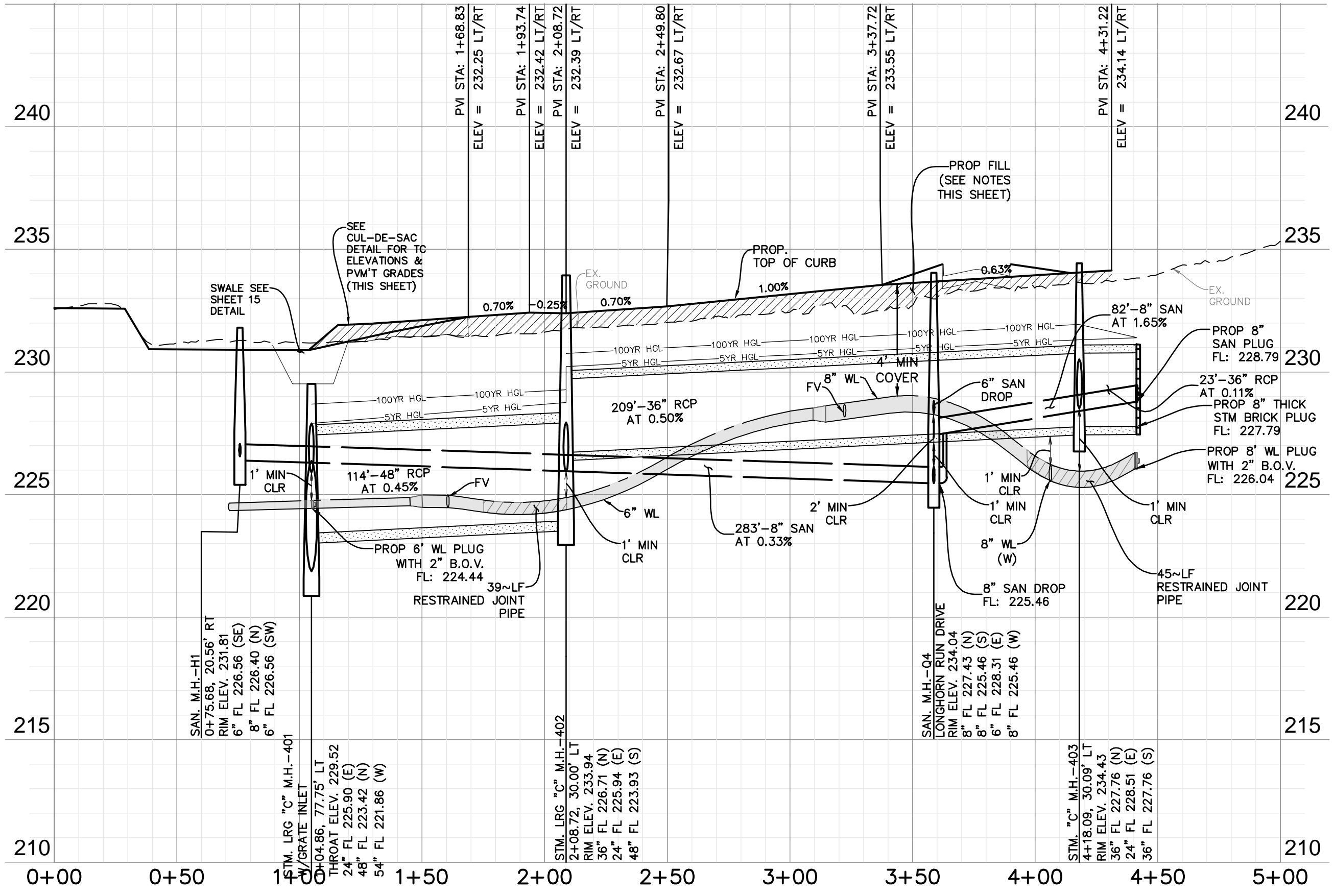
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR DATE

LONGHORN RUN DRIVE & LOST WAGON DRIVE
SHEET 11 OF 21

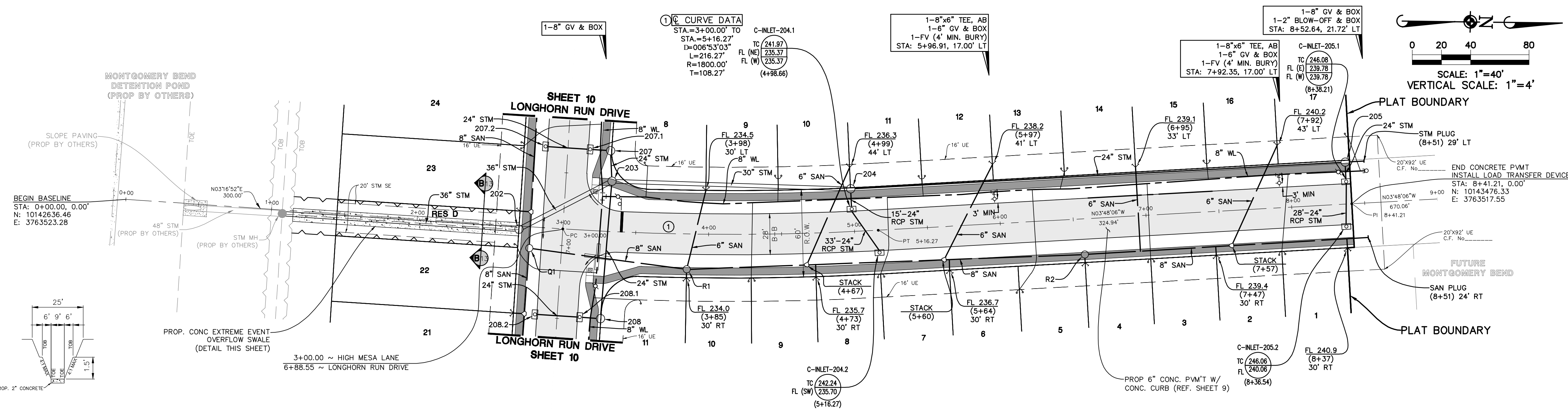
LONGHORN RUN DRIVE



LOST WAGON DRIVE



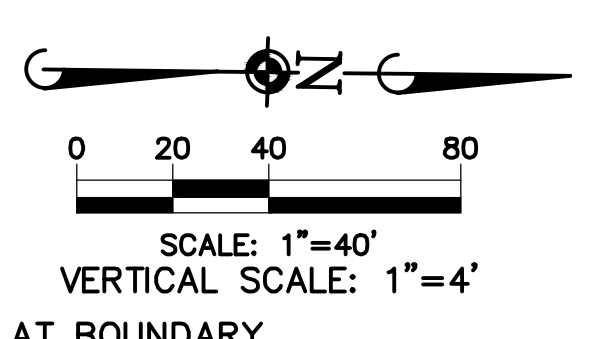
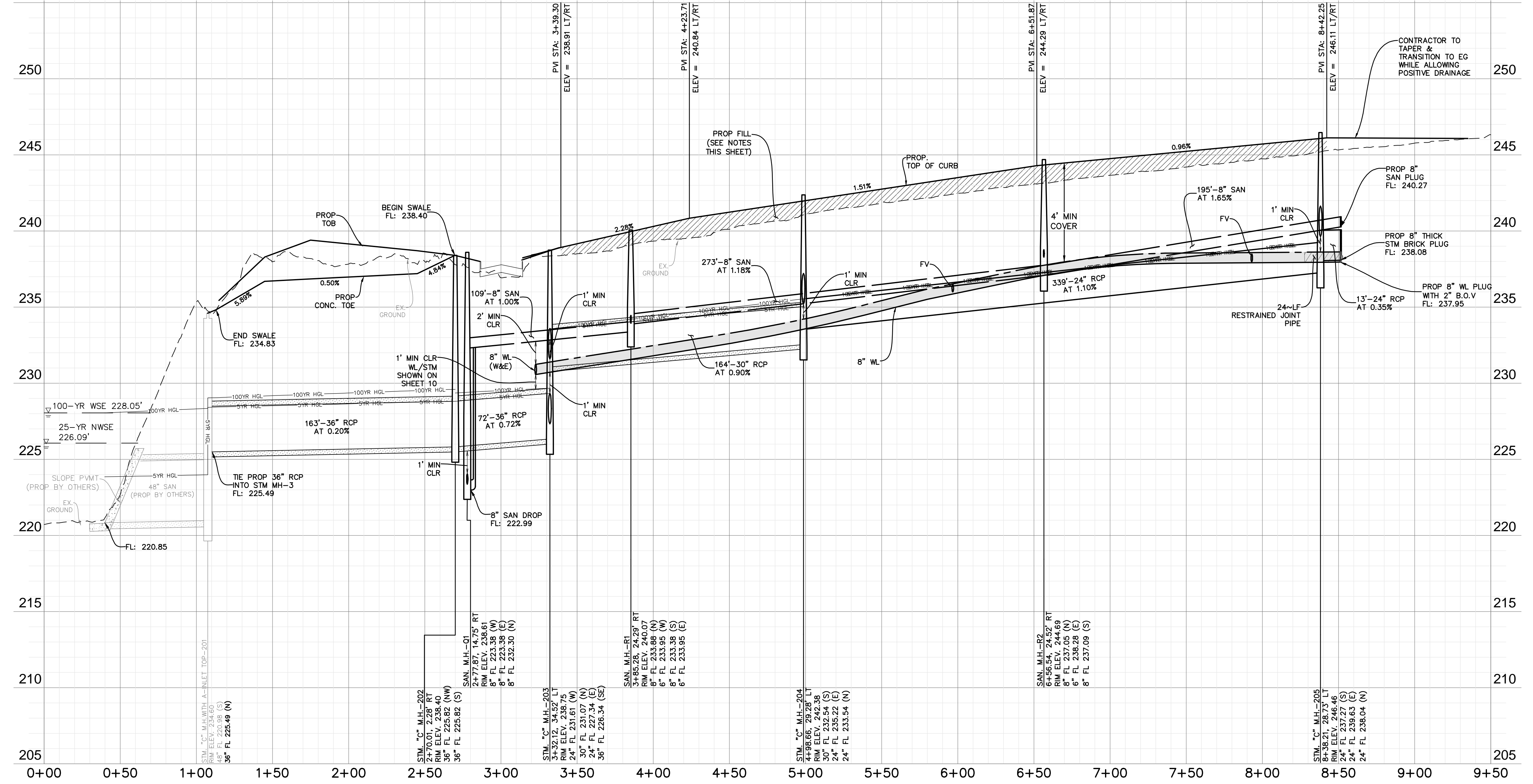
P:\1610126_Mabry_and_Foulkner_Traffic_V006_Sec.2.dwg - Plan_Sec. Drawings\HIGH MESA LANE.dwg, 7/26/2023, 10:34 AM, MOJIEZADA



CROSS SECTION B-B DETAIL
1" = 40'

MANNING'S n	SLOPE	DEPTH	BOTTOM WIDTH	TOP WIDTH	CAPACITY (CFS)	VELOCITY
0.02	0.50%	1.50'	9"	25"	61.95	4.47

HIGH MESA LANE



ELEVATION
land solutions

TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BOULEVARD, 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.

- FILL NOTES:**
- EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES SHALL BE FILLED AS SHOWN WITH MATERIAL FROM EXISTING ADJACENT SPOIL BANKS IN MAXIMUM 8" LOOSE LIFTS AND COMPACTED TO 95% PROCTOR DENSITY AS PER AASHTO TEST METHOD T-99.
 - EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES UNDER PROPOSED CONCRETE PAVEMENT SHALL BE CLEANED, MUCKED OUT AND SCARIFIED TO A MINIMUM DEPTH OF 6" AND FILLED AS SPECIFIED ABOVE IN FILL NOTE NO. 1 NO SEPARATE PAY.
 - 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 HGCS 81, PID No. A6640.
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.

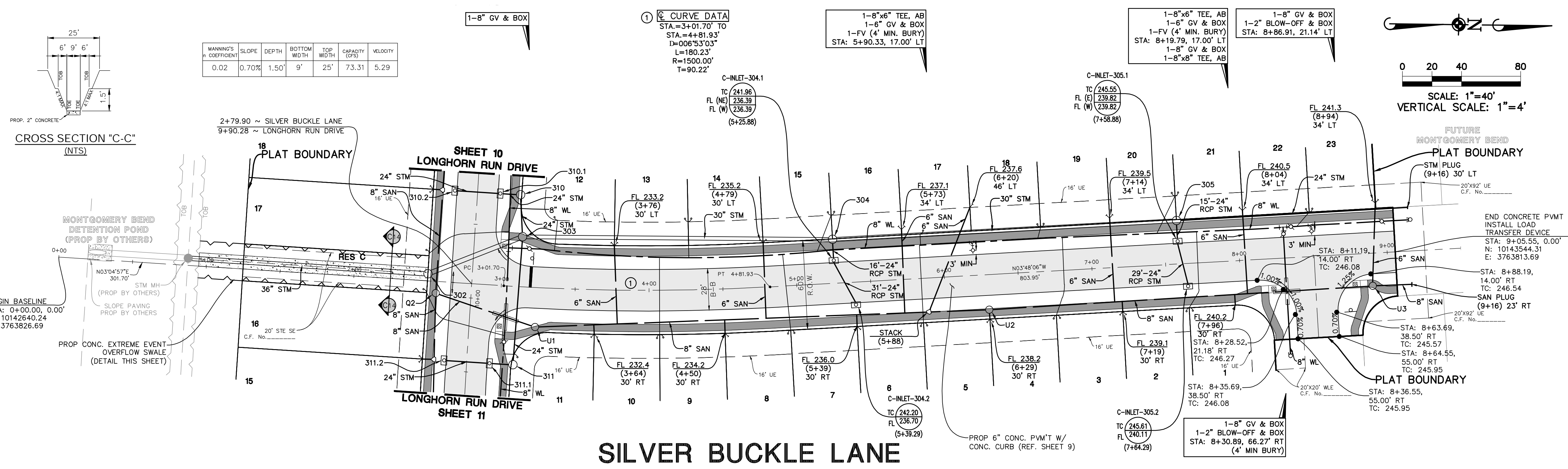
GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

Garret J. Duhon
TBPE NO. F-22671 07/26/2023

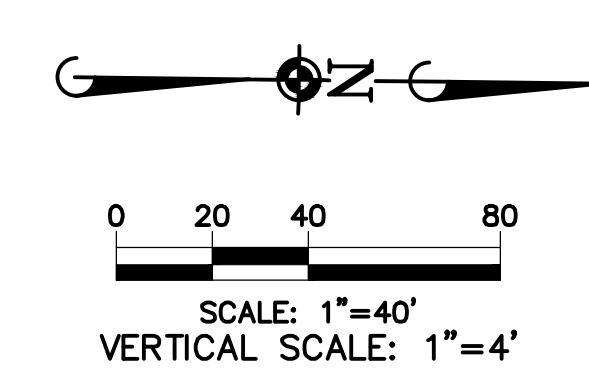
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

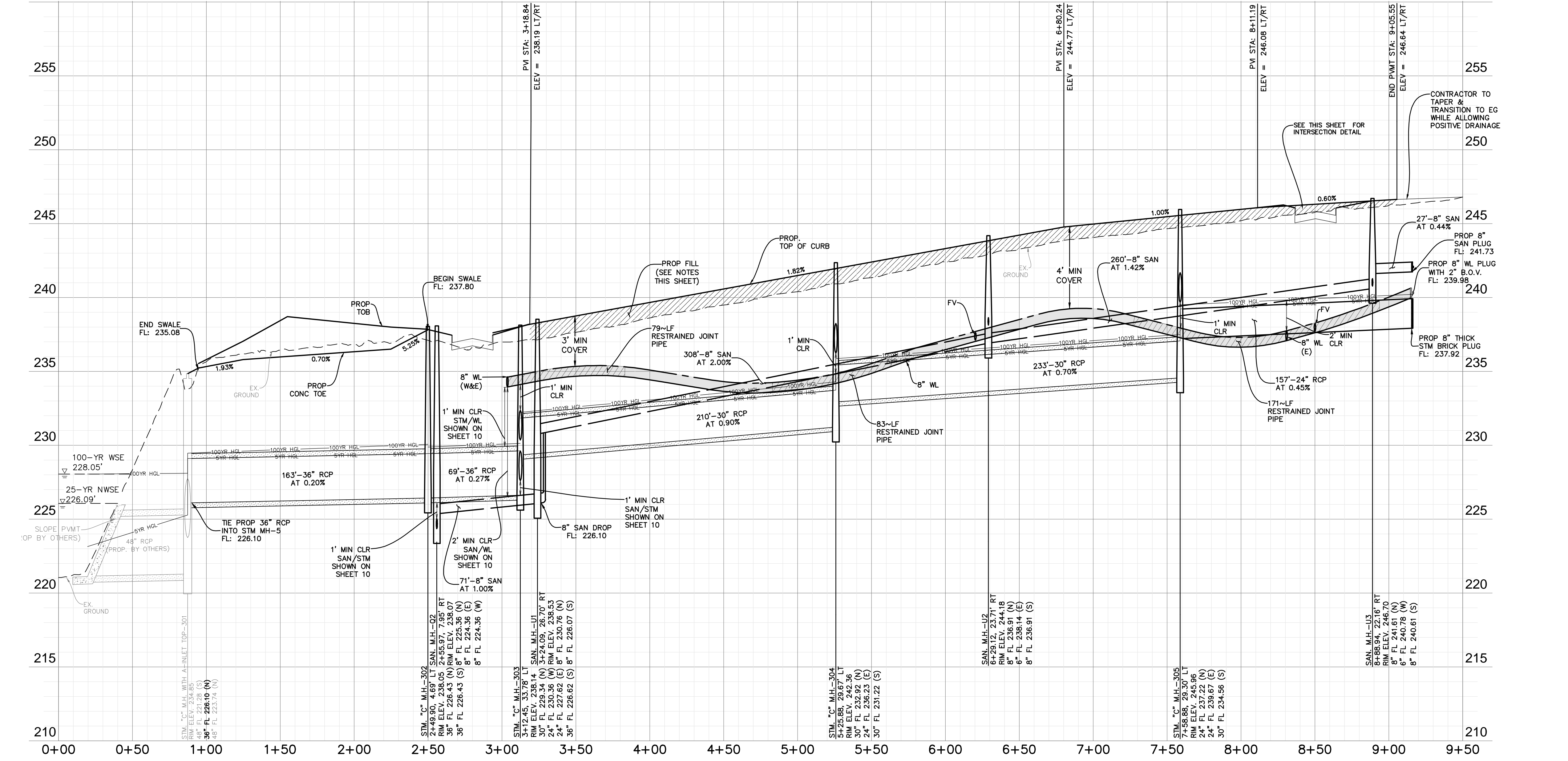
P:\1610126 Mabry and Faulkner Tract\006_Sec 2.dwg, Plot Set Drawings\SILVER BUCKLE LANE.dwg, 7/26/2023 10:35 AM, MOJEZADA



MANNING'S COEFFICIENT	SLOPE	DEPTH	BOTTOM WIDTH	TOP WIDTH	CAPACITY (CFS)	VELOCITY
0.02	0.70%	1.50'	9"	25"	73.31	5.29



SILVER BUCKLE LANE



ELEVATION
land solutions

TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BOULEVARD, 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 BEYOND 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:**
- EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES SHALL BE FILLED AS SHOWN WITH MATERIAL FROM EXISTING ADJACENT SPOIL BANKS IN MAXIMUM 8" LOOSE LIFTS AND COMPACTED TO 95% PROCTOR DENSITY AS PER AASHTO TEST METHOD T-99.
 - EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES UNDER PROPOSED CONCRETE PAVEMENT SHALL BE CLEANED, MUCKED OUT AND SCARIFIED TO A MINIMUM DEPTH OF 6" AND FILLED AS SPECIFIED ABOVE IN FILL NOTE NO. 1 NO SEPARATE PAY.
 - 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 HGCS 81, PID NO. A6405.

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.

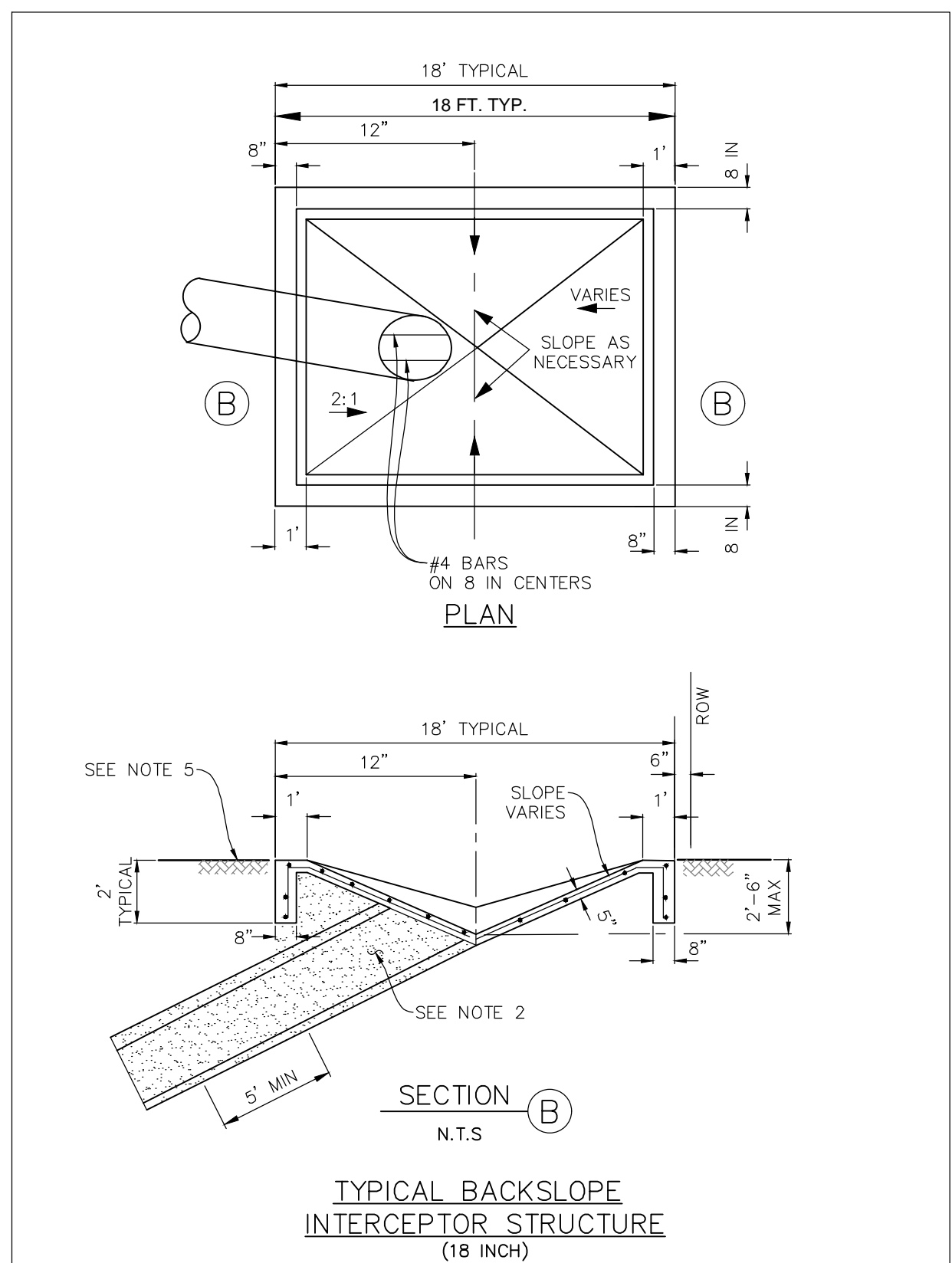
GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

