



June 24, 2022

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

Re: One-Year Warranty Inspection
Construction of Hills of Town Creek Section 4 (Dev. No. 2004)
City of Montgomery

Dear Mayor and Council:

A one-year warranty inspection was held on Wednesday, March 22, 2022, at 10:00 AM for the Construction of Hills of Town Creek Section 4.

The following individuals were in attendance during the one-year warranty inspection:

Jonathan White - L Squared Engineering
Sean Donahue – Ward, Getz & Associates, PLLC
Austin Gee - Ward, Getz & Associates, PLLC
Eric Standifer - City of Montgomery
Pancho Salas - City of Montgomery
Beau Roan - Randy Roan Construction

Based on the completion of all checklist items identified at the one-year warranty inspection, we recommend the City officially end the warranty for the project.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

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

Chris Roznovsky, PE
Engineer for the City

CVR/jf

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\MEMO to Council RE Hills of Town creek Sec 4 Warranty Release.docx

Enclosures: Final Punchlist & Exhibits

cc (via email): Mr. Dave McCorquodale – City of Montgomery, Interim City Administrator and Director of Planning & Development
Ms. Nicola Browe – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney
Mr. Mike Muckleroy – City of Montgomery, Director of Public Works
Mr. Jonathan White – L Squared Engineering

1 YEAR WARRANTY INSPECTION

Project: Construction of Hills of Town Creek Section 4
 Engineer: Ward, Getz & Associates, PLLC obo City of Montgomery
 Contractor: Randy Roan Construction Inc.
 Details: Inspection Date & Time: March 22, 2022, 10:00AM

Streets and Paving		Completed
1	All expansion joints need rip-strips removed and joints to be sealed (typ.).	✓
2	Address spalling at expansion joint near lot 31.	✓
3	Replace FH button at lot 5.	✓
4	Concrete washout to be removed from roadway/curb.	✓
5	Follow-up to check status of possible bird baths (entrance & lots 7 & 9).	✓
Sanitary Sewer		Completed
1	Re-seal inside sanitary MH #3.	✓
Water		Completed
1	Lower water meter boxes to match NG (lots 26-28).	✓
2	Blowoff @ lot 9 is inaccessible. Currently encased in sidewalk concrete.	✓
Storm		Completed
1	Remove SWPPP material from inside inlet (lots 20/21).	✓
2	Backfill hole in drainage easement to prevent erosion.	✓
3	Re-grade between sidewalk and curb to allow for drainage between lots 3 & 4. Currently, water is ponding on the sidewalk during a rain event. Sidewalk is .29' higher than the TOC. Sod needs to be lowered to allow for proper drainage.	✓
General		Completed
1	Backfill, grade, and establish vegetation within ROW throughout section. Water is ponding behind back of curb as well as starting to undermine sidewalk.	✓

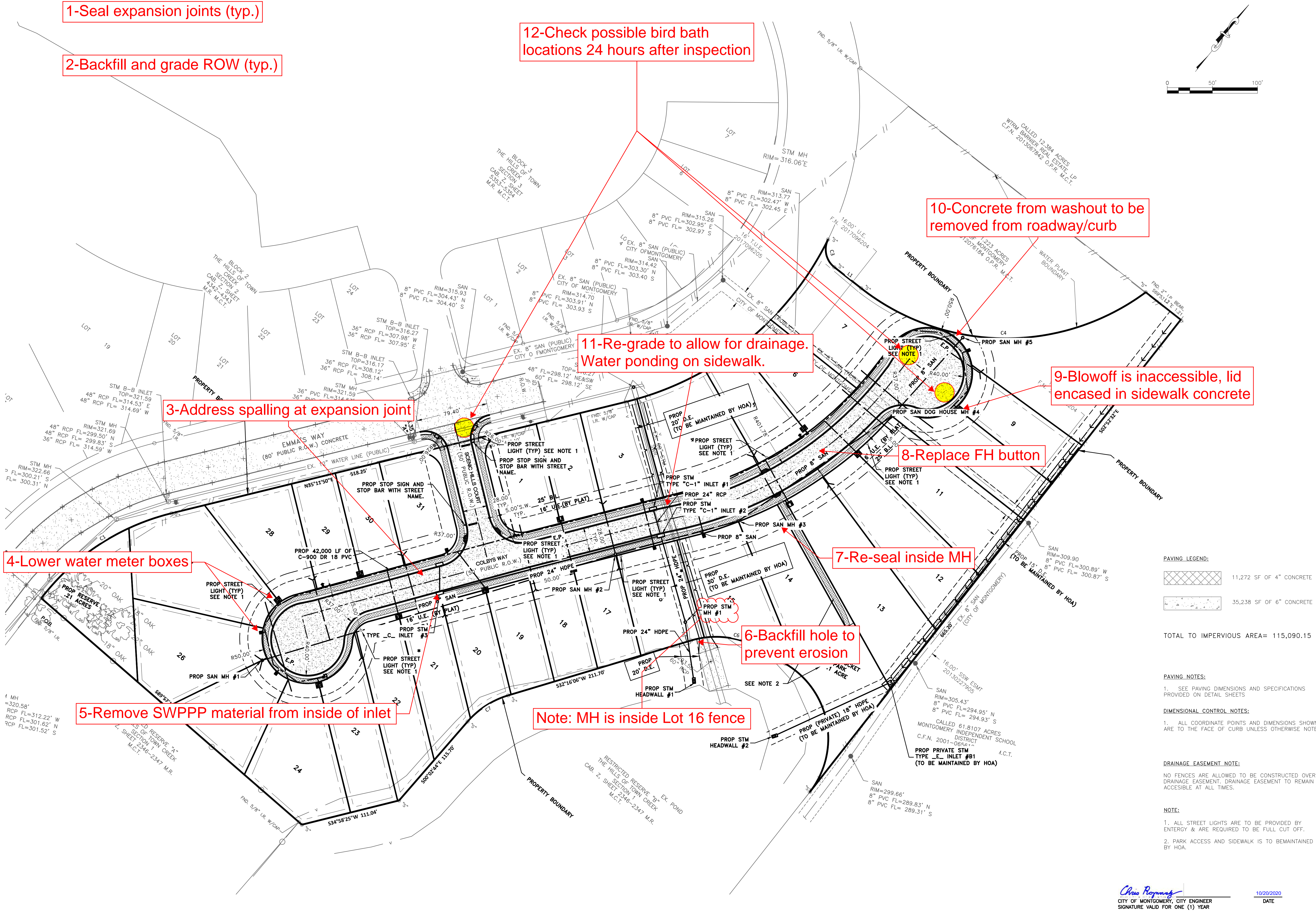
Z:_WGA Woodlands\Construction Admin\JMR - Bid & Contract Templates\5. Construction Admin & Inspections\B. Inspections\Final Punch List - Template.xlsx