Garret J. Duhon
TBPE NO. F-22671
07/26/2023

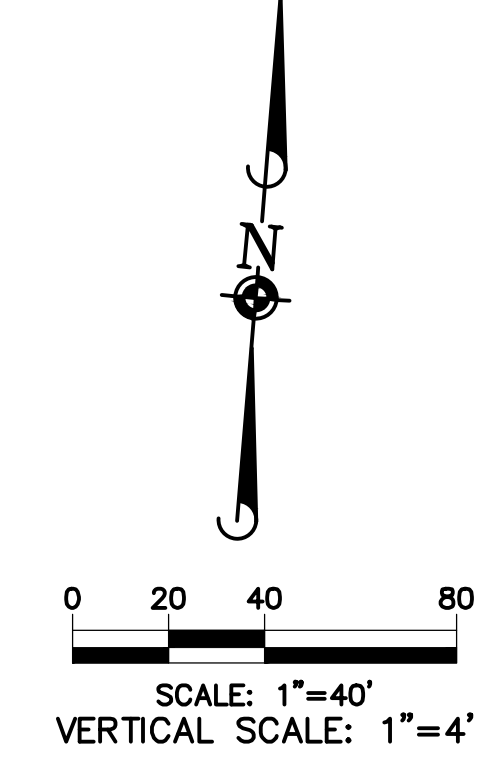
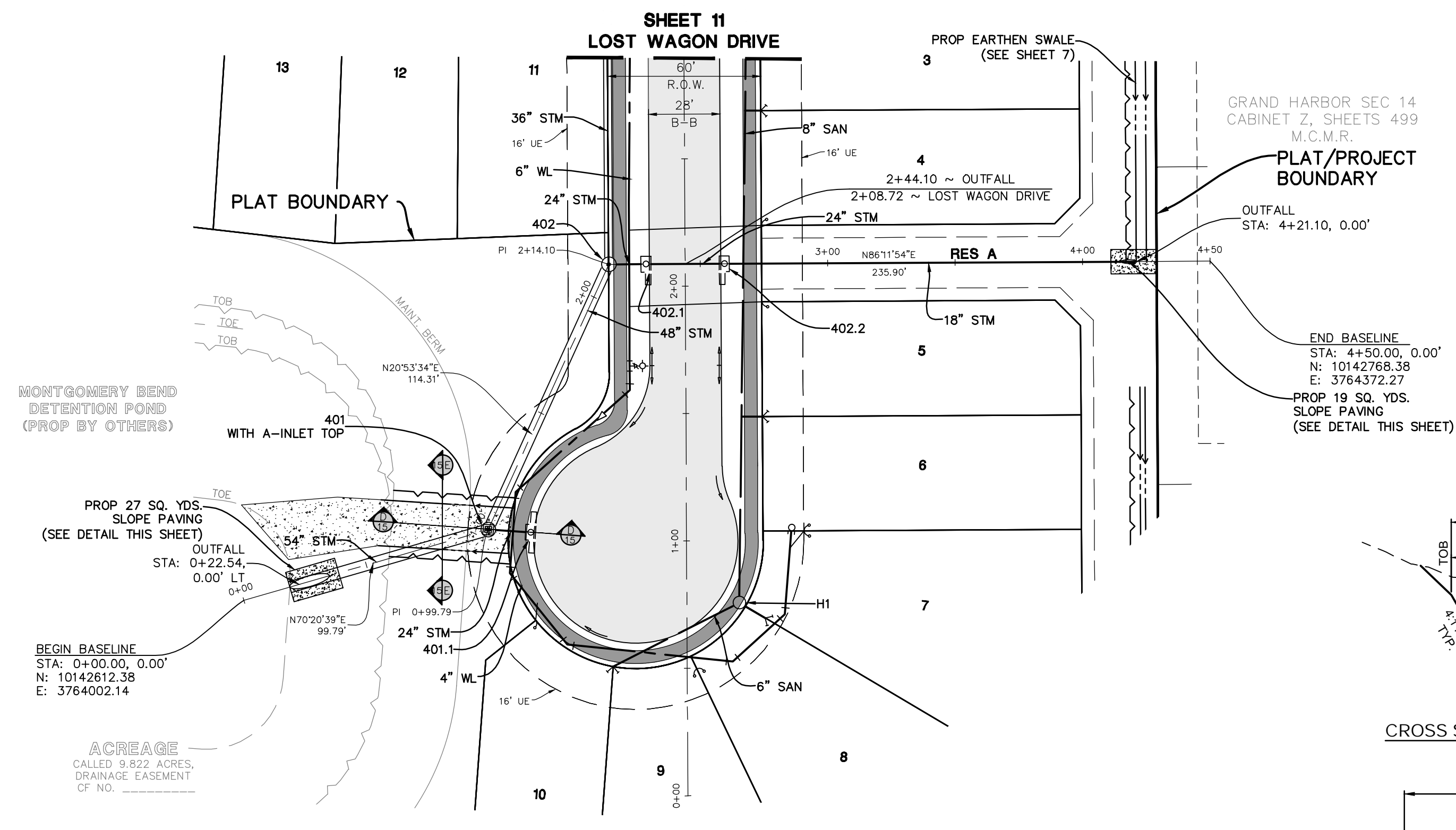
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 2 - PROJECT NO. 610.126.006.00



- NOTES**
- BACKSLOPE INTERCEPTOR STRUCTURE PIPES SHALL BE RCP PIPE IN ACCORDANCE WITH SPECIFICATION SECTION 02611 - REINFORCED CONCRETE PIPE.
 - PROVIDE AND PLACE CEMENT STABILIZED SAND IN ACCORDANCE WITH SPECIFICATION SECTION 02321-CEMENT STABILIZED SAND AND SECTION 02316 - STRUCTURAL EXCAVATING.
 - EXCAVATION, FILL AND BACKFILL FOR INTERCEPTOR OUTFALLS SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 02316 - EXCAVATION AND BACKFILL FOR STRUCTURES.
 - CONCRETE SHALL BE STRUCTURAL CONCRETE IN ACCORDANCE WITH SPECIFICATION SECTION 03315-CONCRETE FOR UTILITY CONSTRUCTION, INTERCEPTOR STRUCTURES:
 - ADJUST LENGTH AND WIDTH IN FIELD AS NECESSARY.
 - 2-FEET DEEP X 8-INCH WIDE TOE ALL AROUND THE STRUCTURE.
 - STEEL REINFORCING-#4 BARS (GRADE 60) AT 12 INCHES ON CENTER EACH WAY.
 - ANY INTERCEPTOR OUTFALL PIPE LARGER THAN MAXIMUM SIZE INDICATED REQUIRES A SEPARATE DETAIL.
 - MATCH TOP OF CONCRETE WITH NATURAL GROUND.
- BACKSLOPE SWALE AND INTERCEPTOR STRUCTURE ELEVATIONS AND LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE. FINAL ELEVATIONS AND LOCATIONS SHALL BE FIELD VERIFIED BY THE ENGINEER PRIOR TO INSTALLATION.
- STRUCTURAL CONCRETE WITH #4 BARS (GRADE 60) 12 INCH O.C. EACH WAY, 3 ROWS MIN. EACH WAY. - FOR COLLARS ONLY. WAIT A MINIMUM OF 24 HOURS AFTER PLACING CONCRETE TO BACKFILL.



ELEVATION
land solutions

TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BOULEVARD, 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.

- FILL NOTES:**
- EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES SHALL BE FILLED AS SHOWN WITH MATERIAL FROM EXISTING ADJACENT SPOIL BANKS IN MAXIMUM 8" LOOSE LIFTS AND COMPACTED TO 95% PROCTOR DENSITY AS PER AASHTO TEST METHOD T-99.
 - EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES UNDER PROPOSED CONCRETE PAVEMENT SHALL BE CLEANED, MUCKED OUT AND SCARIFIED TO A MINIMUM DEPTH OF 6" AND FILLED AS SPECIFIED ABOVE IN FILL NOTE NO. 1 NO SEPARATE PAY.
 - 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 HGCS 81, PID NO. A16405.

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

FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 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

Garret J. Duhon
TBPE NO. F-22671
07/26/2023

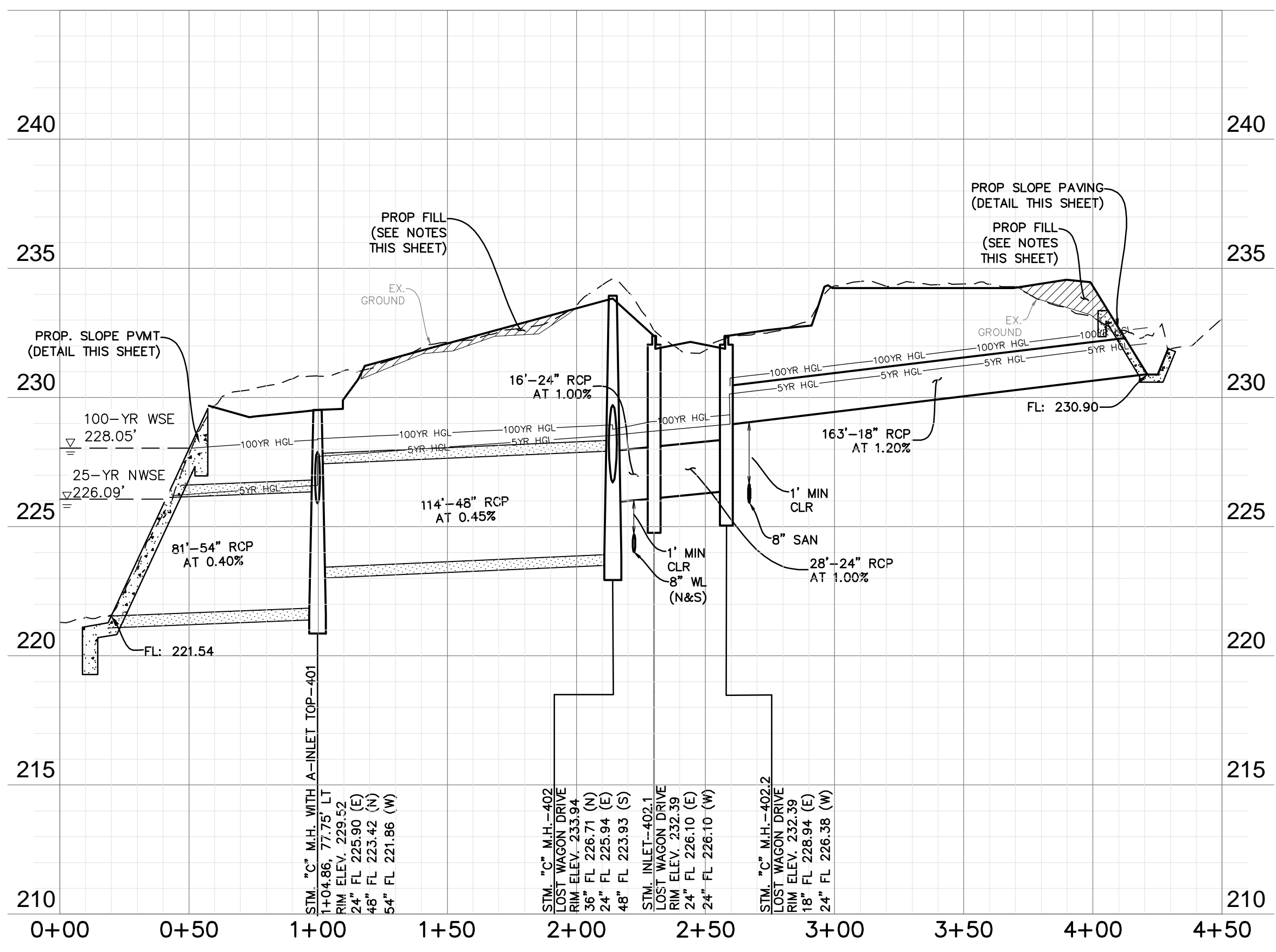
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

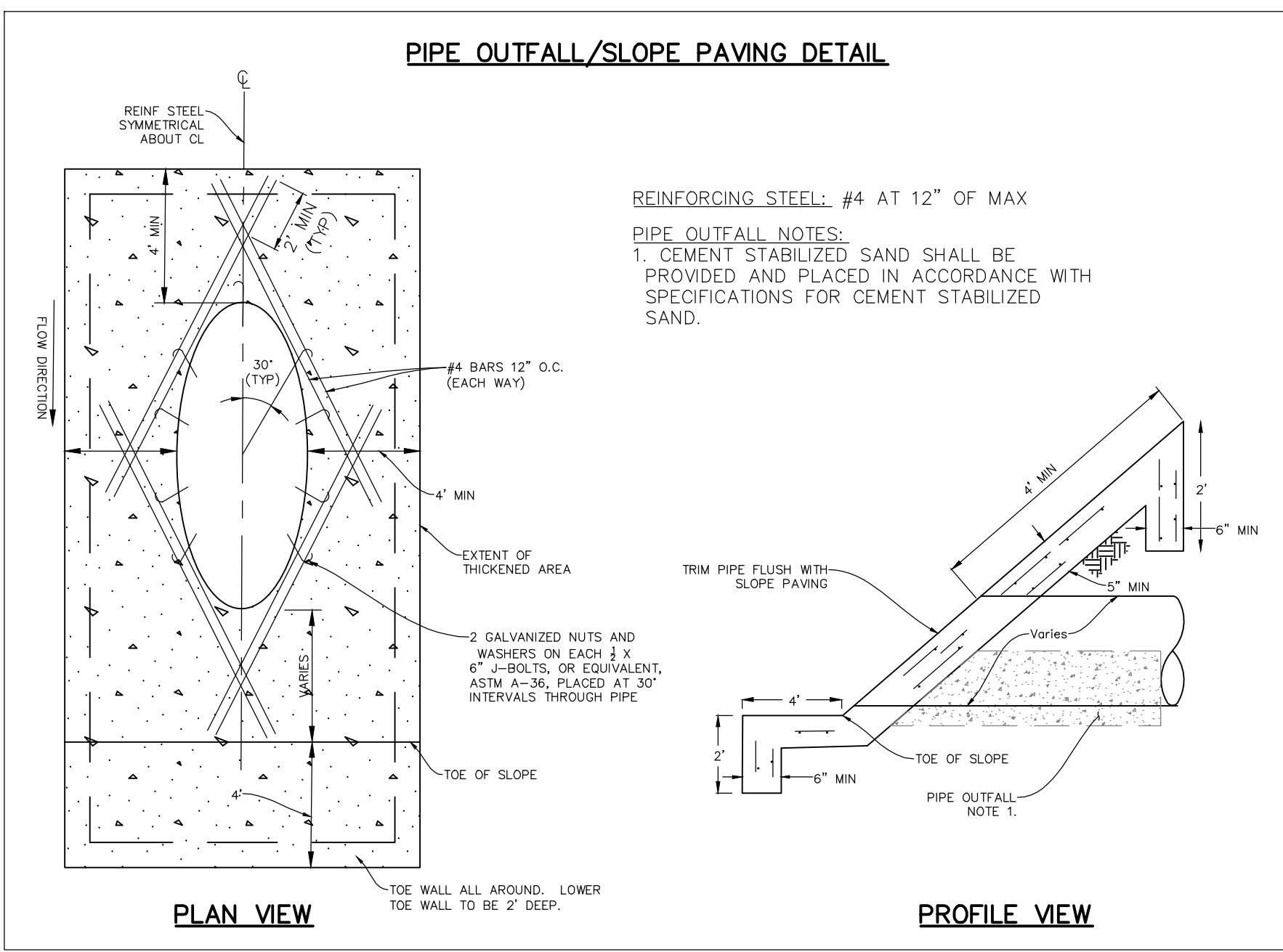
DATE

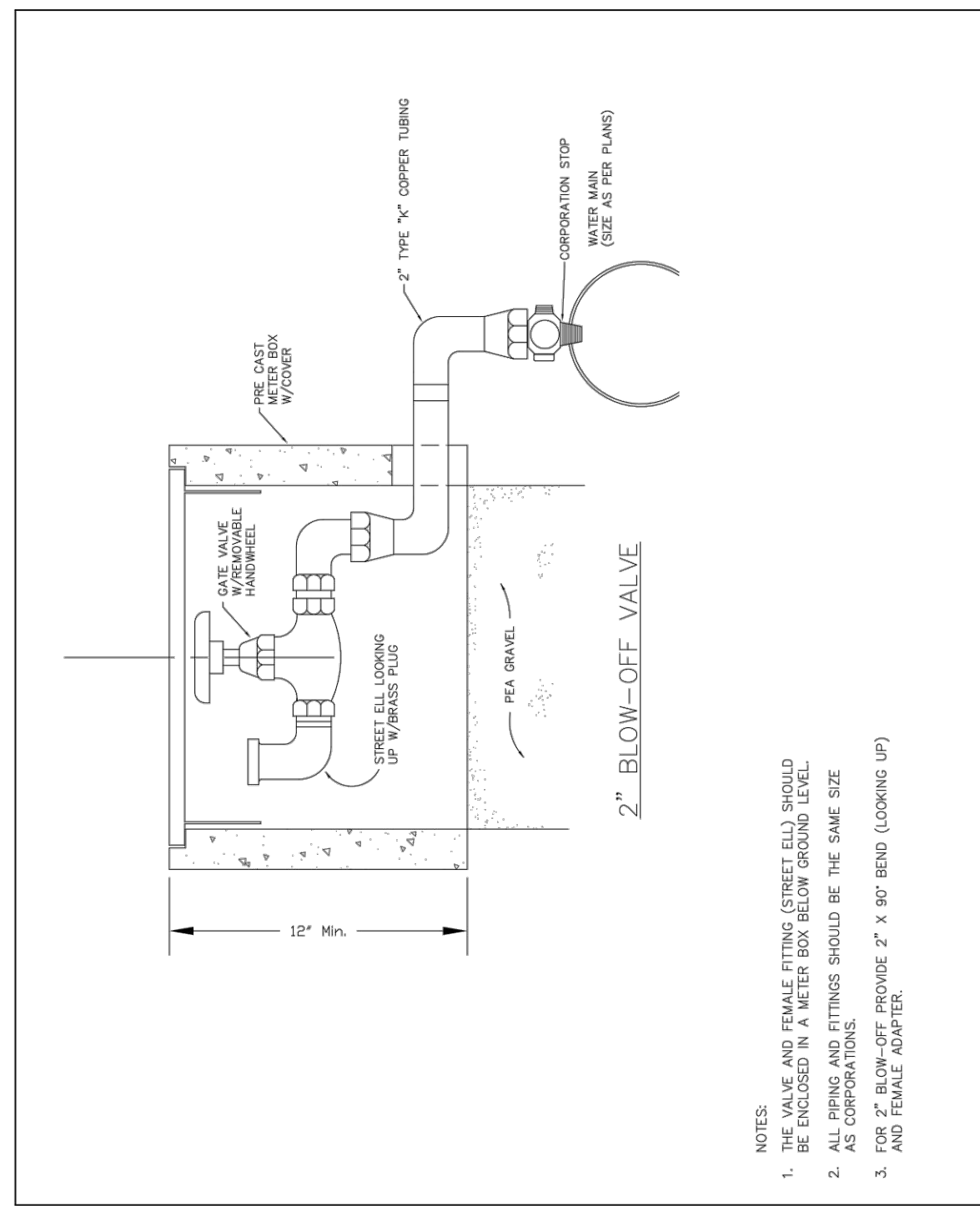
OUTFALL

OUTFALL



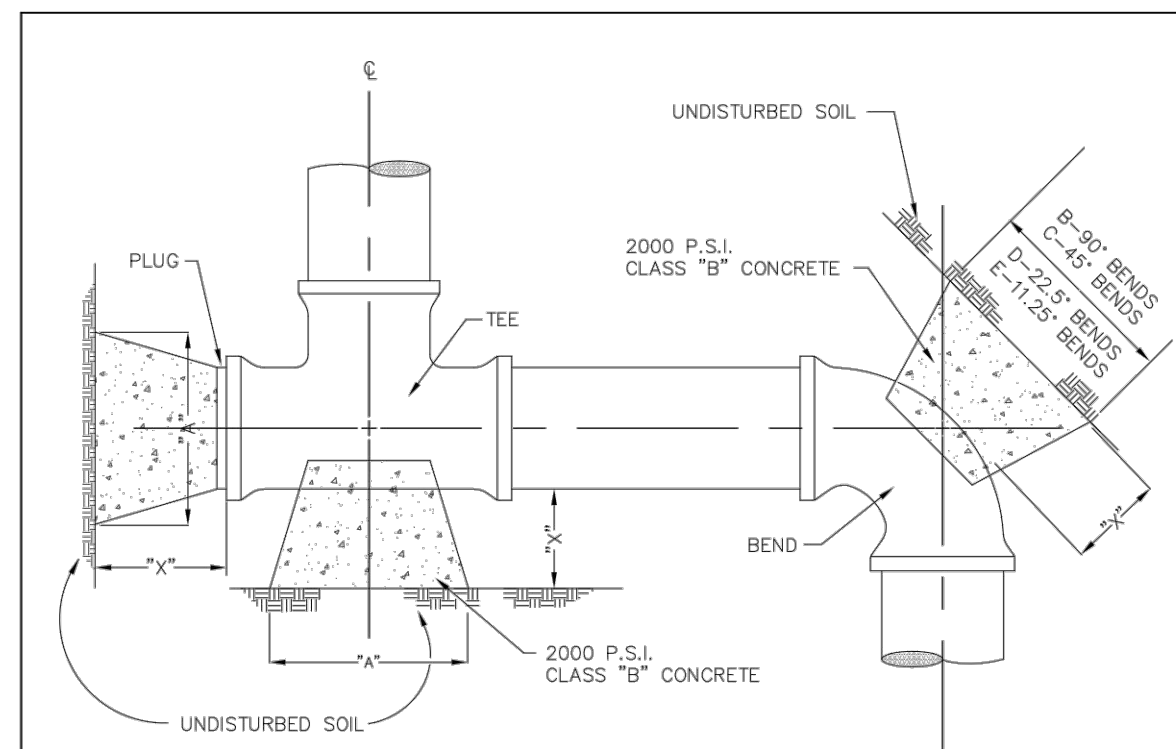
MANNING'S n	SLOPE	DEPTH	BOTTOM WIDTH	TOP WIDTH	CAPACITY (CFS)	100-YR OVERFLOW (CFS)	VELOCITY (ft/s)
0.02	1.10%	1.0	18'	26'	54.39	101.80	6.80





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

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



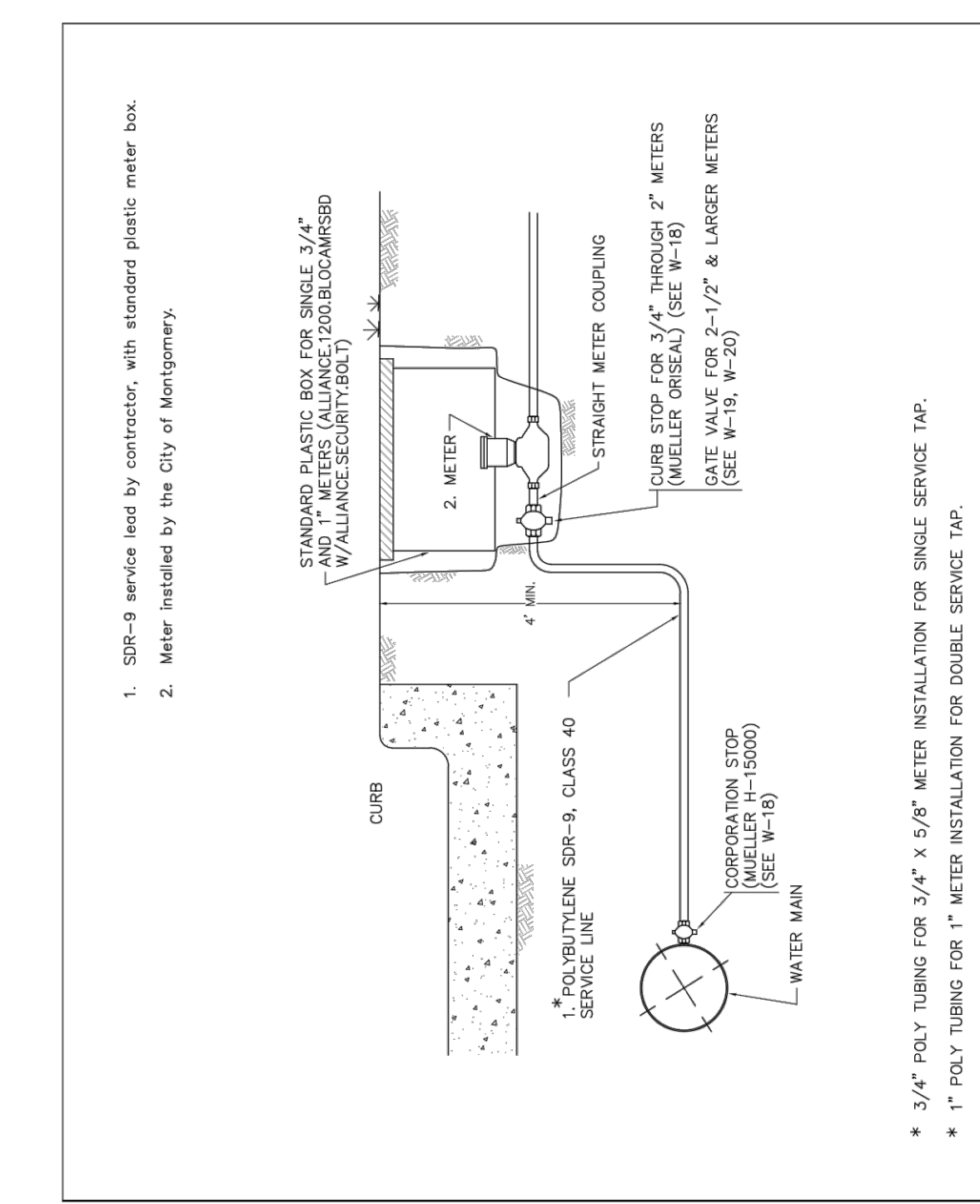
HORIZONTAL BLOCKING TABLE

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

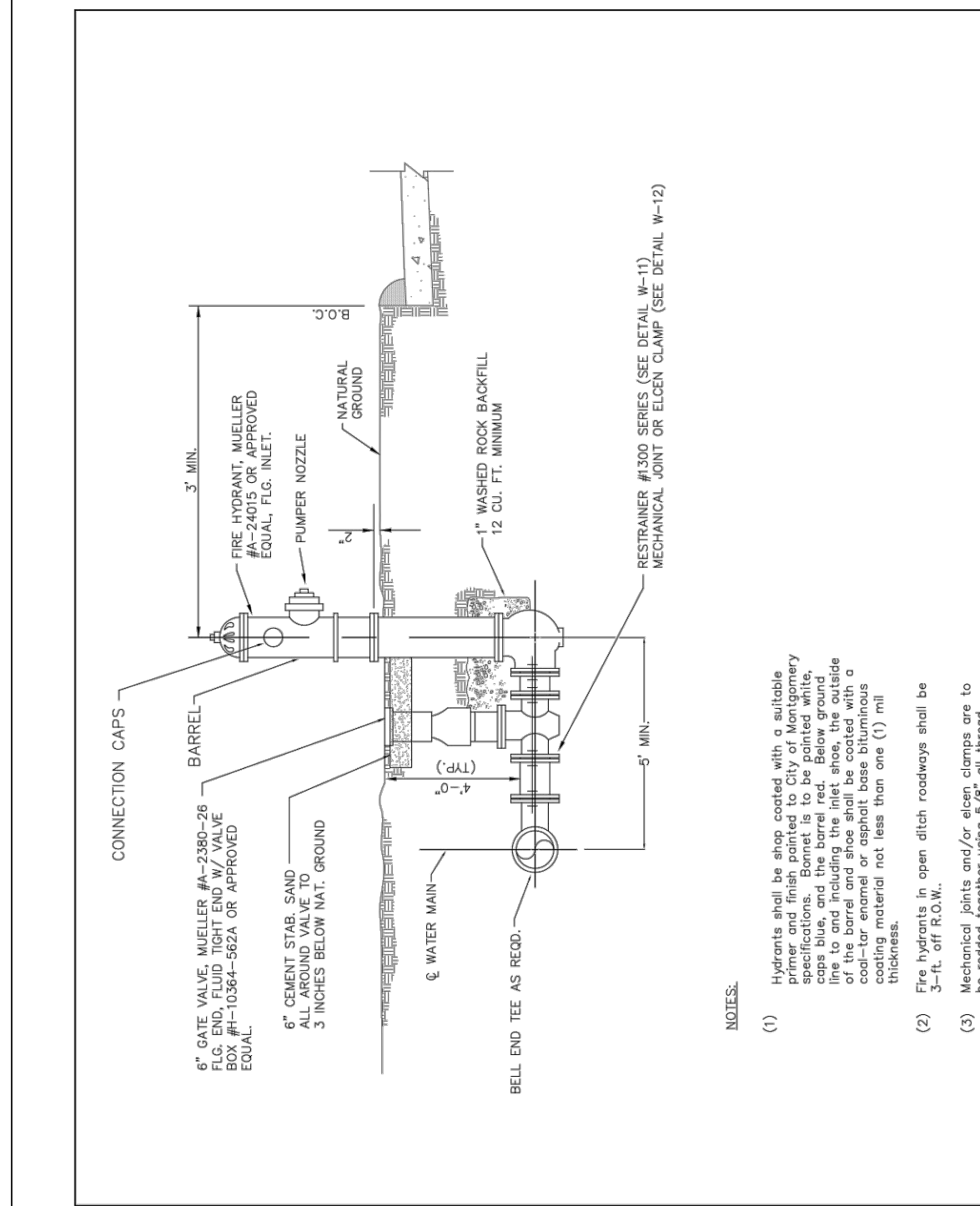
PIPE SIZE	"X" DIM.	90° BENDS		45° BENDS		22.5° BENDS		11.25° BENDS	
		MIN. AREA	MIN. VOL.	MIN. AREA	MIN. VOL.	MIN. AREA	MIN. VOL.	MIN. AREA	MIN. VOL.
4"	1'-0"	0.88	0.05	1'-0"	0.83	0.05	1'-0"	0.83	0.05
6"	1'-6"	1.06	0.06	1'-2"	1.50	0.09	1'-0"	0.83	0.05
8"	1'-6"	1.89	0.11	1'-6"	2.66	0.15	1'-3"	1.44	0.08
10"	1'-6"	2.95	0.17	2'-0"	4.17	0.24	1'-6"	2.26	0.13
12"	1'-6"	4.25	0.24	2'-3"	6.00	0.34	1'-9"	3.25	0.18
16"	2'-0"	7.34	0.56	3'-0"	10.65	0.79	2'-3"	5.76	0.43
18"	2'-0"	7.70	0.57	3'-5"	10.89	0.82	2'-6"	5.89	0.44
20"	2'-0"	7.86	0.59	3'-9"	11.12	0.84	2'-9"	6.01	0.45
24"	2'-6"	11.33	0.84	4'-3"	16.00	1.20	3'-2"	8.65	0.65

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

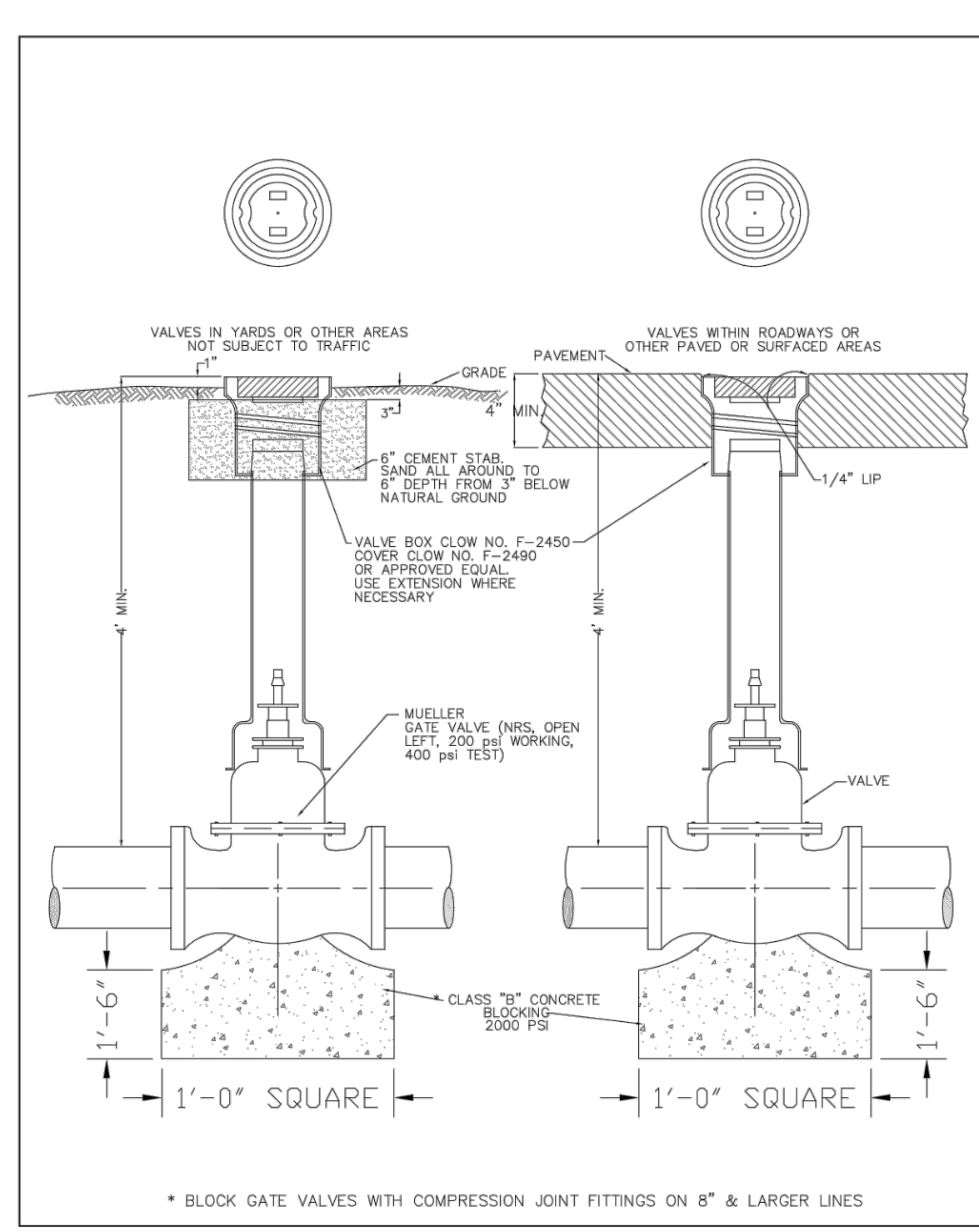
REVISIONS	CITY OF MONTGOMERY HORIZONTAL BLOCKING FOR WATERLINE	WATER
		W-2



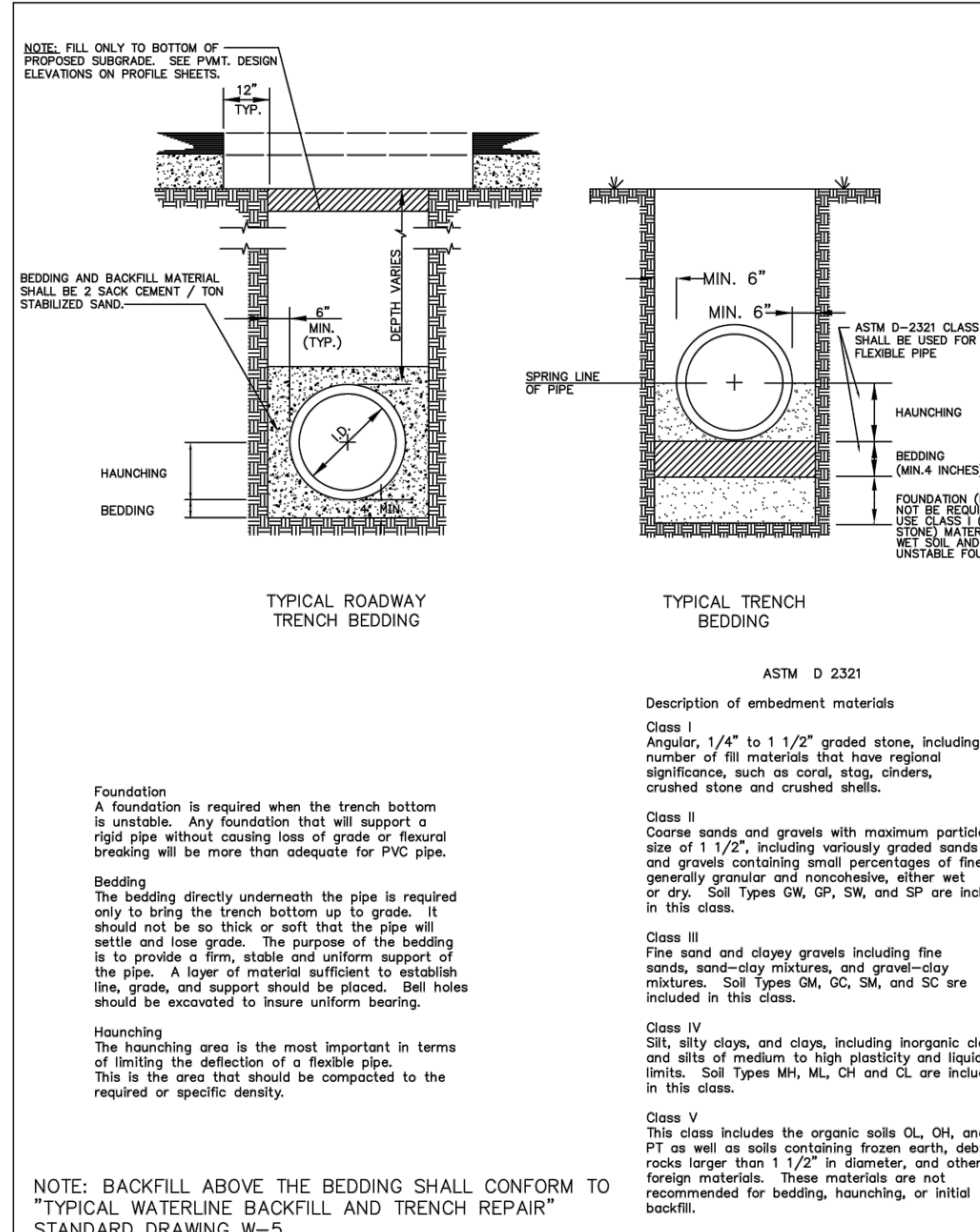
REVISIONS	CITY OF MONTGOMERY WATER SERVICE CONNECTION	WATER
10-2013	REVISED NOTES SERVICE SIZE	W-8



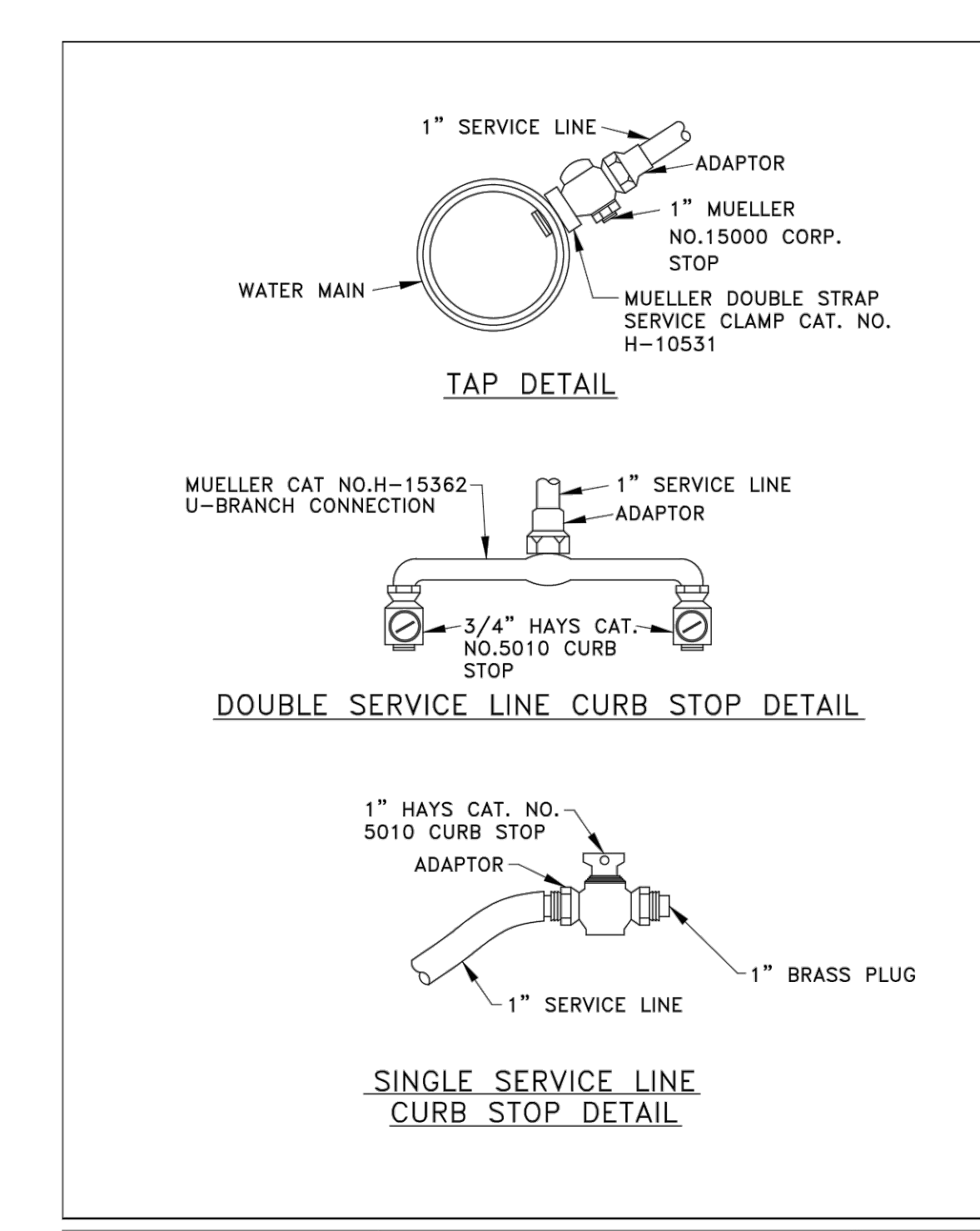
REVISIONS	CITY OF MONTGOMERY FIRE HYDRANT INSTALLATION	WATER
		W-15



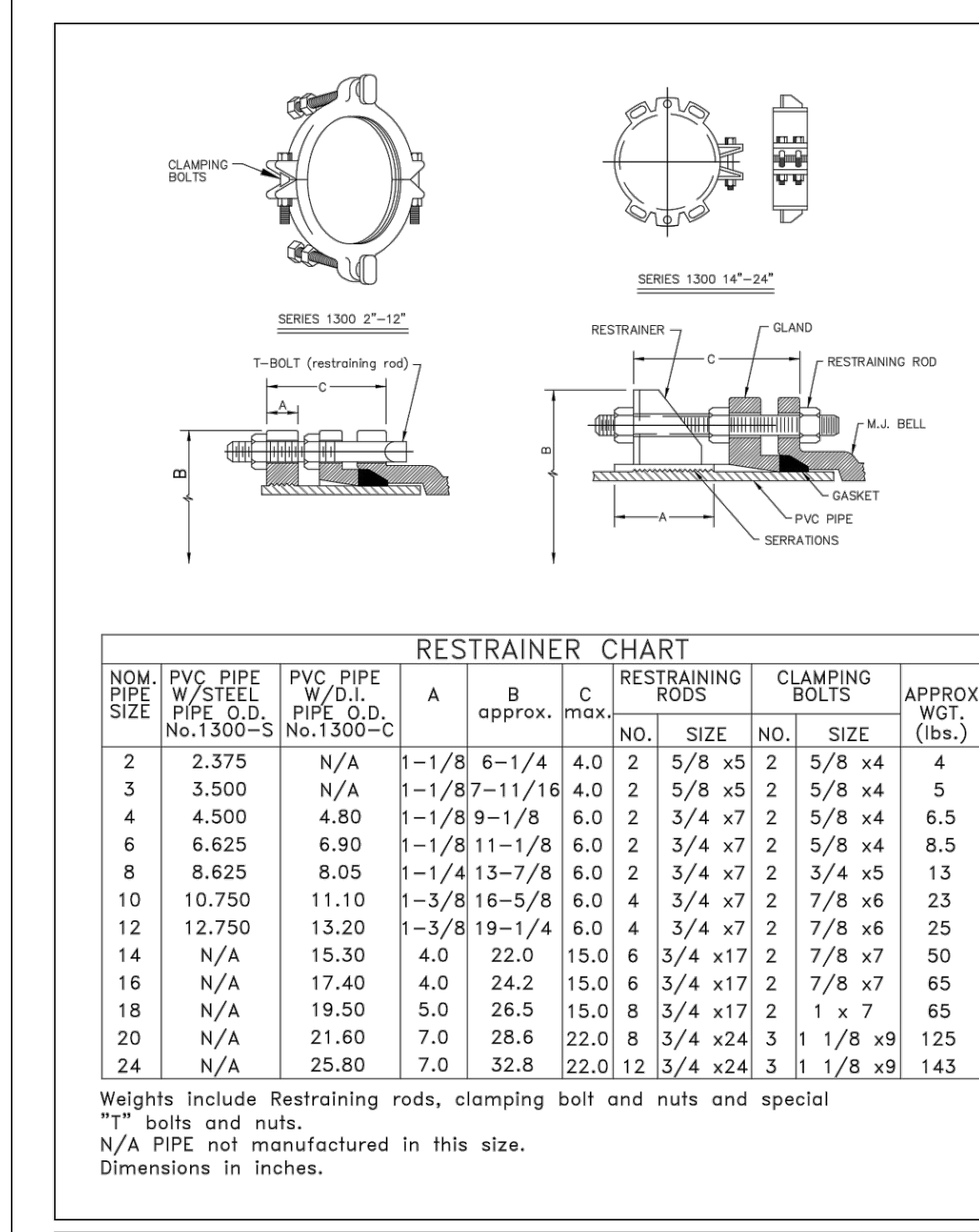
REVISIONS	CITY OF MONTGOMERY GATE VALVE & BOX INSTALLATION 14" AND SMALLER WATERLINE	WATER
		W-11