All punchlist items have been completed and verified.

06/20/2022

Sean Donahue, PE
 Construction Manager

S:\ENGINEERING PROJECTS\10600 - HILLS OF TOWN CREEK SECTION 4\03 CAD\DESIGN SET\04 OVERALL SITE PLAN.DWG Sep. 15, 2020-3:59 PM



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
21123 EVA STREET #200
MONTGOMERY, TEXAS 77156
OFFICE: 936-647-0420

CLIENT INFORMATION
CHEATHAM MANAGEMENT, LLC
CHIRS CHEATHAM
PO BOX 234
MONTGOMERY, TX 77356
PROJECT ADDRESS
EMMA'S WAY
MONTGOMERY TEXAS

HILLS OF TOWN CREEK SECTION 4 OVERALL SITE PLAN AND PAVING PLAN

PAVING LEGEND:

	11,272 SF OF 4" CONCRETE
	35,238 SF OF 6" CONCRETE

TOTAL TO IMPERVIOUS AREA= 115,090.15

PAVING NOTES:
1. SEE PAVING DIMENSIONS AND SPECIFICATIONS PROVIDED ON DETAIL SHEETS

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

DRAINAGE EASEMENT NOTE:
NO FENCES ARE ALLOWED TO BE CONSTRUCTED OVER DRAINAGE EASEMENT. DRAINAGE EASEMENT TO REMAIN ACCESSIBLE AT ALL TIMES.

NOTE:
1. ALL STREET LIGHTS ARE TO BE PROVIDED BY ENTERGY & ARE REQUIRED TO BE FULL CUT OFF.
2. PARK ACCESS AND SIDEWALK IS TO BE MAINTAINED BY HOA.

DRAWING ISSUE

#	DATE	BY	* COMMENT
1	09/15/20	JTW	FOR PERMIT

DRAWING INFORMATION

PROJECT	10600	TDLR	**
DRAWN	MCV	CHECKED	JTW
SCALE	1" = 50' (24x36)		4
	1" = 100' (11x17)		

10/20/2020
DATE

09/15/2020

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

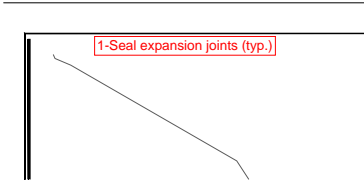
10/20/2020
DATE

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

1 Year Warranty Punch List - Hills of TC Sec 4.pdf Markup Summary

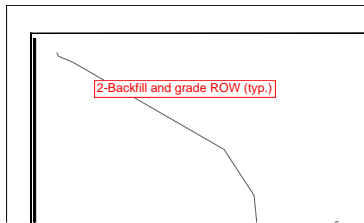
1-Seal expansion joints (typ.) (1)

1-Seal expansion joints (typ.)



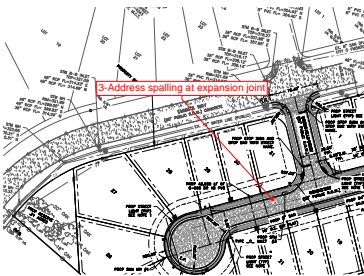
2-Backfill and grade ROW (typ.) (1)

2-Backfill and grade ROW (typ.)