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



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



REVISIONS	CITY OF MONTGOMERY WATERLINE RESTRAINER	WATER
		W-3



DATE: _____ REVISION: _____ APP: _____

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

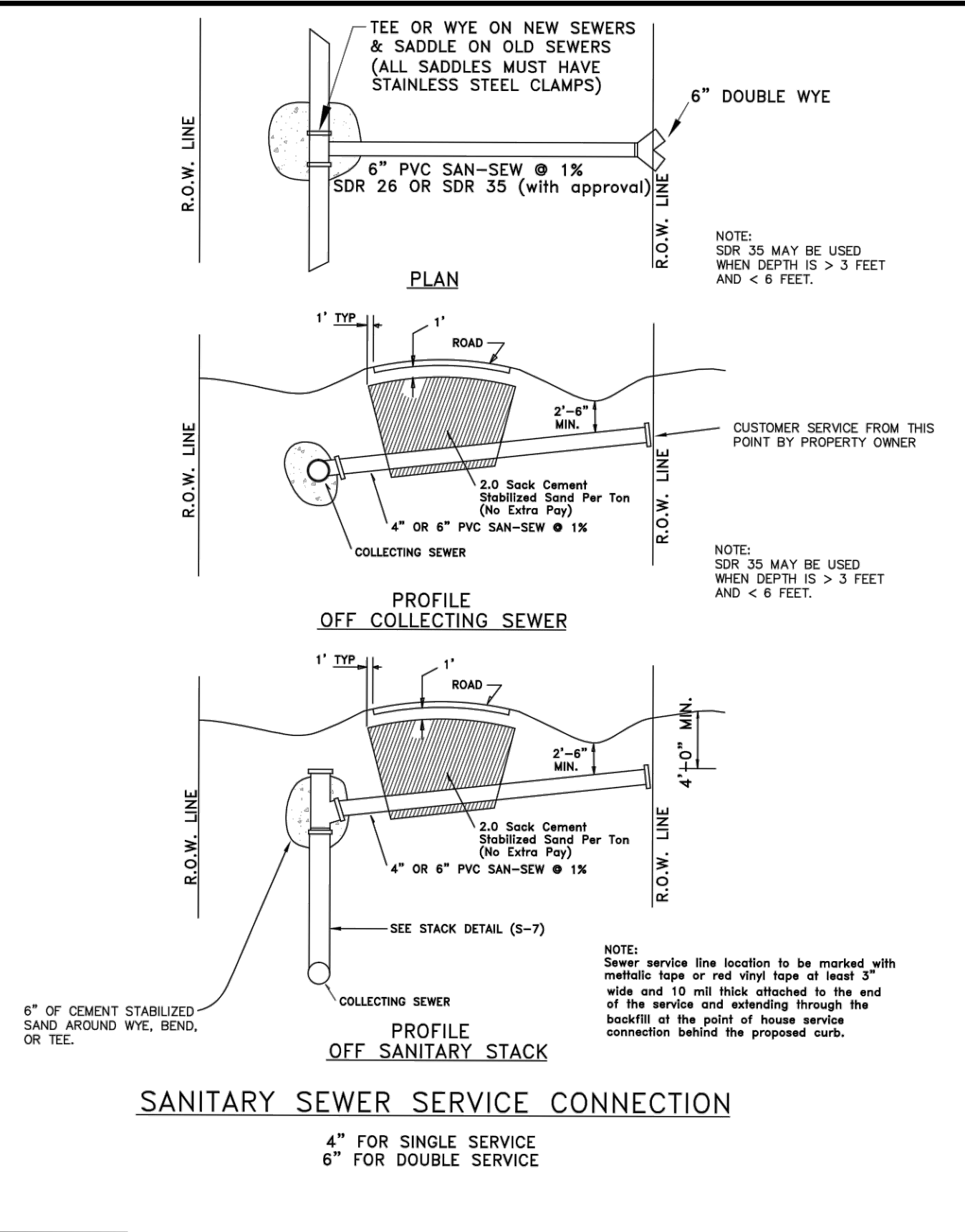
Garret J. Duhon

STATE OF TEXAS
 GARRET J. DUHON
 130733
 LICENSED PROFESSIONAL ENGINEER

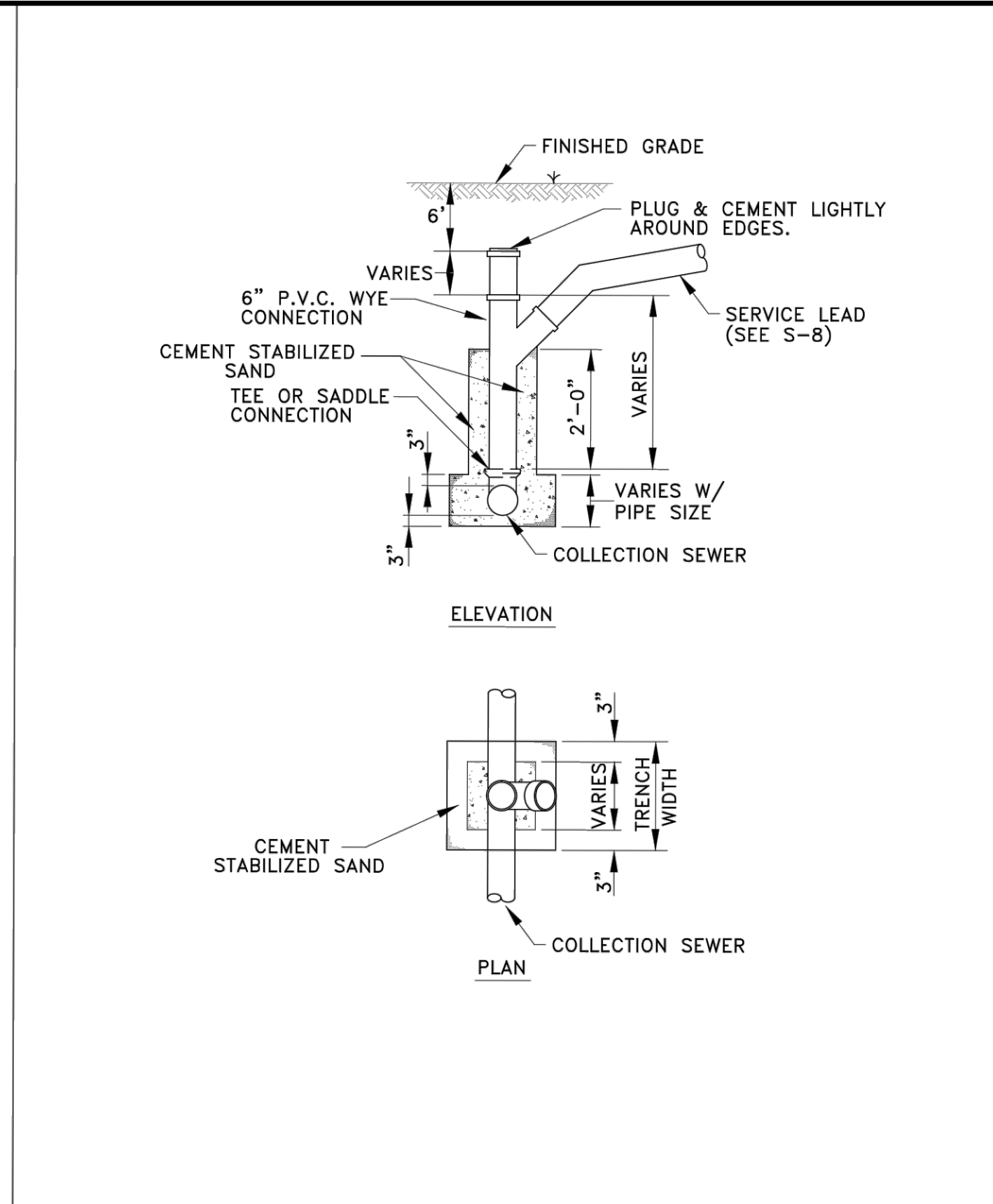
07/26/2023

TBPE NO. F-22671
 CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

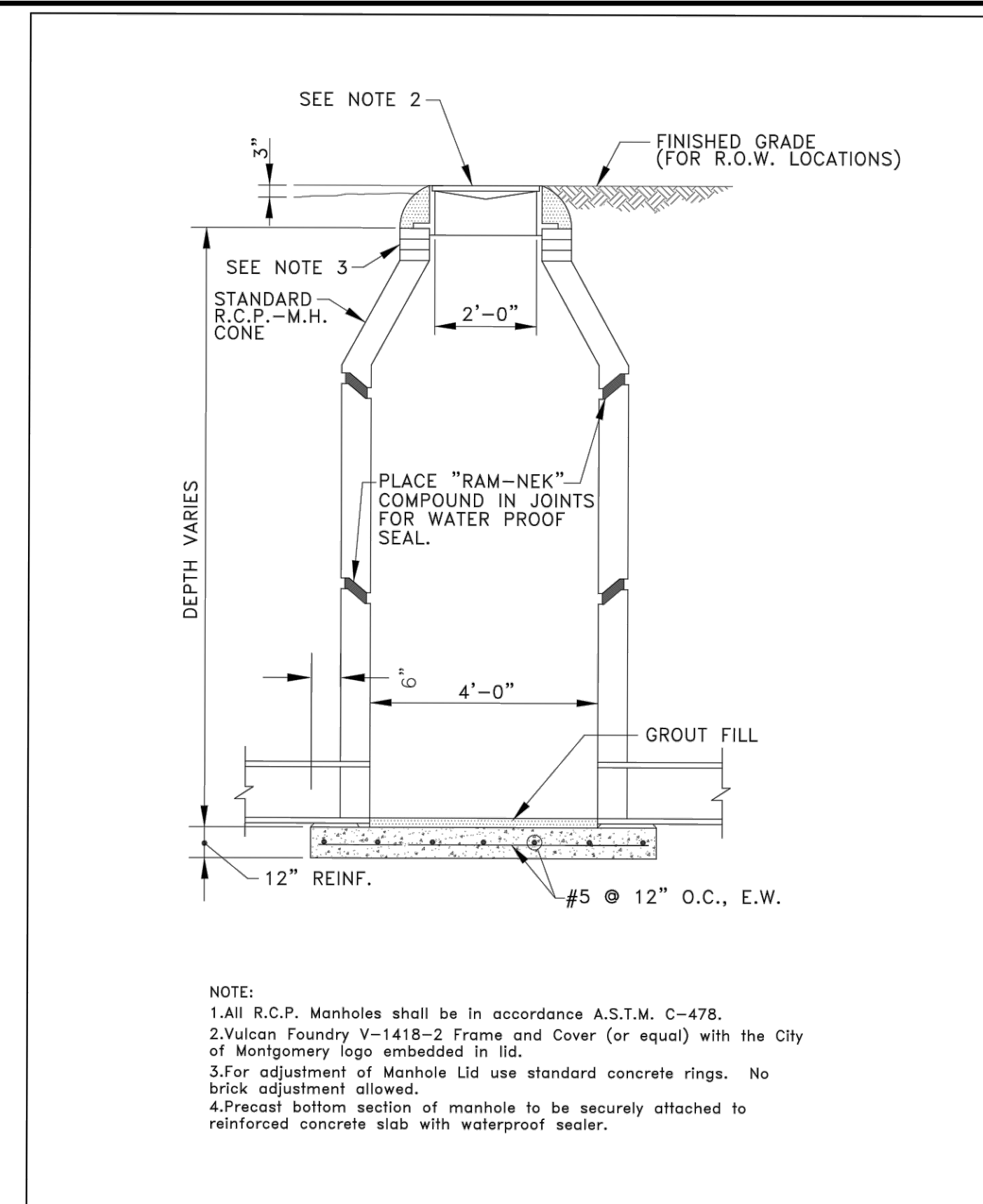
CITY OF MONTGOMERY CITY ENGINEER DATE
 SIGNATURE VALID FOR ONE (1) YEAR



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

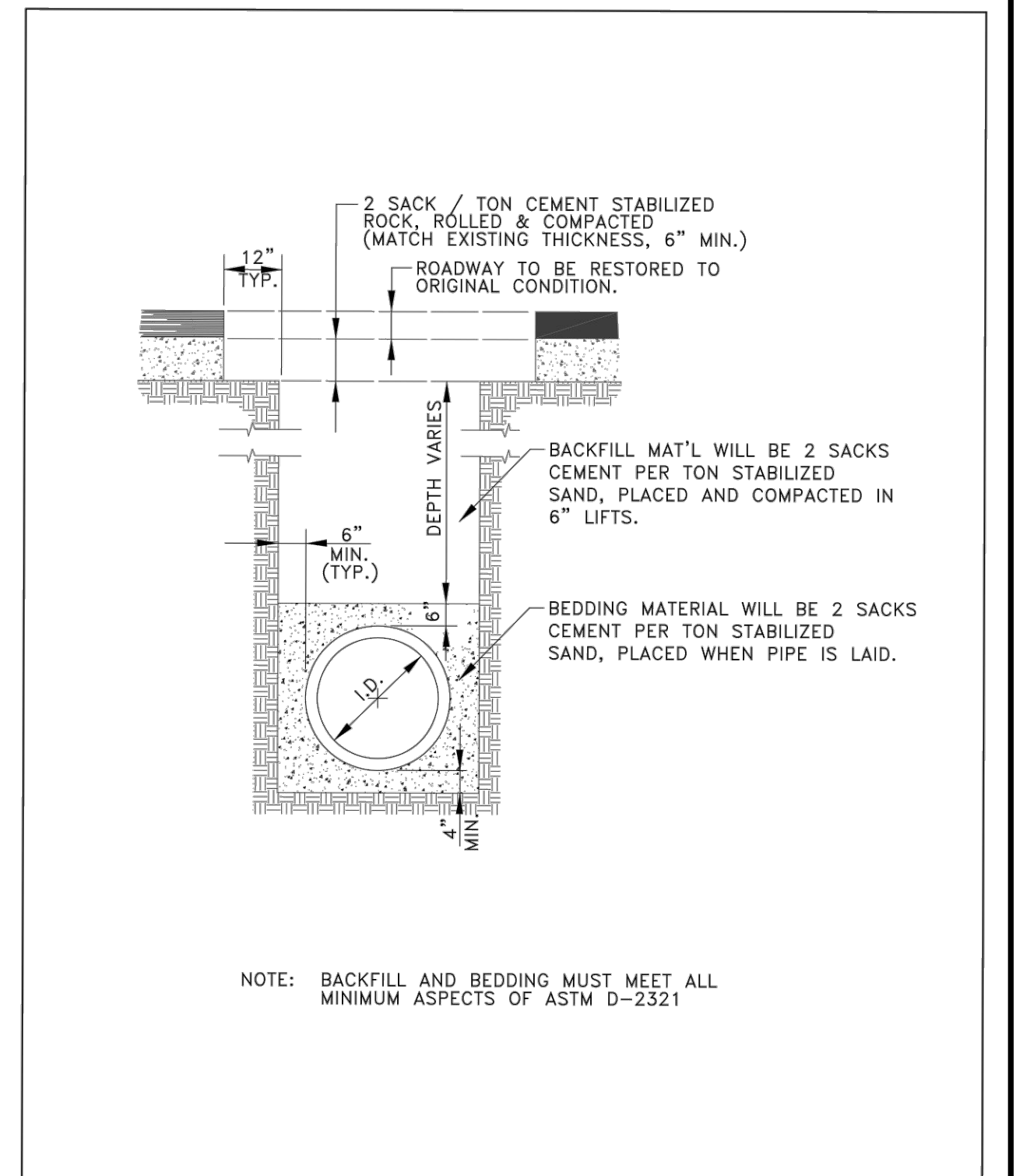


REVISIONS	CITY OF MONTGOMERY SANITARY SEWER STACK DETAIL	SEWER
10-2013 - REVISED NOTES		S-7

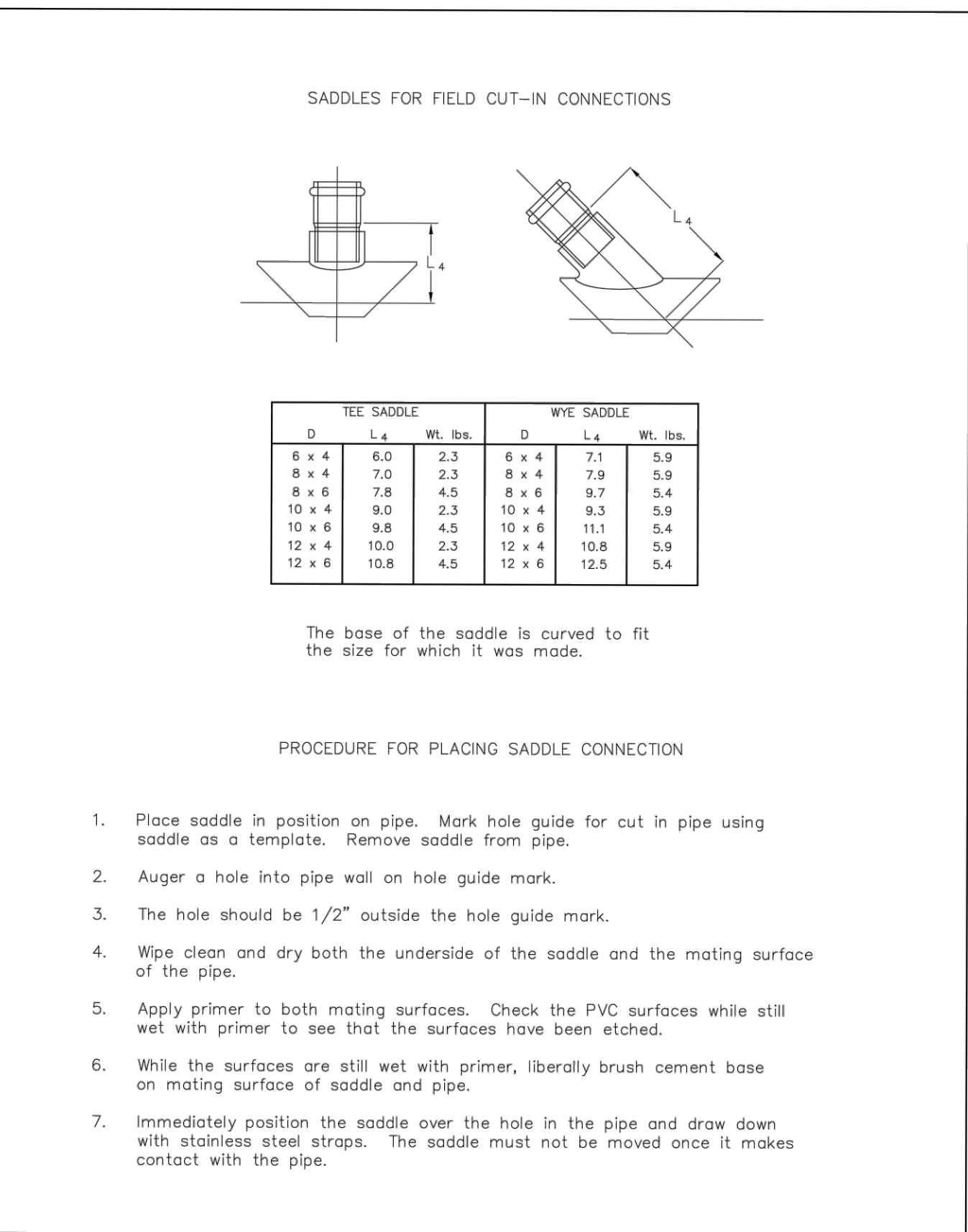


REVISIONS	CITY OF MONTGOMERY STANDARD PRECAST MANHOLE	SEWER
		S-4

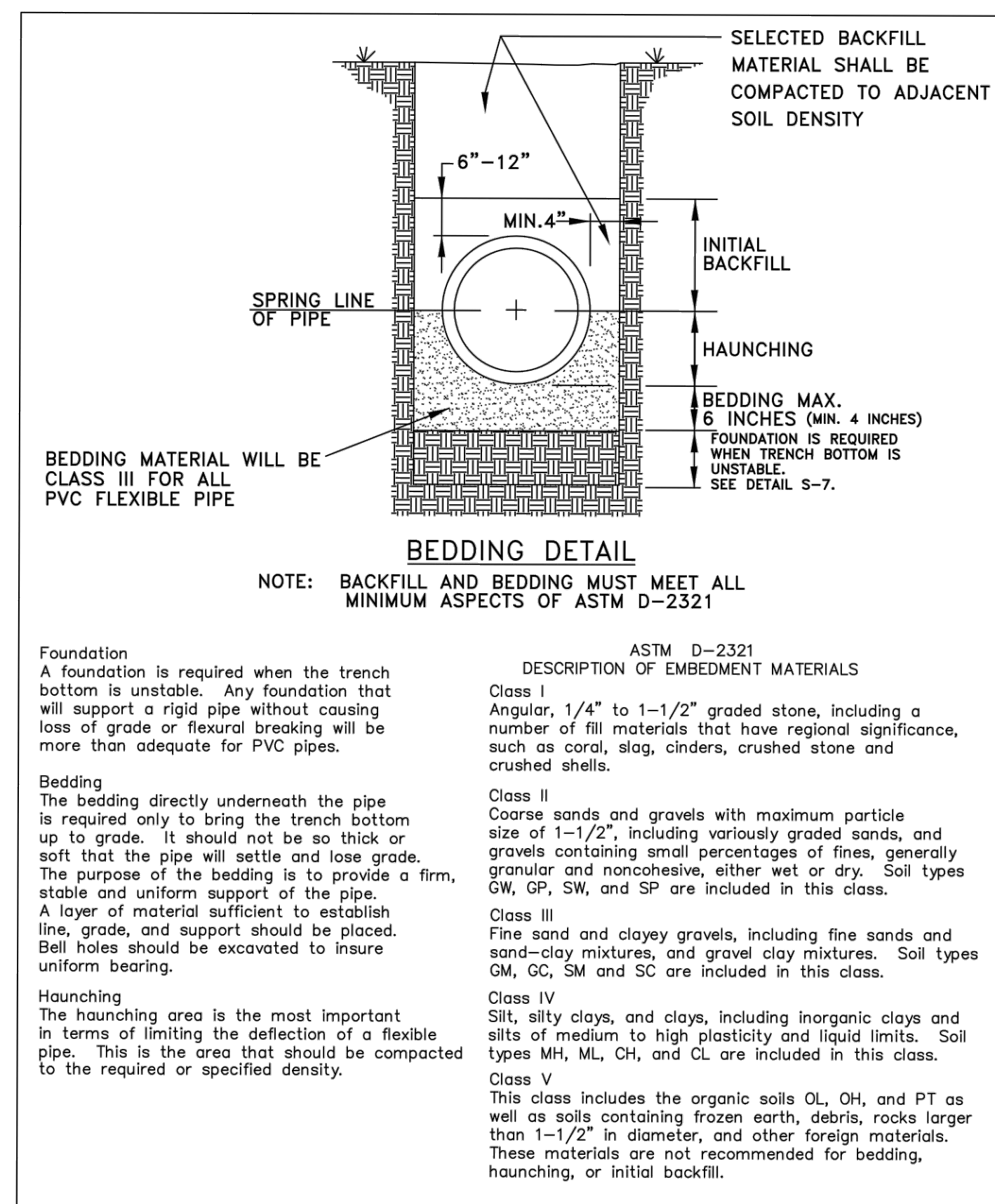
ELEVATION
 land solutions
 TBPE REGISTRATION NUMBER F-22671
 9709 LAKESIDE BOULEVARD, SUITE 200
 THE WOODLANDS, TX 77381 832-823-2200



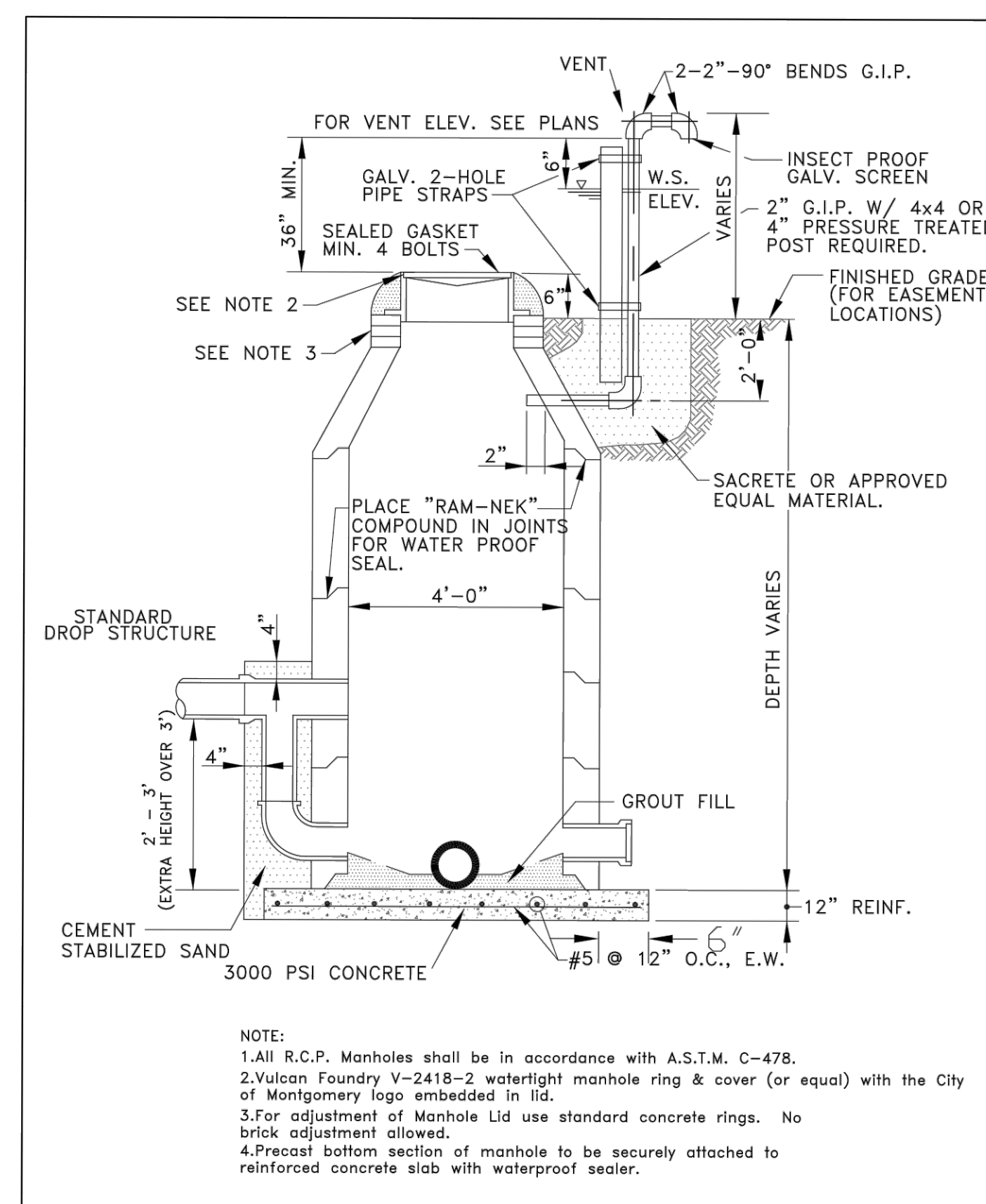
REVISIONS	CITY OF MONTGOMERY TYPICAL ROADWAY TRENCH BEDDING AND BACKFILL DETAIL	SEWER
		S-2



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



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



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

Garret J. Duhon

STATE OF TEXAS
 GARRET J. DUHON
 130733
 LICENSED PROFESSIONAL ENGINEER
 07/26/2023

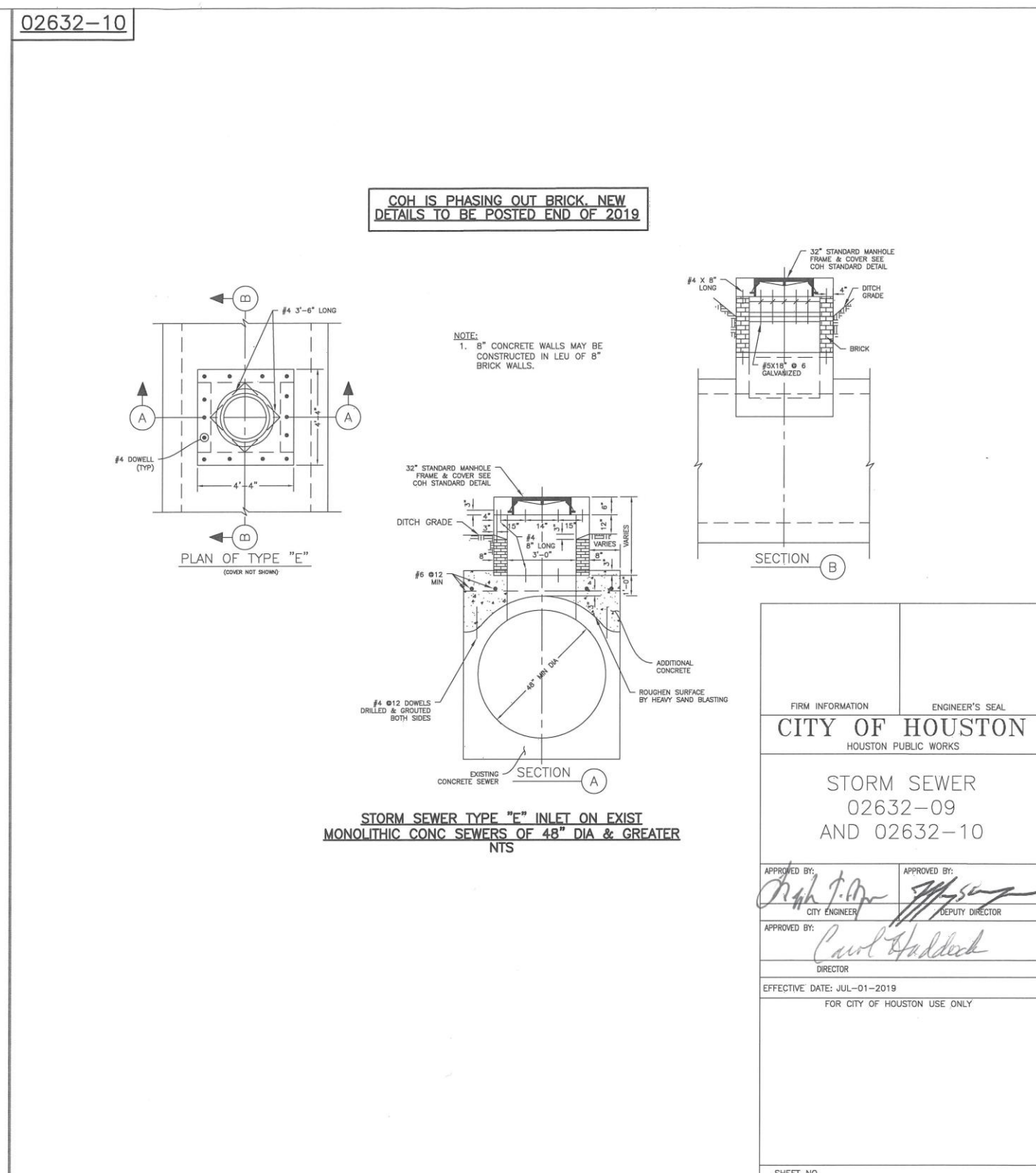
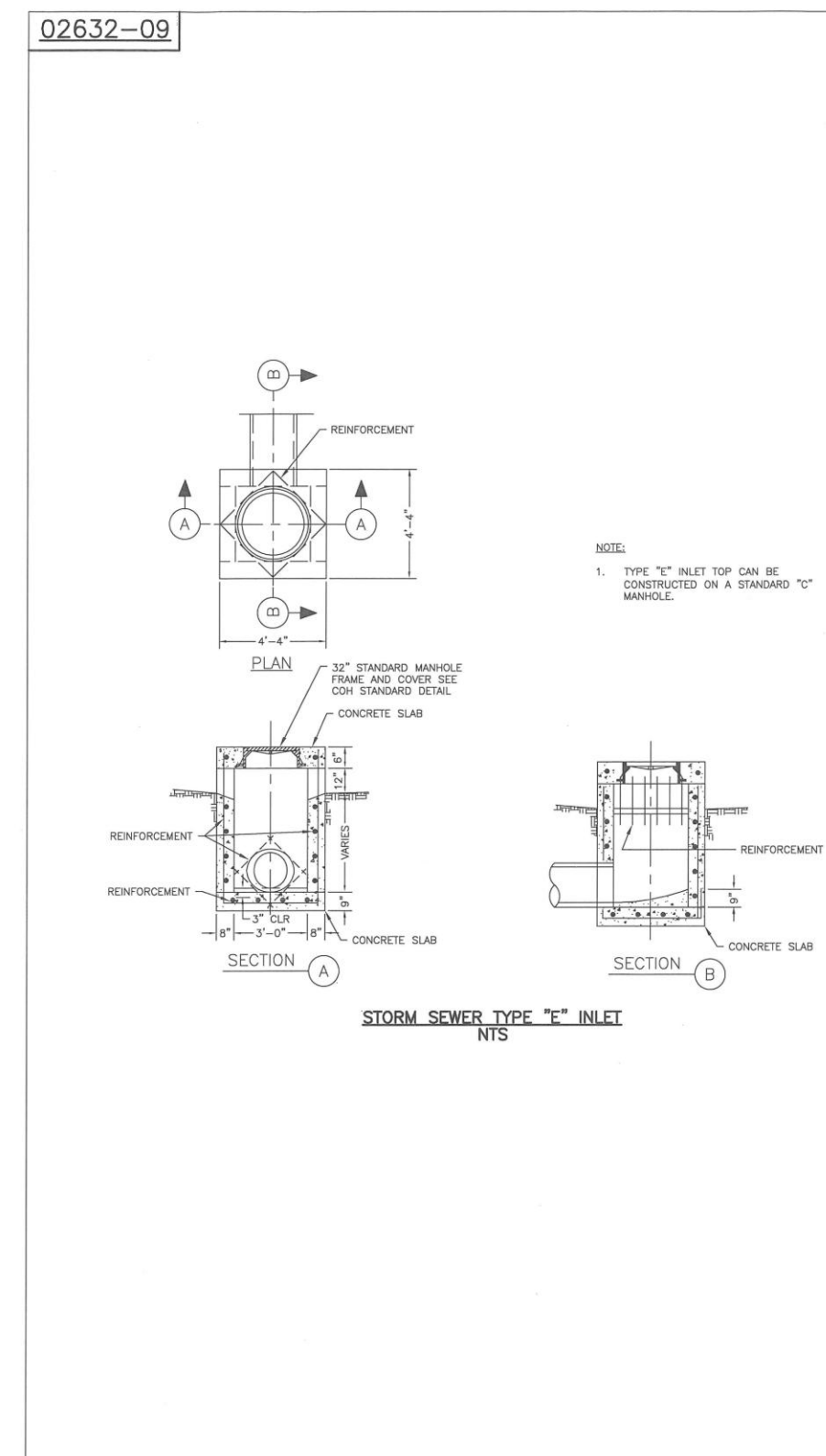
TBPE NO. F-22671

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

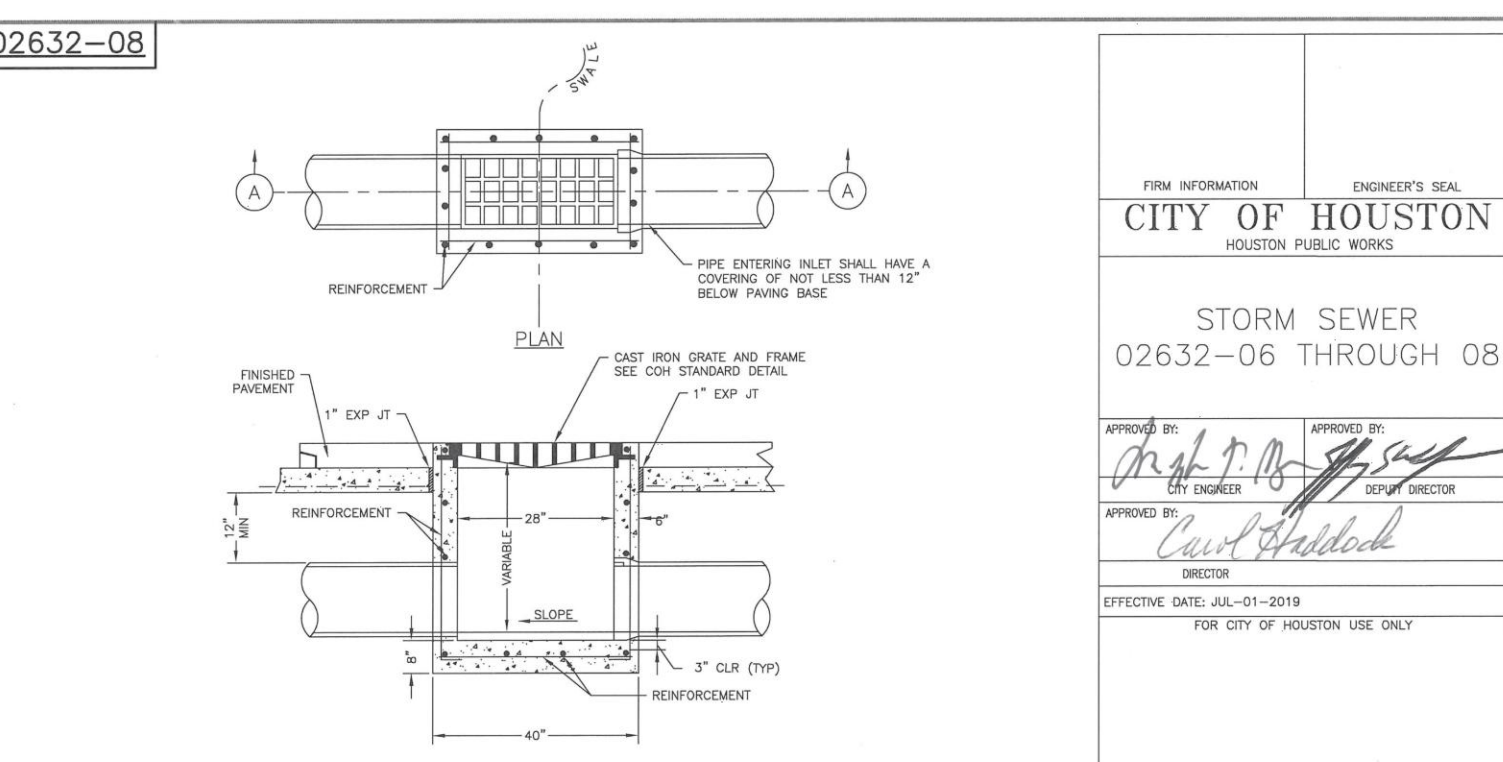
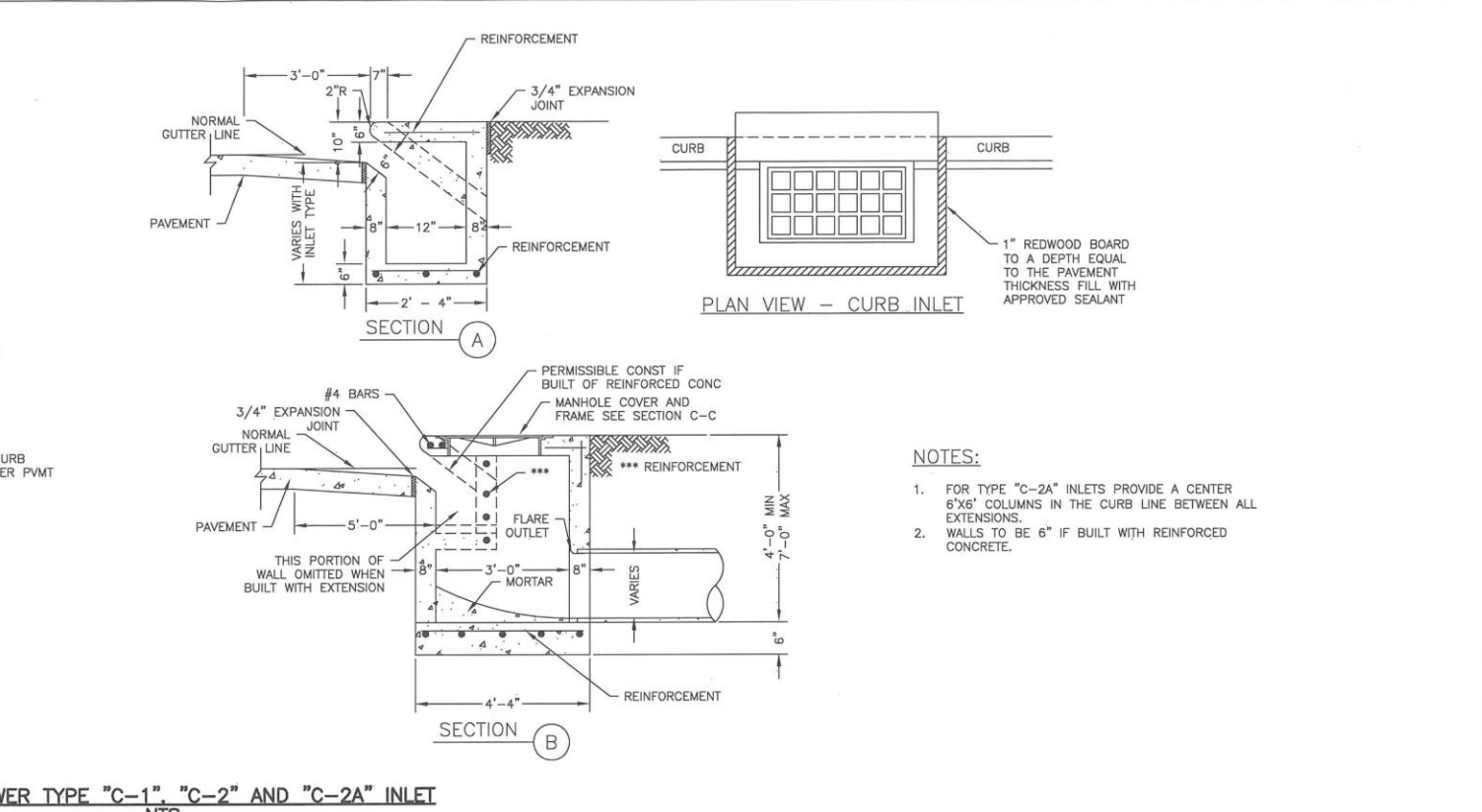
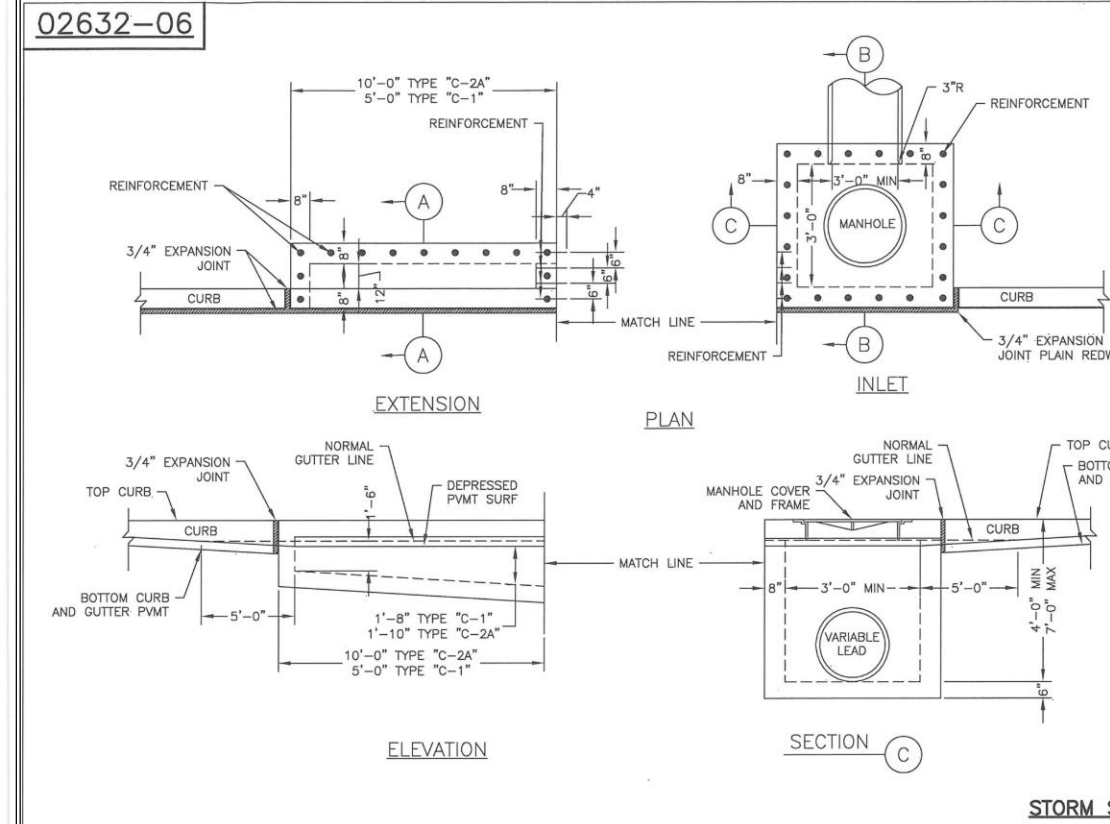
CITY OF MONTGOMERY CITY ENGINEER DATE
 SIGNATURE VALID FOR ONE (1) YEAR

**SANITARY SEWER
 DETAILS**

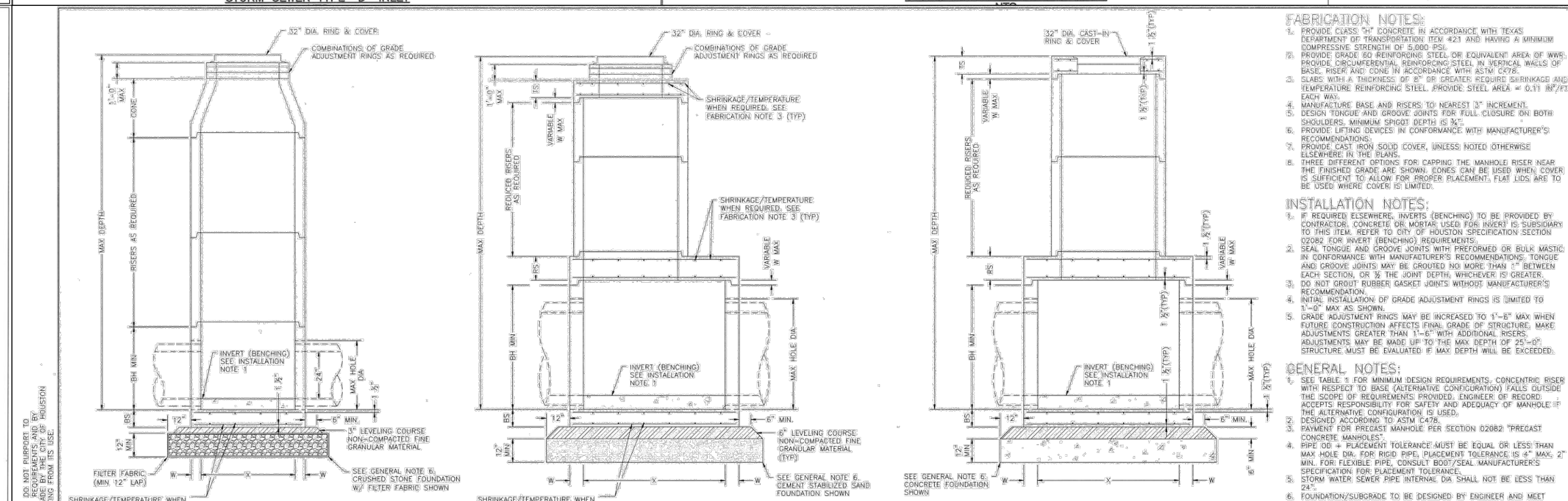
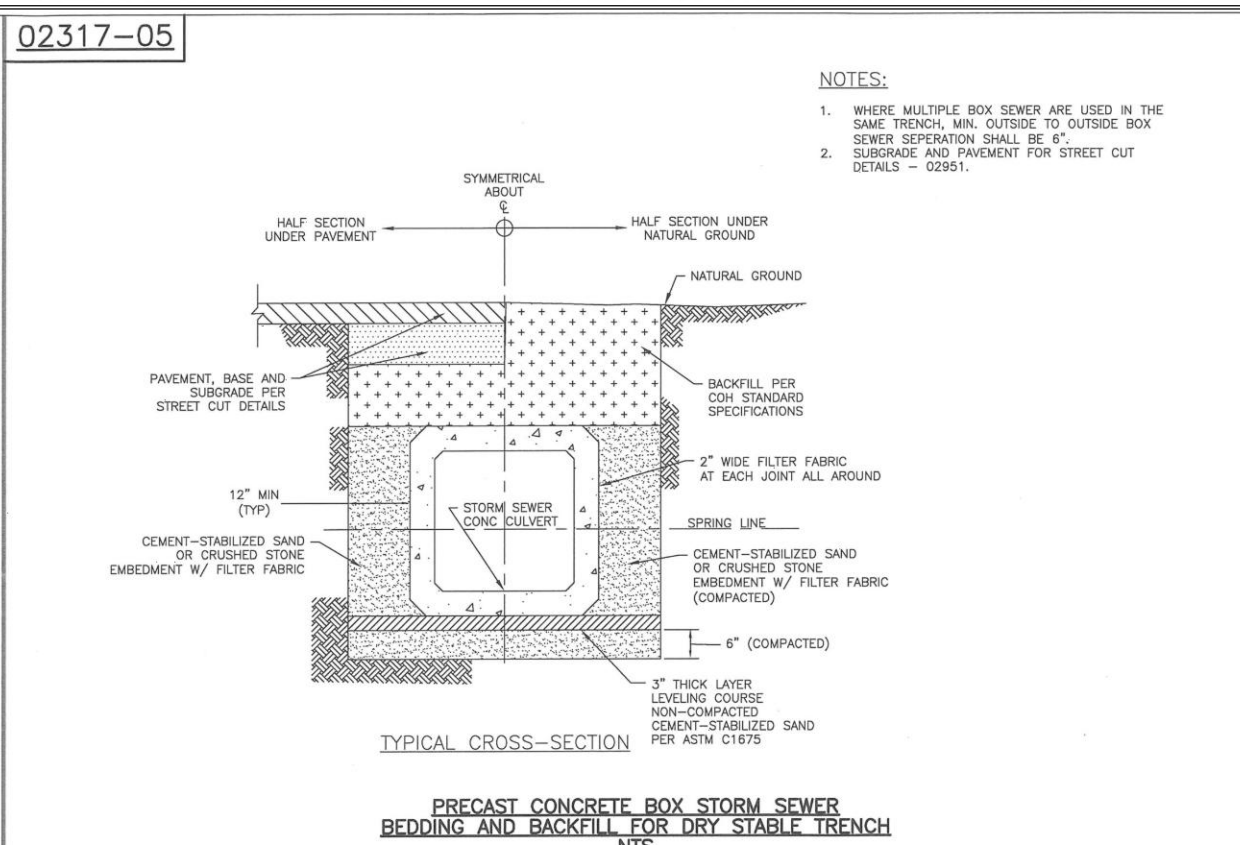
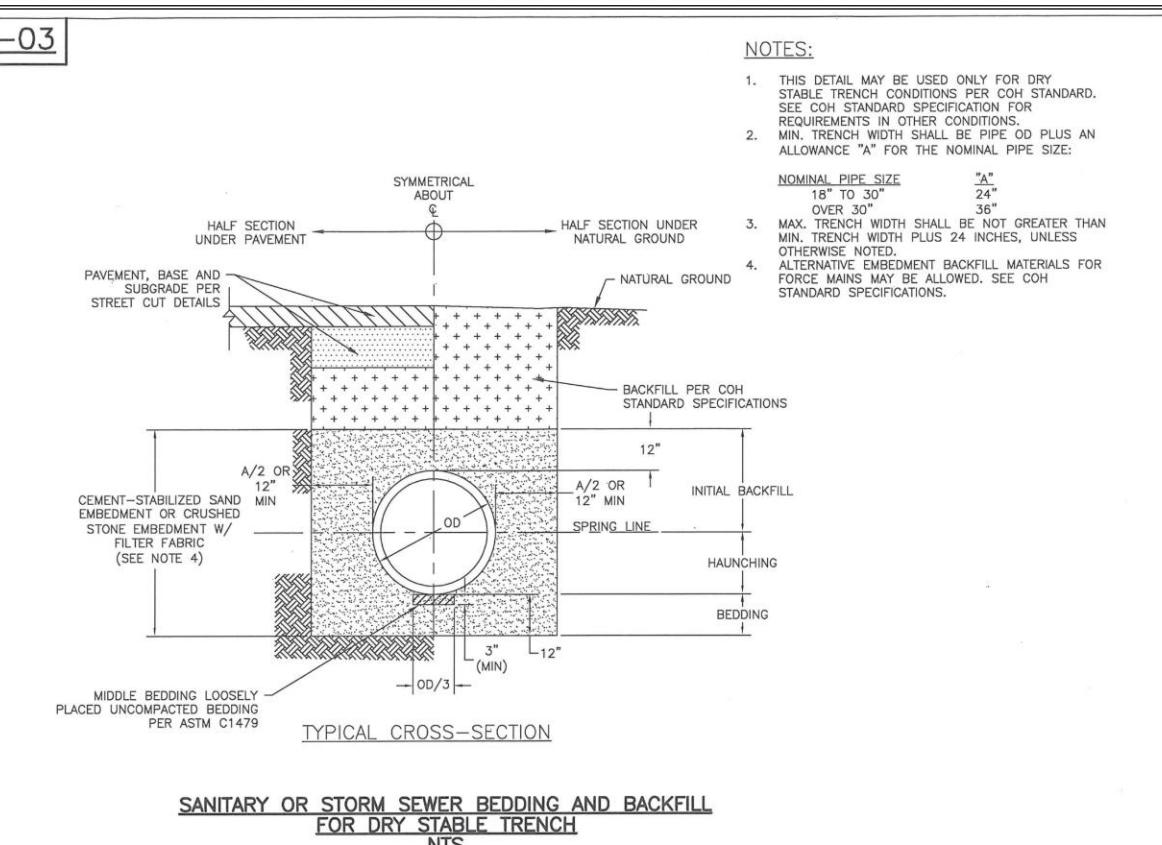
SHEET 17 OF 21