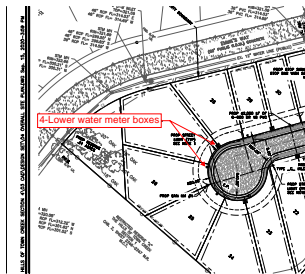
3-Address spalling at expansion joint (1)

3-Address spalling at expansion joint

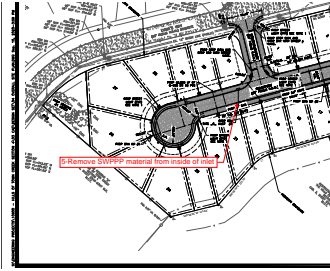


4-Lower water meter boxes (1)

4-Lower water meter boxes



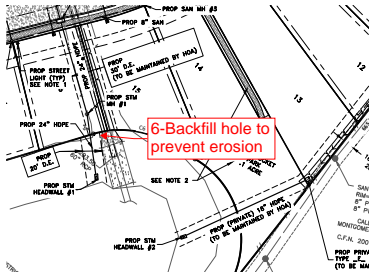
5-Remove SWPPP material from inside of inlet (1)



5-Remove SWPPP material from inside of inlet



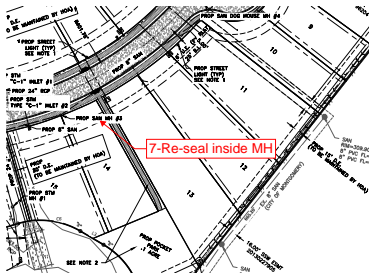
6-Backfill hole to prevent erosion (1)



6-Backfill hole to prevent erosion



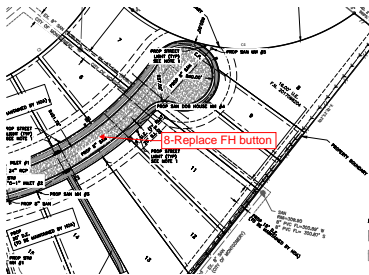
7-Re-seal inside MH (1)



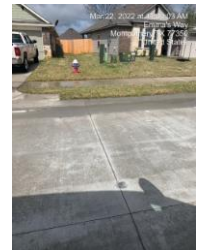
7-Re-seal inside MH



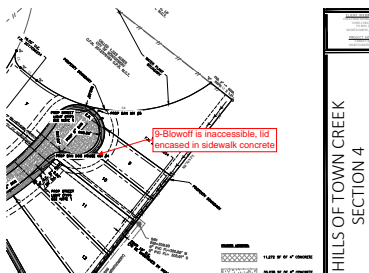
8-Replace FH button (1)



8-Replace FH button



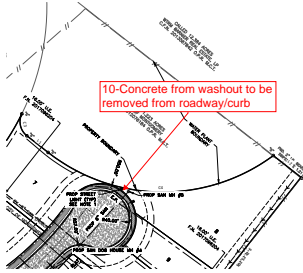
9-Blowoff is inaccessible, lid encased in sidewalk concrete (1)



9-Blowoff is inaccessible, lid encased in sidewalk concrete



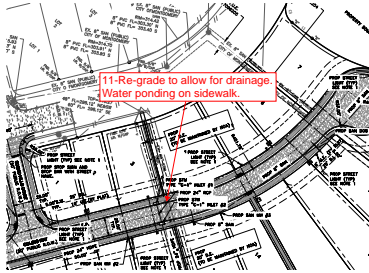
10-Concrete from washout to be removed from roadway/curb (1)



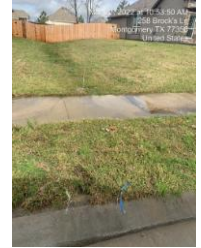
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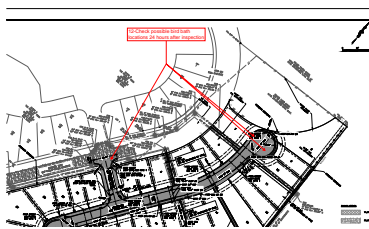
11-Re-grade to allow for drainage. Water ponding on sidewalk. (1)



11-Re-grade to allow for drainage. Water ponding on sidewalk.



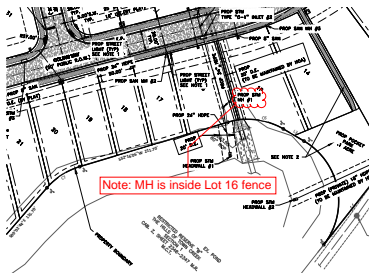
12-Check possible bird bath locations 24 hours after inspection (1)



12-Check possible bird bath locations 24 hours after inspection



Note: MH is inside Lot 16 fence (1)



Note: MH is inside Lot 16 fence