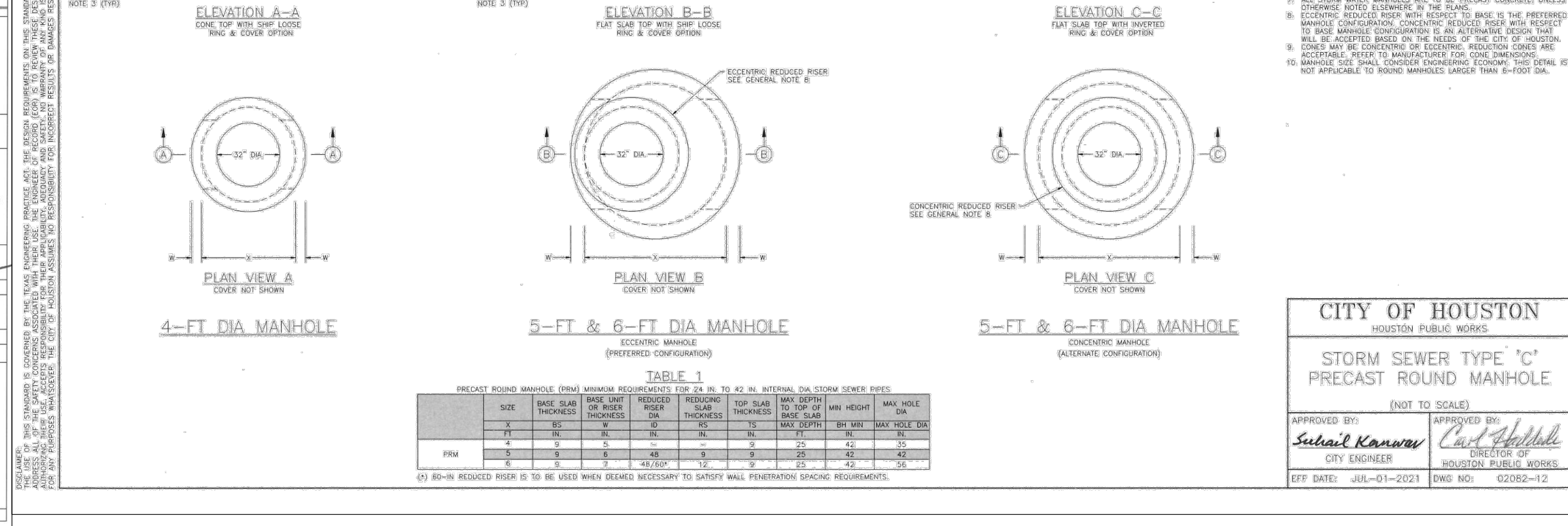
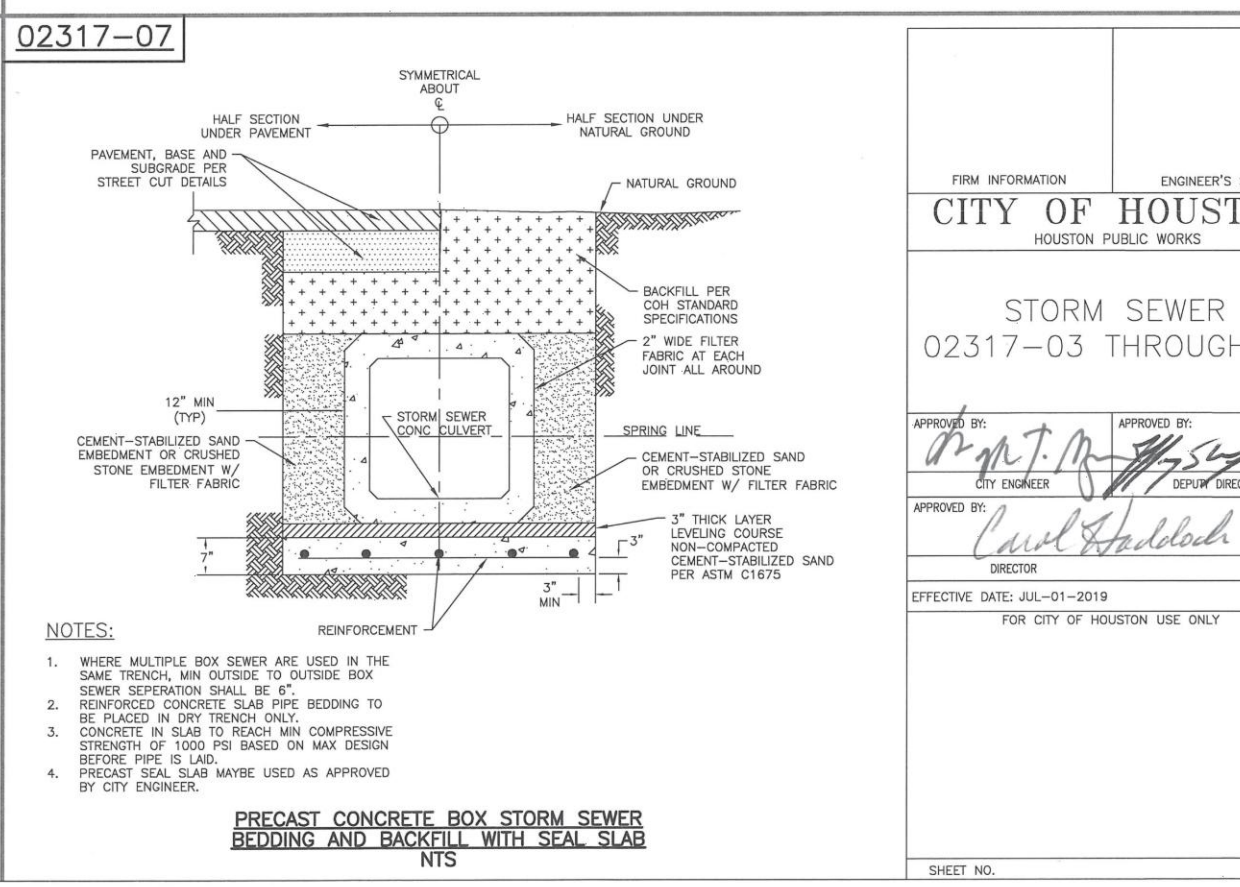
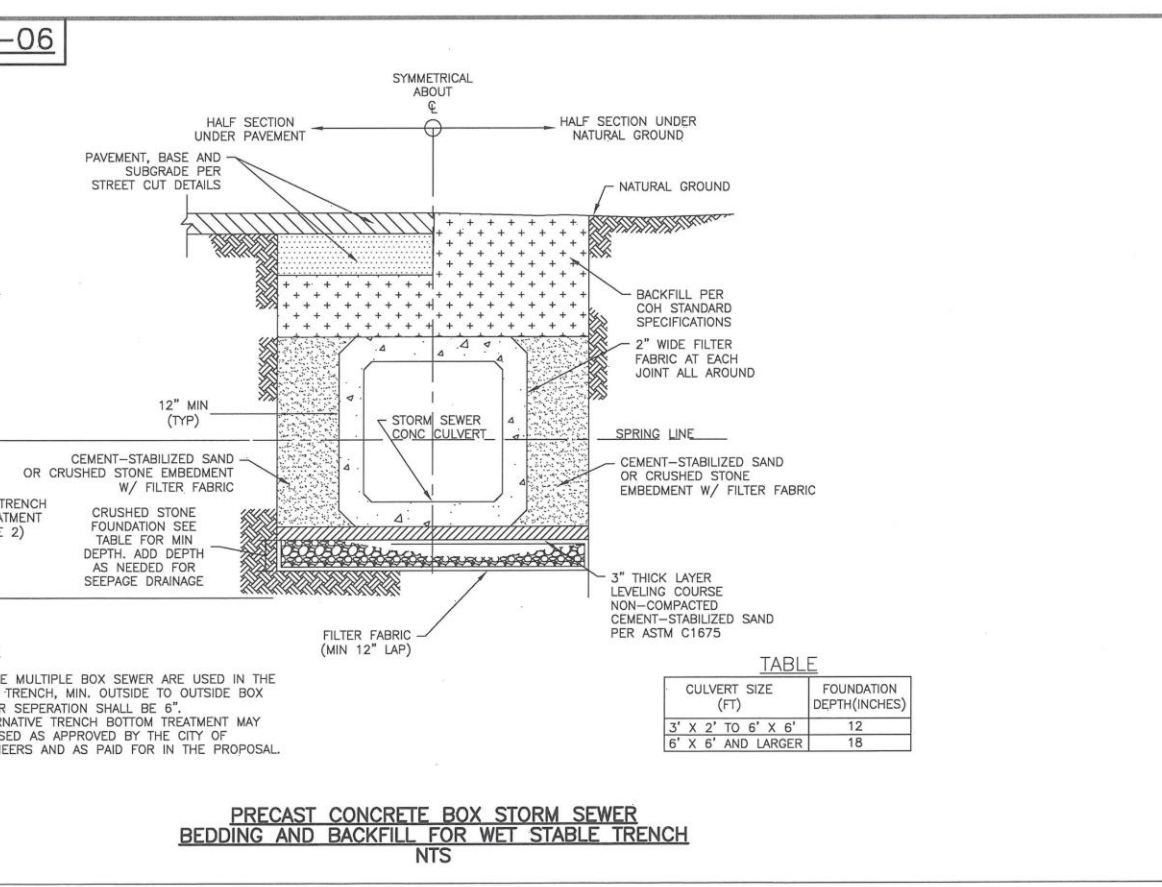
FIRM INFORMATION: CITY OF HOUSTON, HOUSTON PUBLIC WORKS
ENGINEER'S SEAL: [Signature]
STORM SEWER 02632-09 AND 02632-10
APPROVED BY: [Signature]
EFFECTIVE DATE: JUL-01-2019
FOR CITY OF HOUSTON USE ONLY



FIRM INFORMATION: CITY OF HOUSTON, HOUSTON PUBLIC WORKS
ENGINEER'S SEAL: [Signature]
STORM SEWER 02632-06 THROUGH 08
APPROVED BY: [Signature]
EFFECTIVE DATE: JUL-01-2019
FOR CITY OF HOUSTON USE ONLY



FIRM INFORMATION: CITY OF HOUSTON, HOUSTON PUBLIC WORKS
ENGINEER'S SEAL: [Signature]
STORM SEWER 02317-03 THROUGH 07
APPROVED BY: [Signature]
EFFECTIVE DATE: JUL-01-2019
FOR CITY OF HOUSTON USE ONLY



FIRM INFORMATION: CITY OF HOUSTON, HOUSTON PUBLIC WORKS
ENGINEER'S SEAL: [Signature]
STORM SEWER TYPE 'C' PRECAST ROUND MANHOLE
APPROVED BY: [Signature]
EFFECTIVE DATE: JUL-01-2021
DWD NO.: 020306-12

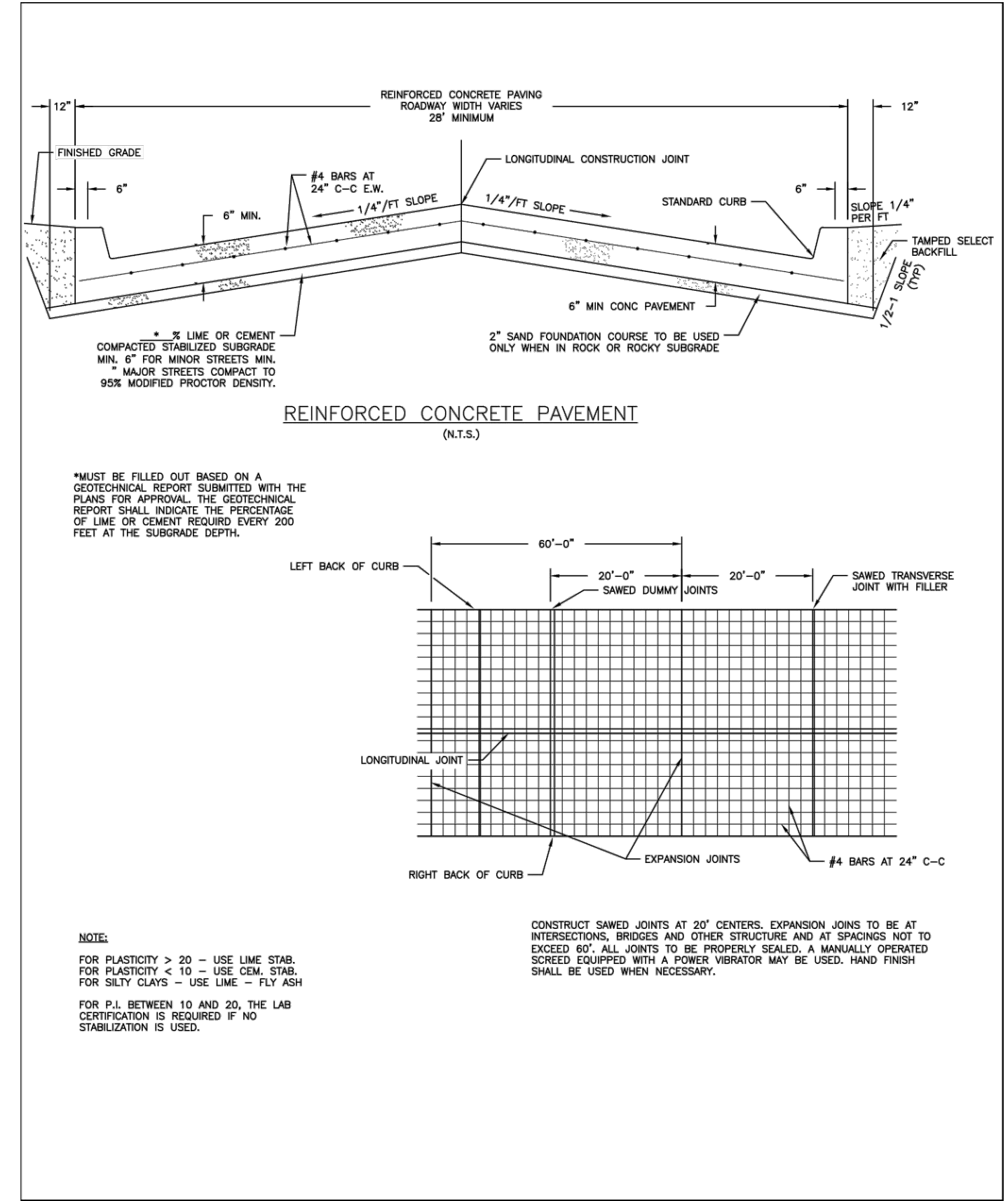
DATE	REVISION	APP.

GARRET J. DUHON
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
Garret J. Duhon
TBPB NO. F-22671
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK
07/26/2023

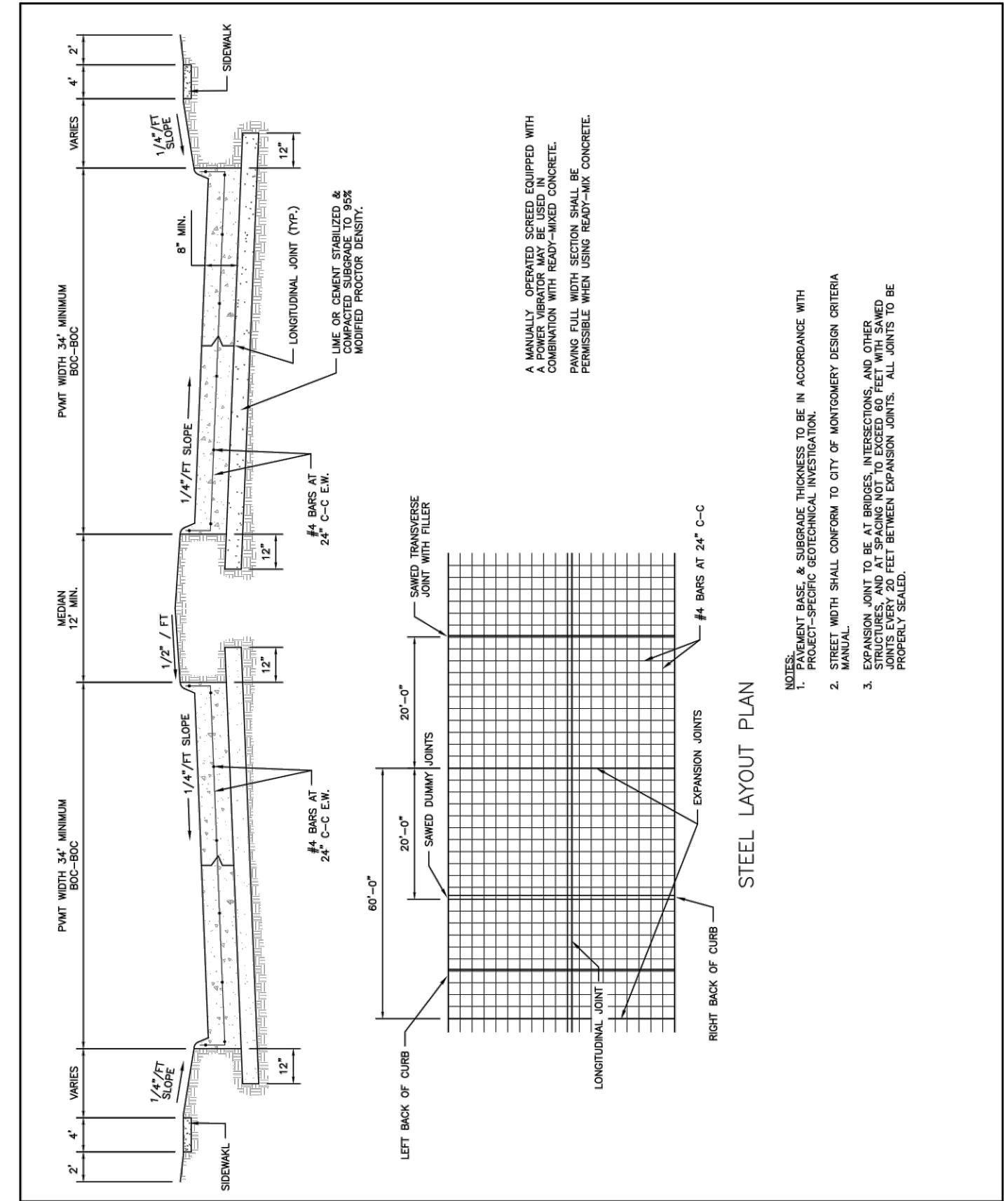
CITY OF HOUSTON, HOUSTON PUBLIC WORKS
STORM SEWER TYPE 'C' PRECAST ROUND MANHOLE (NOT TO SCALE)
APPROVED BY: [Signature]
EFFECTIVE DATE: JUL-01-2021
DWD NO.: 020306-12

P:\1610.126 Mabry and Equiliner Trac\1006_Sec 2.dwg - Plan Set Drawings\DETAILS.dwg 7/26/2023 10:36 AM MOUZADAH

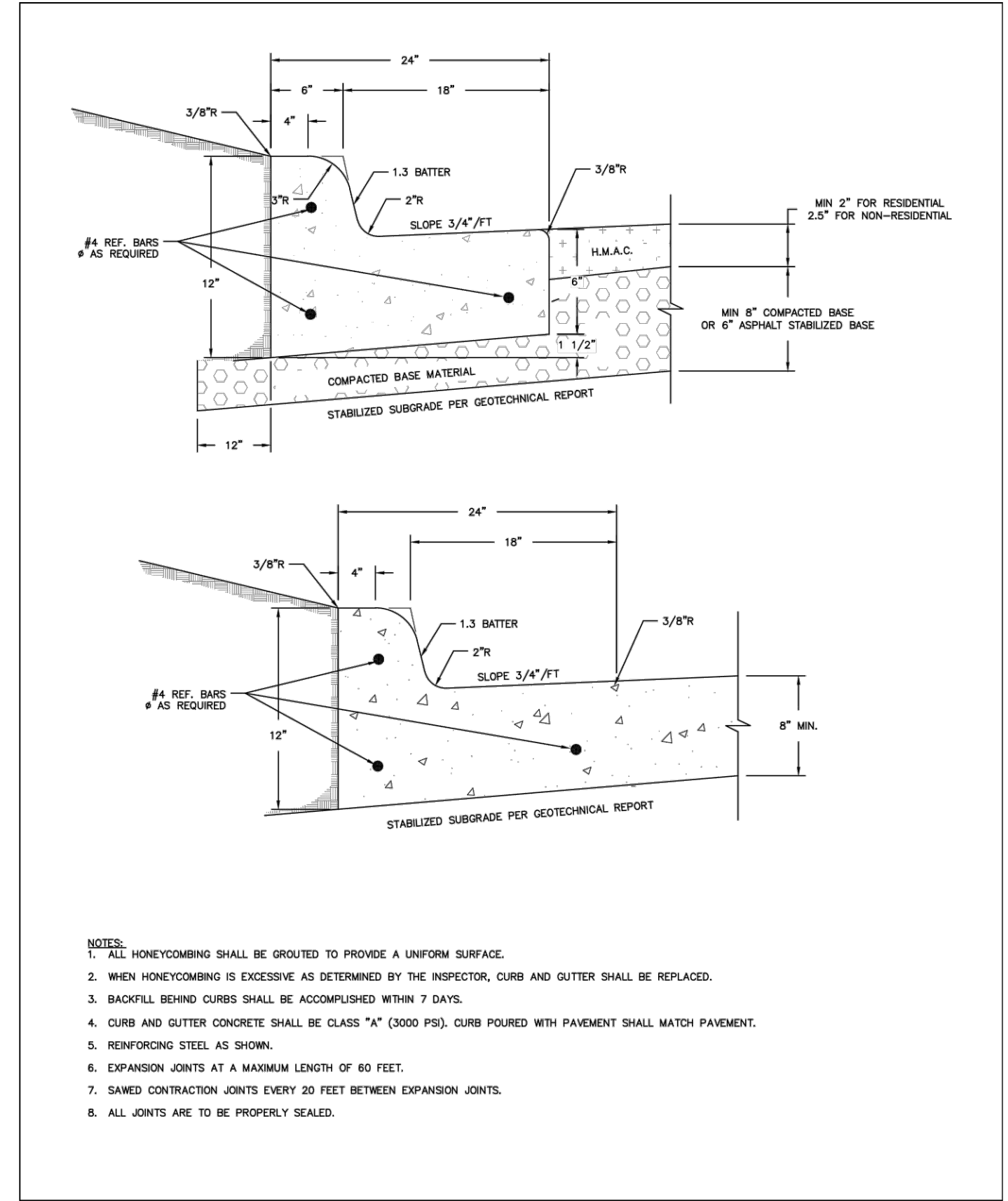
ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 2 - PROJECT NO. 610.126.006-00



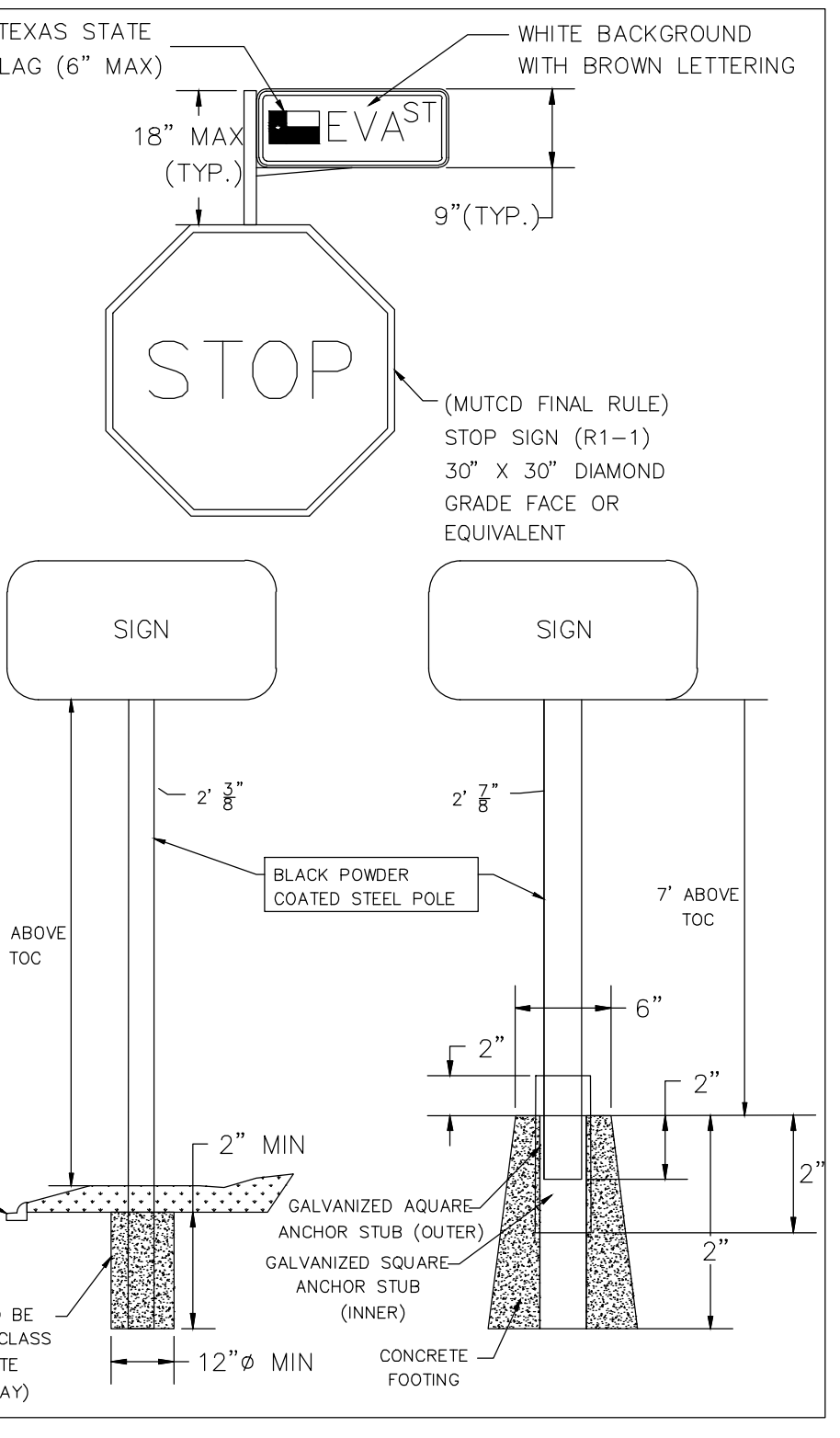
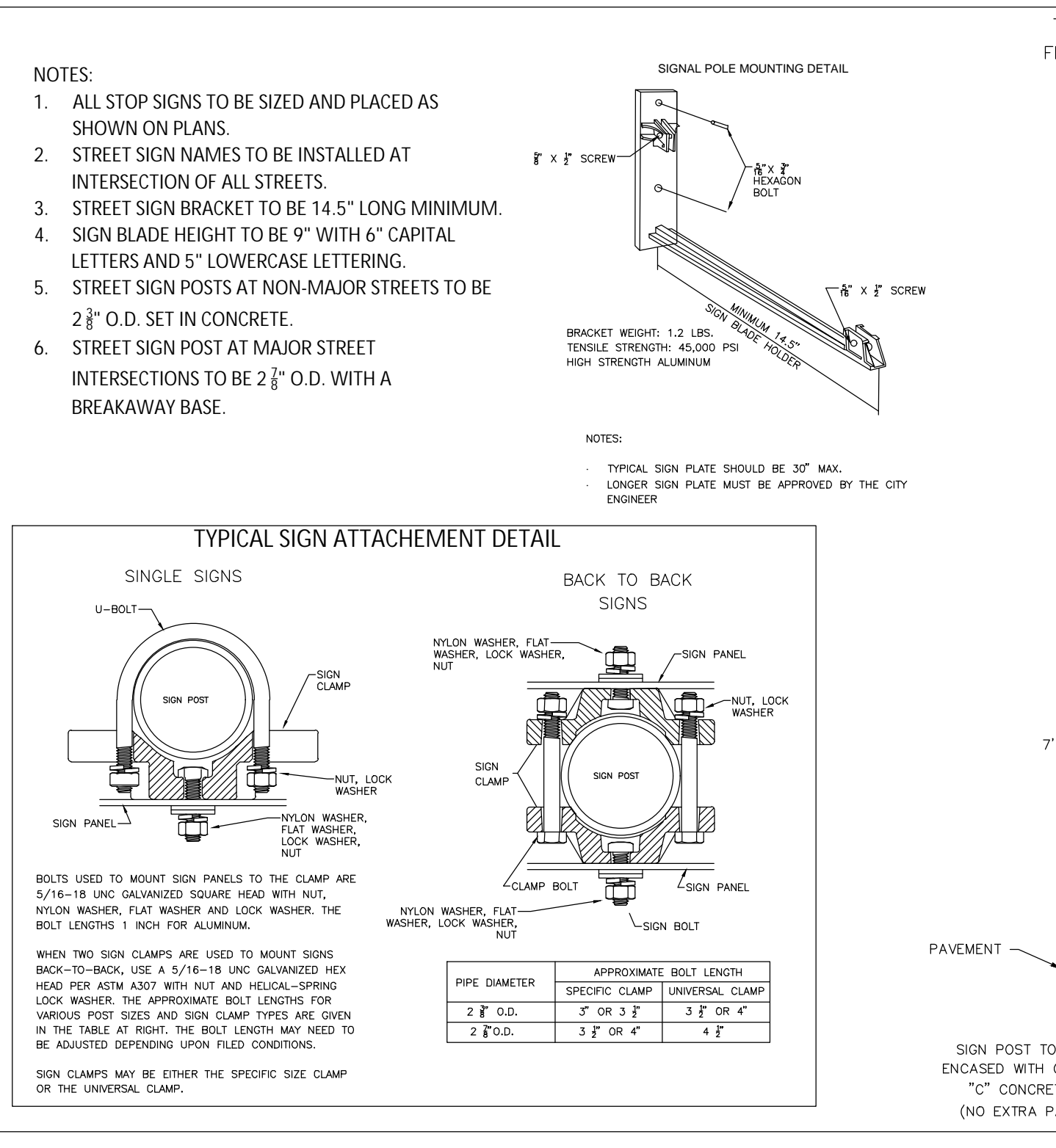
REVISIONS 10-2013 REVISED NOTES	CITY OF MONTGOMERY TYPICAL NON-RESIDENTIAL CONCRETE PAVING WITH STANDARD CURB	PAVING P-3
------------------------------------	--	---------------



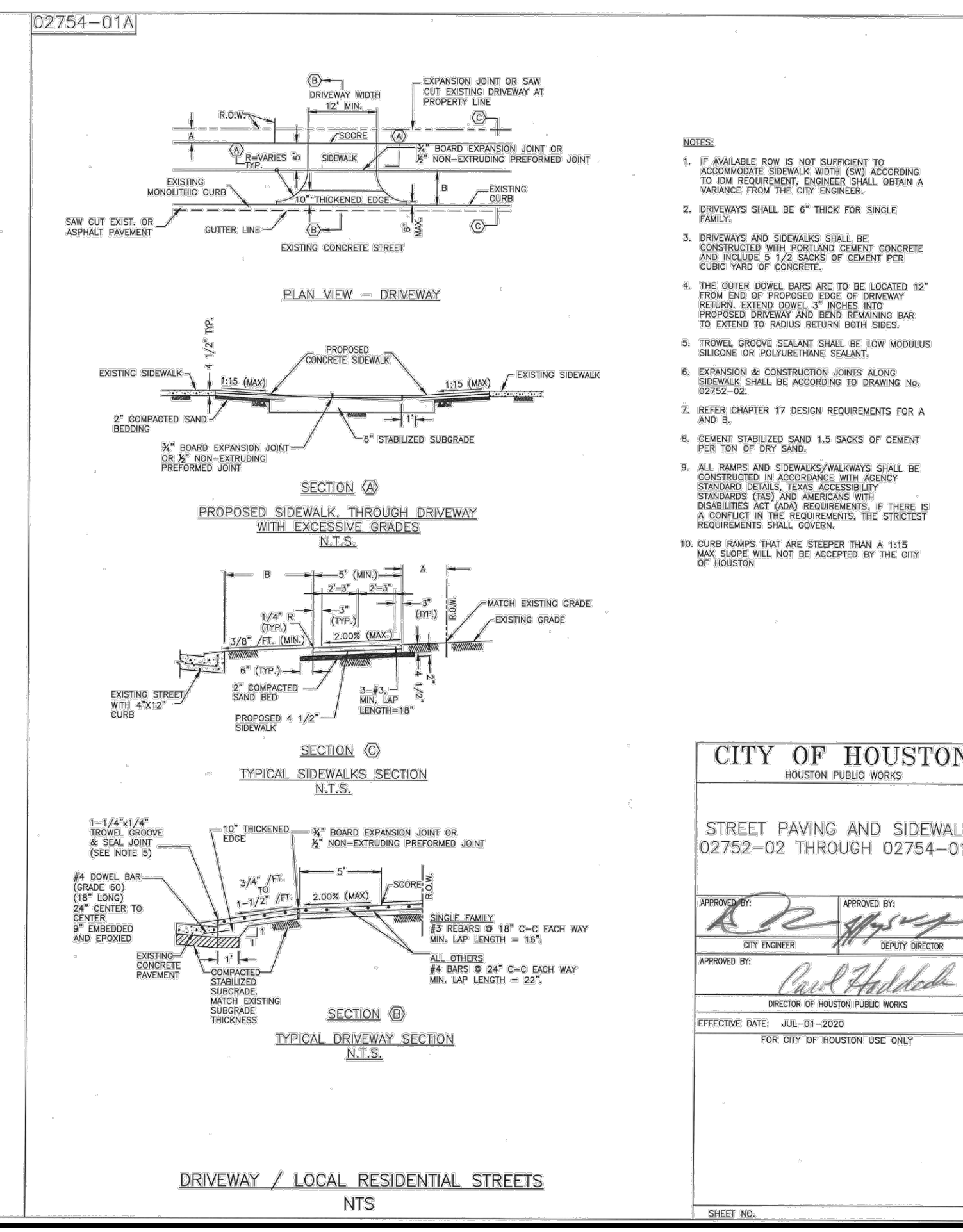
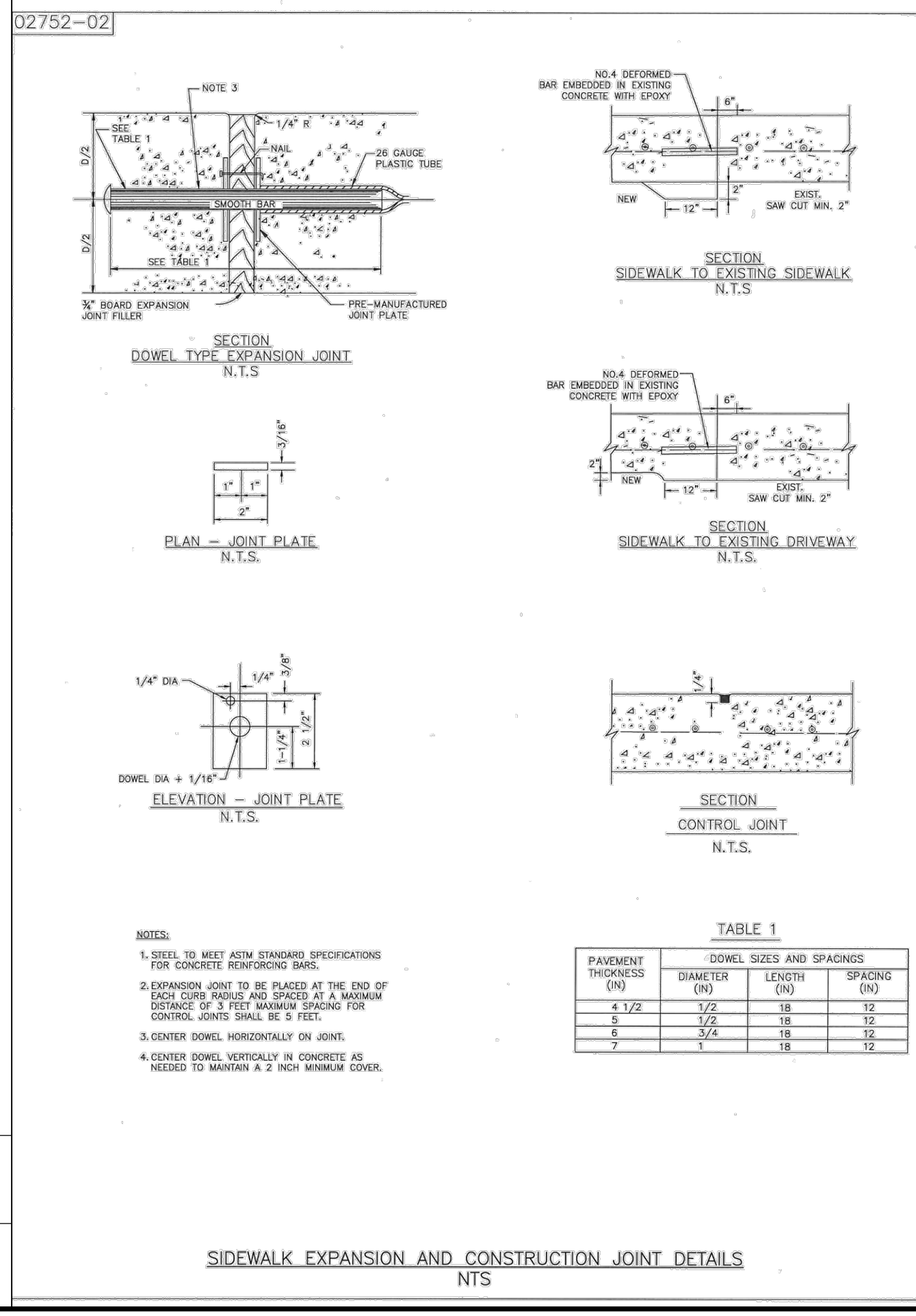
REVISIONS 10-2013 REVISED NOTES	CITY OF MONTGOMERY DIVIDED ROADWAY CROSS SECTION	PAVING P-1
------------------------------------	--	---------------



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



CITY OF MONTGOMERY STANDARD STREET SIGN	ROAD
--	------



DATE _____ REVISION _____ APP. _____

GARRET J. DUHON
 9709 LAKESIDE BLVD.
 SUITE 200
 THE WOODLANDS, TX 77381
 (832) 823-2200
 TBPE NO. F-22671
 07/26/2023

CITY OF HOUSTON
 HOUSTON PUBLIC WORKS

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

APPROVED BY: [Signature]
 CITY ENGINEER DEPUTY GREEDOR

APPROVED BY: [Signature]
 DEPUTY OF HOUSTON PUBLIC WORKS

EFFECTIVE DATE: JUL-01-2020
 FOR CITY OF HOUSTON USE ONLY

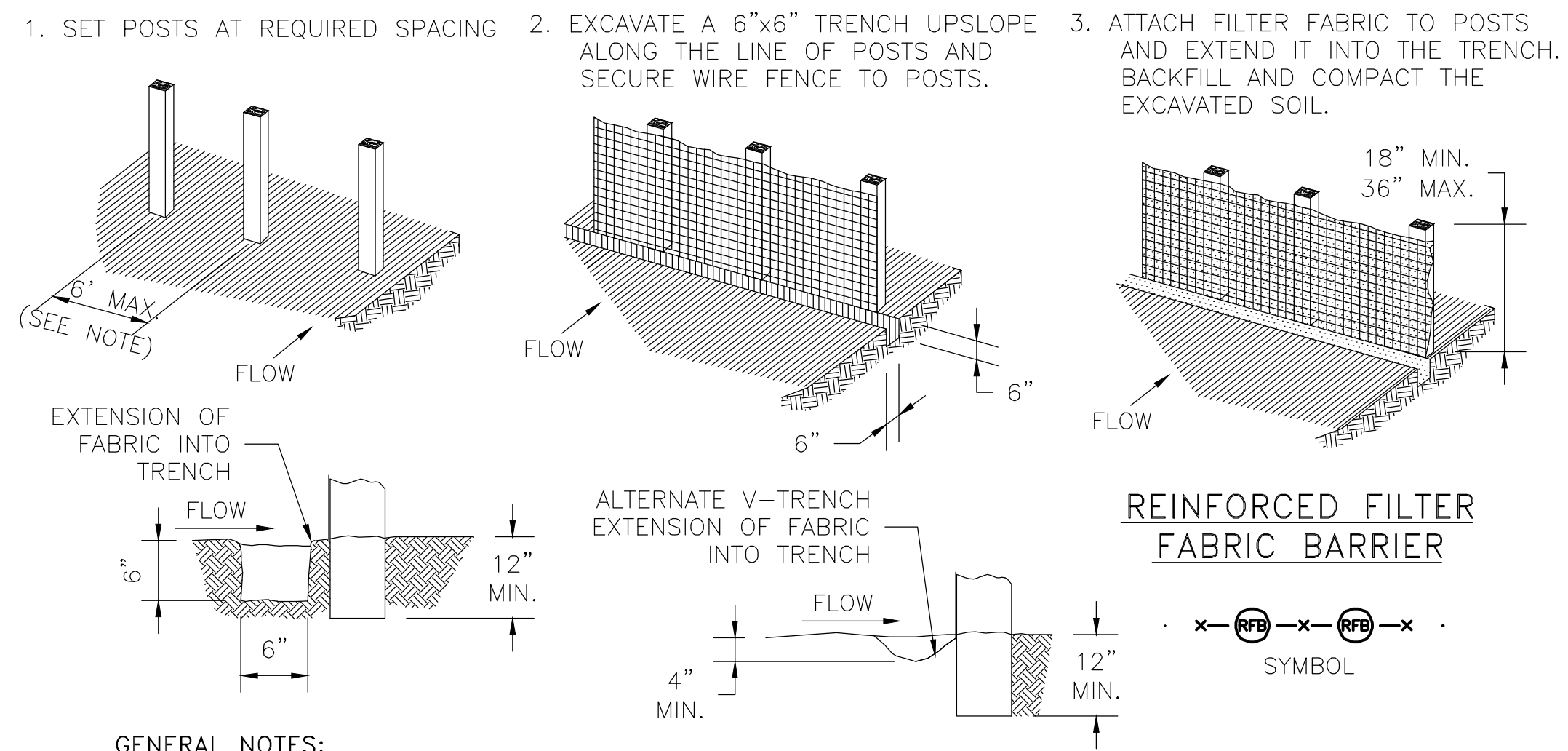
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

PAVING DETAILS

SHEET 19 OF 21

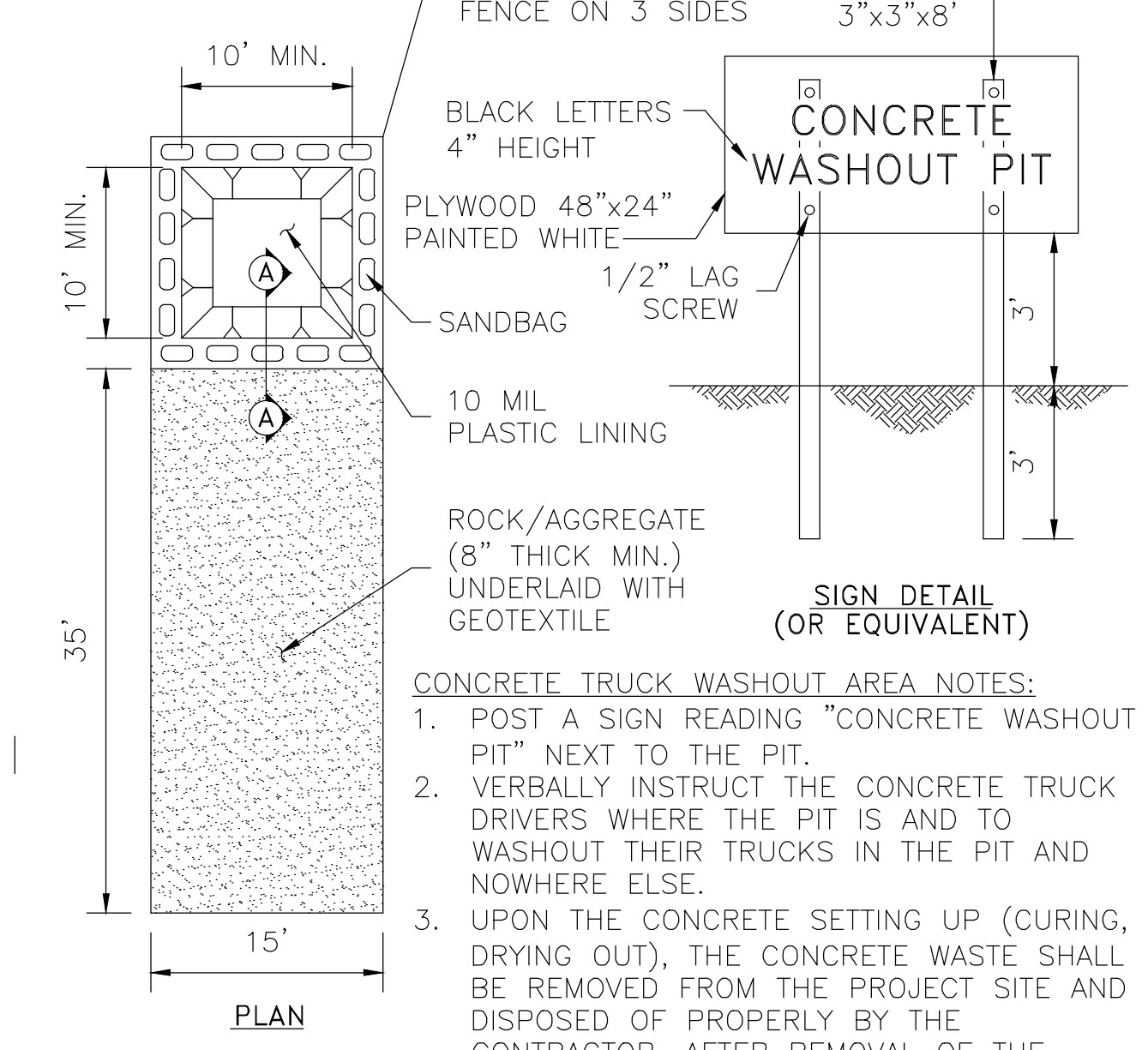
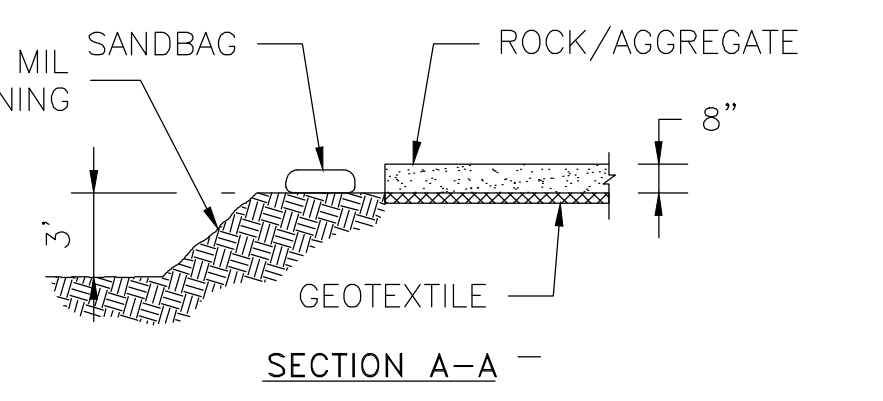
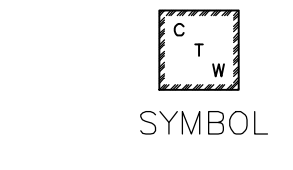
P:\610.126 Mabry and Equilizer Tract\006_Sec 2\dwg_Plan_Sett_Drawings\DETAILS.dwg 7/26/2023 10:35 AM MOUEZADZA



GENERAL NOTES:

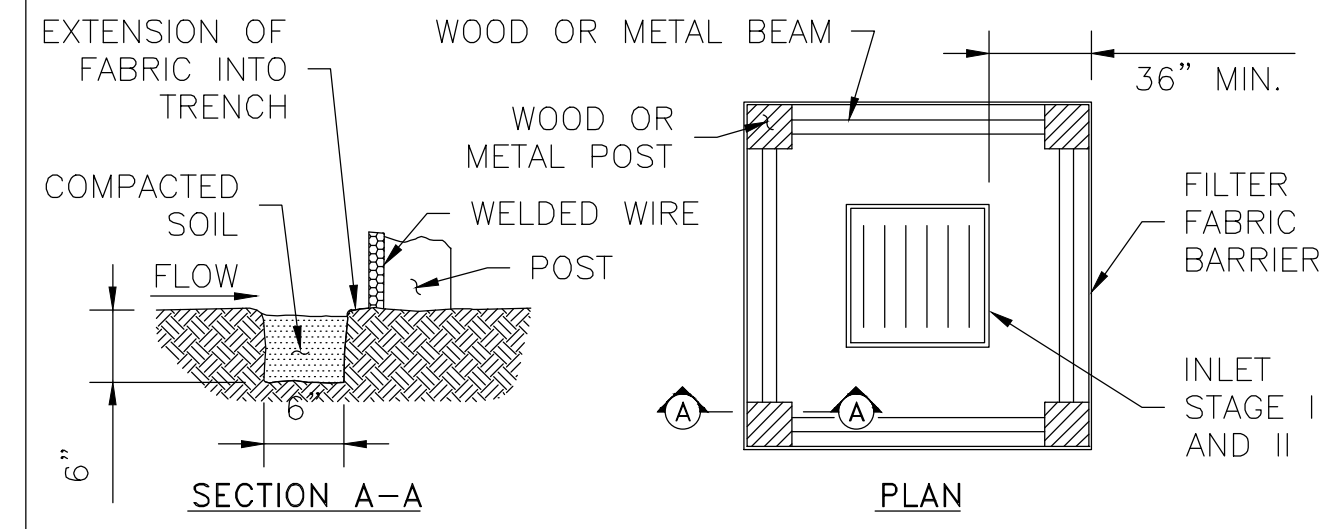
1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE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

CONCRETE TRUCK WASHOUT AREA

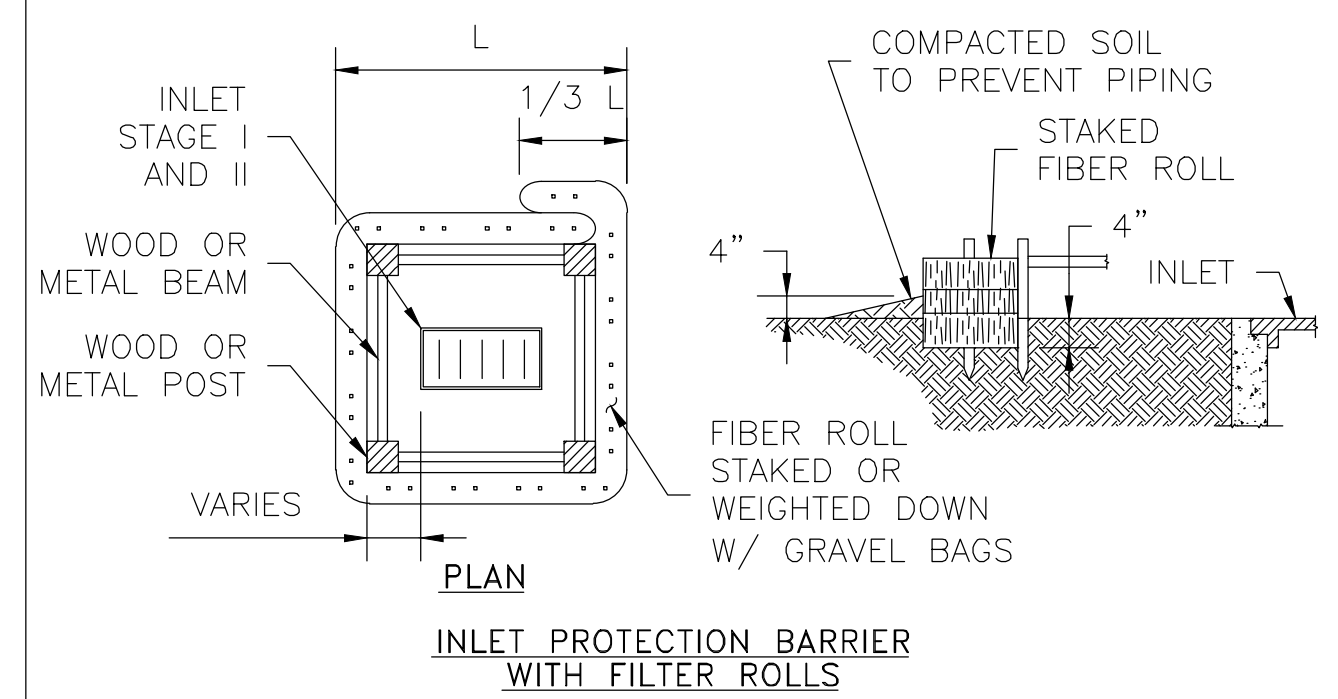


CONCRETE TRUCK WASHOUT AREA NOTES:

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.



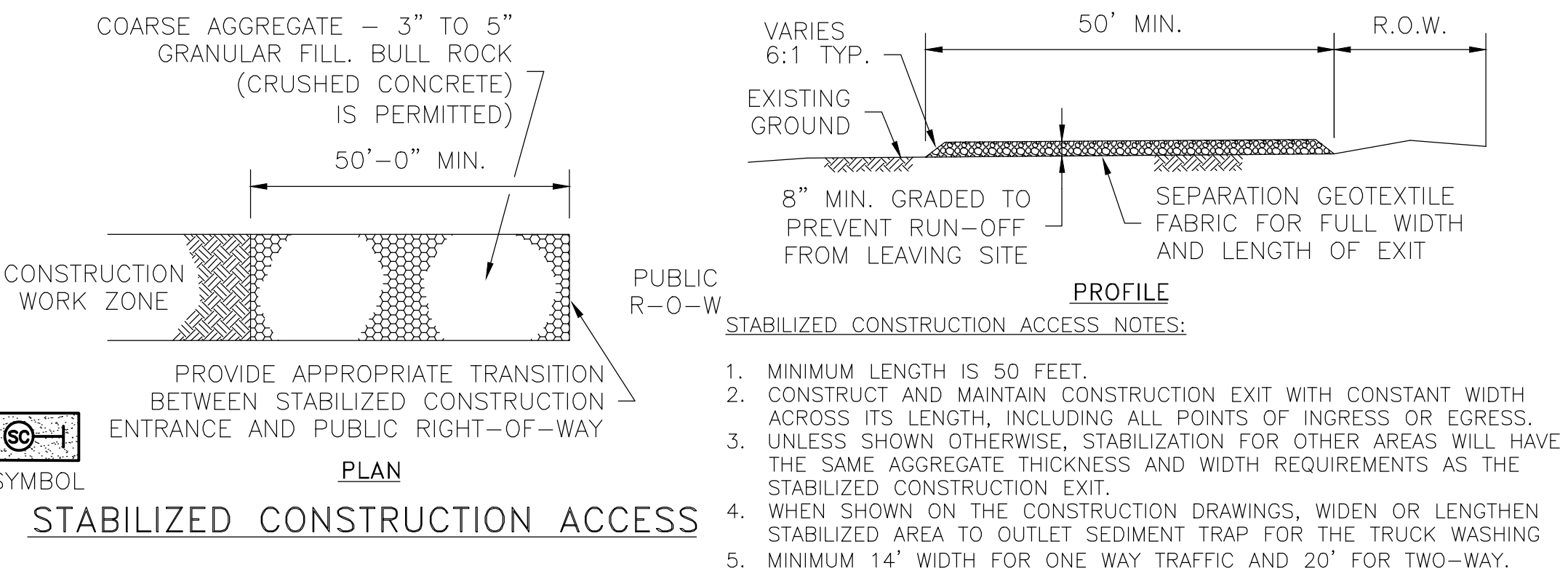
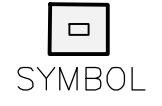
INLET PROTECTION BARRIER WITH REINFORCED FILTER FABRIC



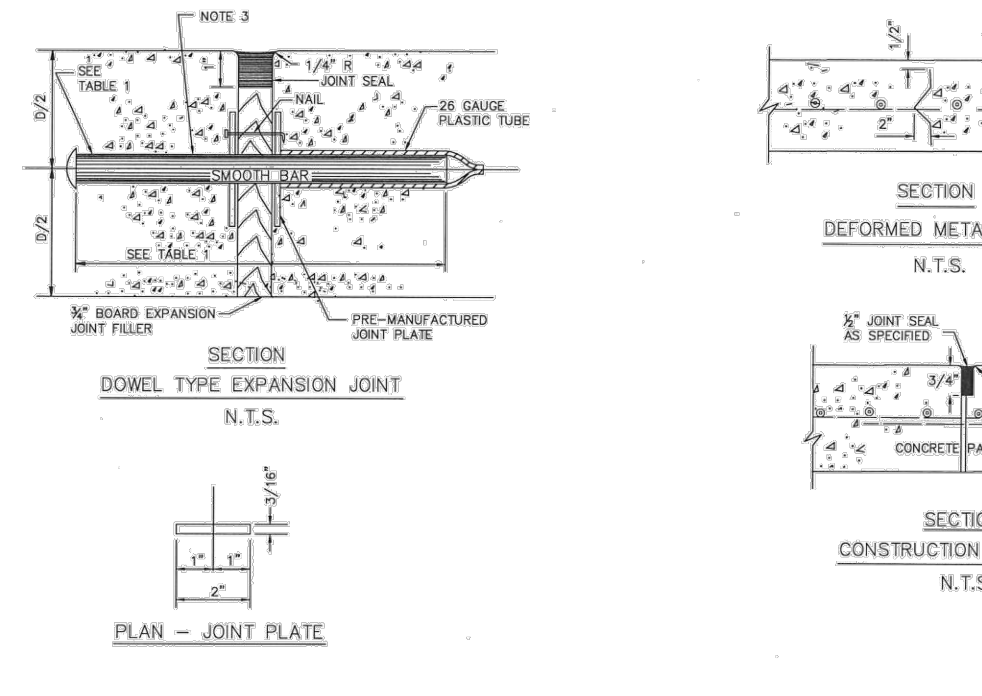
GENERAL NOTES:

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

INLET PROTECTION BARRIERS FOR STAGE I INLETS



STABILIZED CONSTRUCTION ACCESS



NOTES:

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

TABLE 1			
PAVEMENT THICKNESS (IN)	DOWEL 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

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

STREET PAVING AND SIDEWALK
02751-01 THROUGH 02752-01

APPROVED BY: *[Signature]*
CITY ENGINEER

APPROVED BY: *[Signature]*
DEPUTY DIRECTOR

EFFECTIVE DATE: JUL-01-2020
FOR THE CITY OF HOUSTON USE ONLY

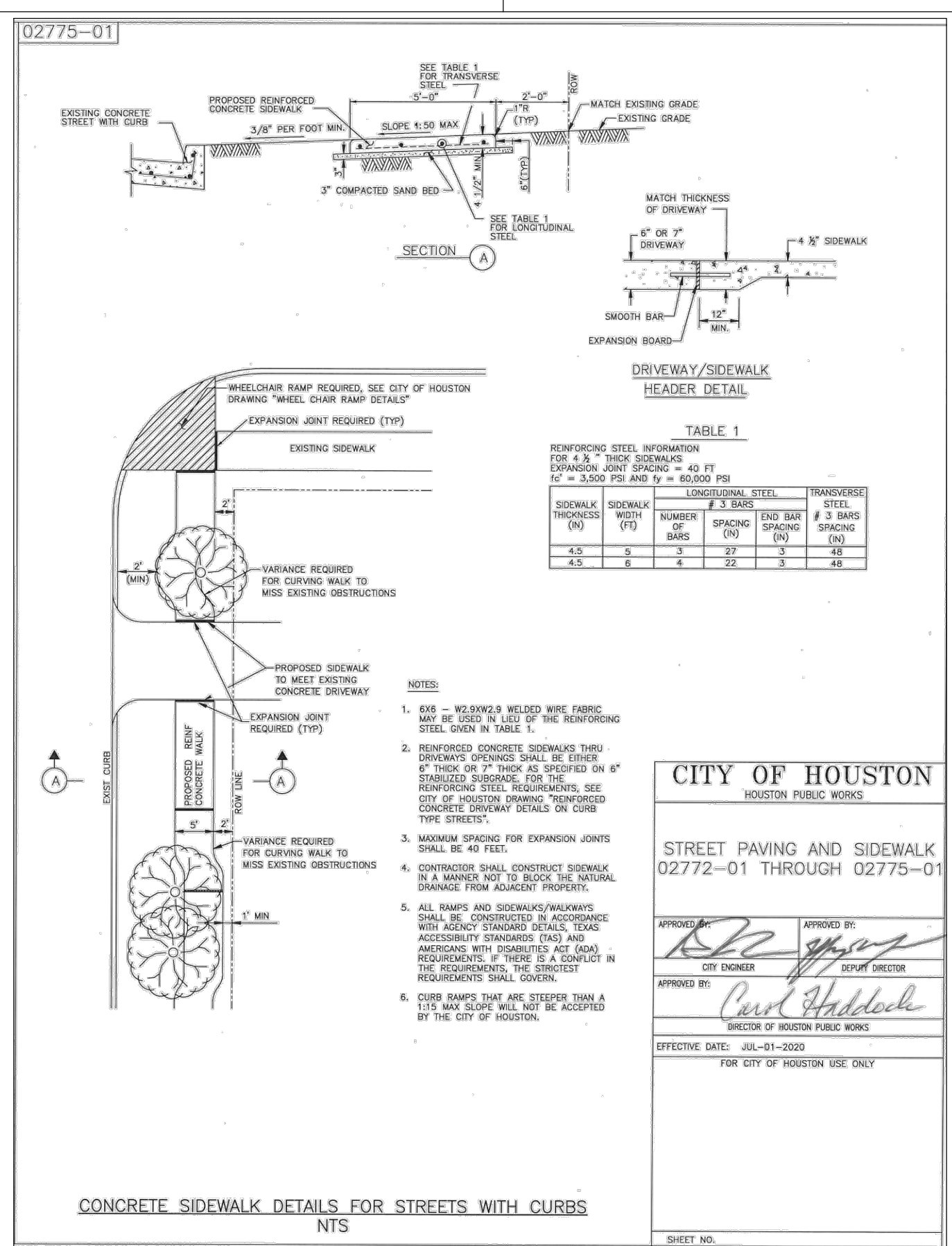


TABLE 1					
REINFORCING STEEL INFORMATION FOR 4" THICK SIDEWALKS					
SIDEWALK THICKNESS (IN)	SIDEWALK WIDTH (FT)	LONGITUDINAL LEVEL		TRANSVERSE LEVEL	
		NUMBER OF BARS	SPACING (IN)	END BAR SPACING (IN)	# 3 BARS SPACING (IN)
4.5	3	3	12	3	24
4.5	6	4	12	3	24

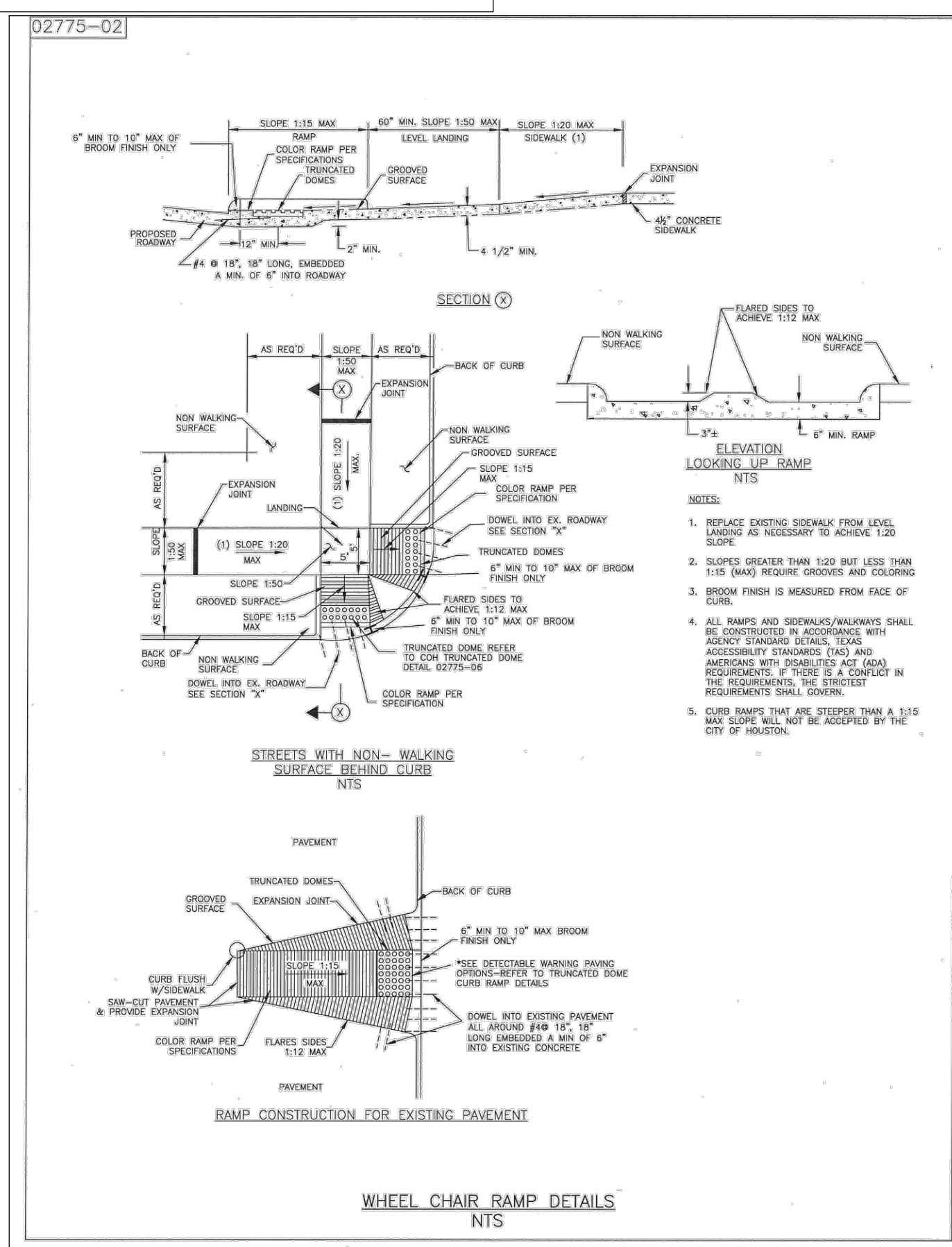
CITY OF HOUSTON
HOUSTON PUBLIC WORKS

STREET PAVING AND SIDEWALK
02772-01 THROUGH 02775-01

APPROVED BY: *[Signature]*
CITY ENGINEER

APPROVED BY: *[Signature]*
DEPUTY DIRECTOR

EFFECTIVE DATE: JUL-01-2020
FOR THE CITY OF HOUSTON USE ONLY



CITY OF HOUSTON
HOUSTON PUBLIC WORKS

STREET PAVING AND SIDEWALK
02775-01 THROUGH 02775-02

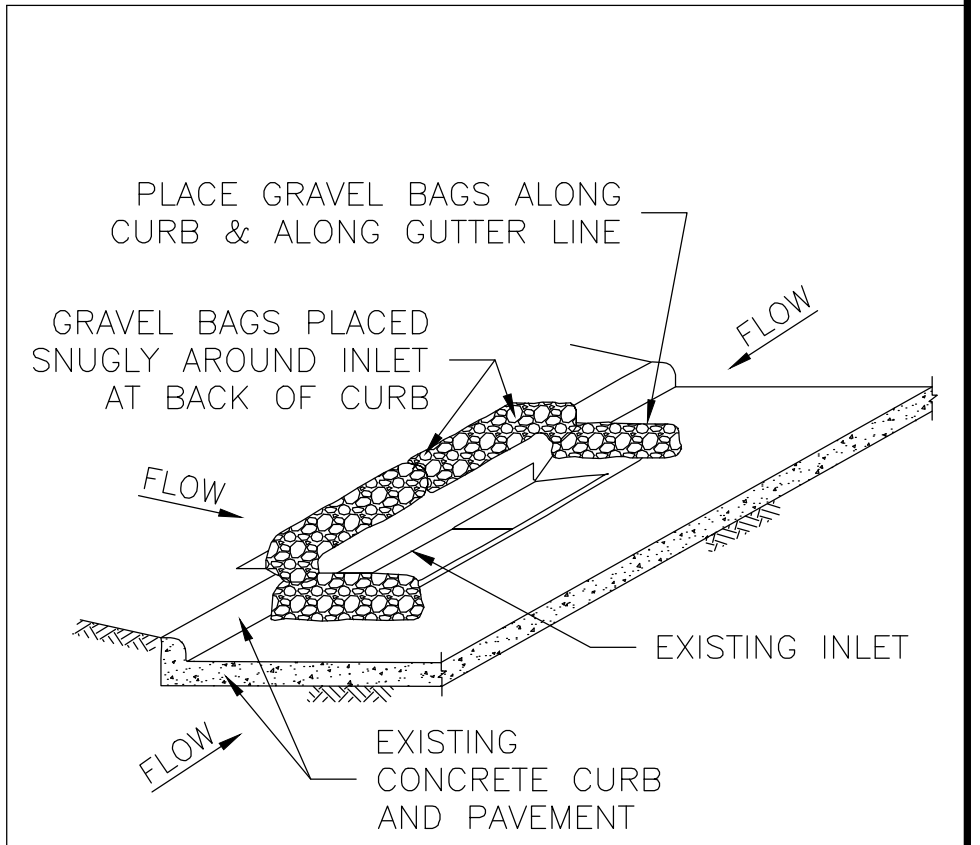
APPROVED BY: *[Signature]*
CITY ENGINEER

APPROVED BY: *[Signature]*
DEPUTY DIRECTOR

EFFECTIVE DATE: JUL-01-2020
FOR THE CITY OF HOUSTON USE ONLY

ELEVATION
land solutions

TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BOULEVARD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200



INLET PROTECTION BARRIERS FOR STAGE II INLETS

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.

DATE	REVISION	APP.

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

[Signature]

TBPE NO. F-22671

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

DATE

MISCELLANEOUS DETAILS

SHEET 20 OF 21

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 2 - PROJECT NO. 610.126.006.00

Montgomery Bend

Landscape Concept Plan

March 2023

REQUIREMENTS

309 LOTS WITHIN DEVELOPMENT
2 TREES MINIMUM PER LOT REQUIRED

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

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

16 PARKING SPACES (1 TREE REQUIRED)

PROPOSED

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

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

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

NOTE: MIN. TREE SIZE IS 30 GAL.

PLANT SCHEDULE

NEW GOLD LANTANA	●	SOUTHERN HEMLOCK-30 GAL
DRIFT ROSE	●	HONOLULU OAK-45 GAL
RED TURK'S CAP	●	CHASTE TREE-30 GAL
ROSEMARY	●	LIVE OAK-45 GAL
POND GRASS	●	TEXAS OLIVE-10 GAL
BLACK-EYED SUSAN	●	LIVE OAK-100 GAL
ADASSO MAIDEN GRASS	●	YALPON HOLLY-30 GAL
RED TULSA	●	LOBLOLLY PINE-30 GAL
AGAVE	●	LOBLOLLY PINE-45 GAL
SHARP MAX MYRTLE	●	
INDIAN GRASS	●	
BUTTERFLY BIRD	●	
SHARP YALPON HOLLY	●	
BLUE FESCUE GRASS	●	
SHARP COAST THICK GRASS	●	
SWITCH GRASS	●	



ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BOULEVARD, 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

Garret J. Duhon
TBPE NO. F-22671
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

DATE

Scale 1"=100'-0"

KGA DEFOREST DESIGN, LLC
LANDSCAPE ARCHITECTURE
24275 Katy Freeway, Suite 200
Houston, Texas 77050
Phone 281.646.1602

LANDSCAPE PLAN

SHEET 21 OF 21

P:\1610.126 Mabry and Faulkner Tract\006_Sec. 2\dwg\Plan_Sec_Drawings\DETAILS.dwg, 7/26/2023, 10:36 AM, MOUEZAZADA

ELEVATION LAND SOLUTIONS - MONTGOMERY BEND SEC 2 - PROJECT NO. 610.126.006-00