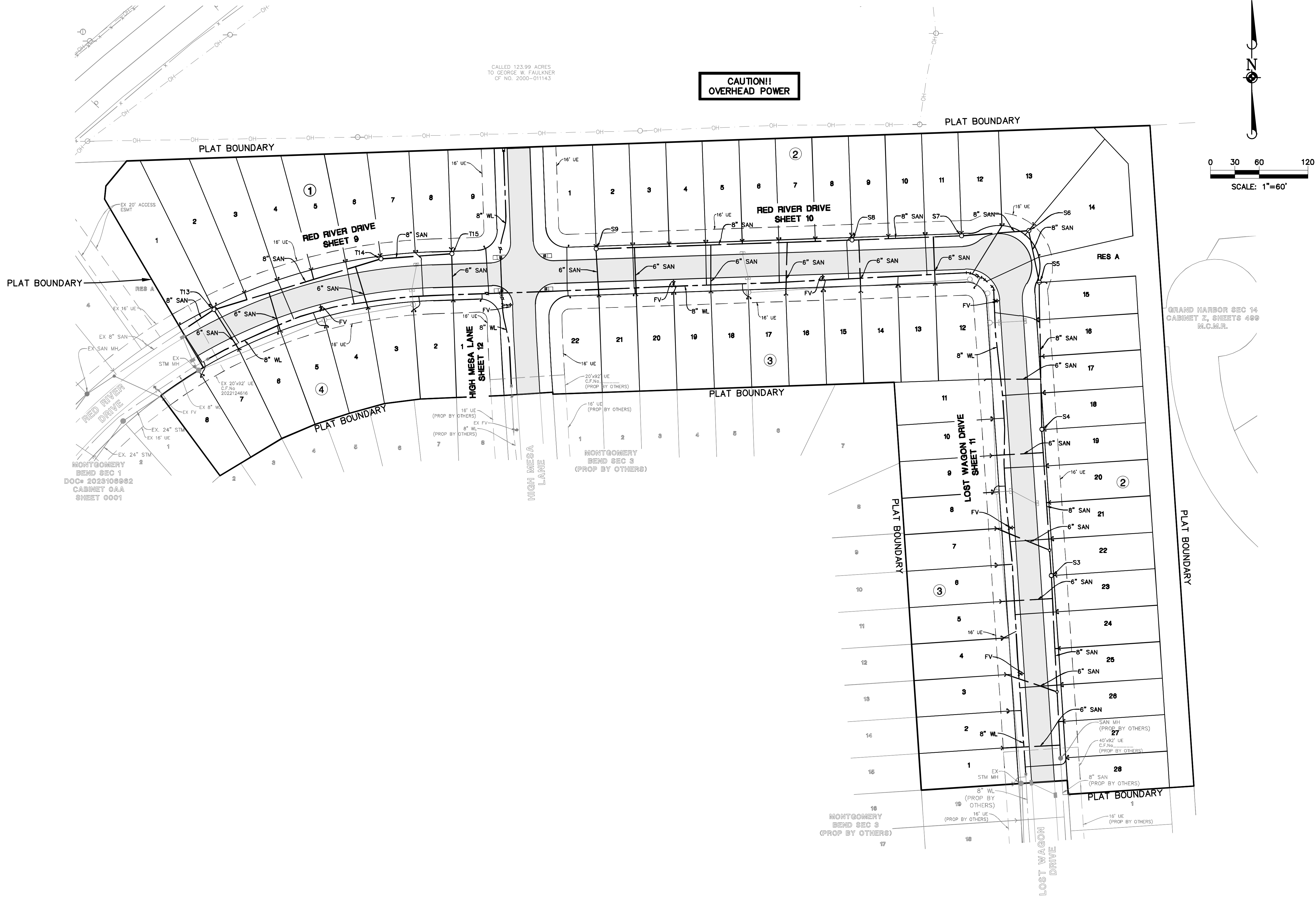


22x34

p:\610126 maby and faulkner trac\008 sec 4.dwg - plan set drawings\WATER & SANITARY LAYOUT.dwg_5/13/2024 8:09 AM MOJEZADA

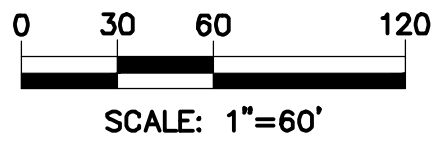




ELEVATION

land solutions

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



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 HGCSDB 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 UNSHADED ZONE "X". DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.

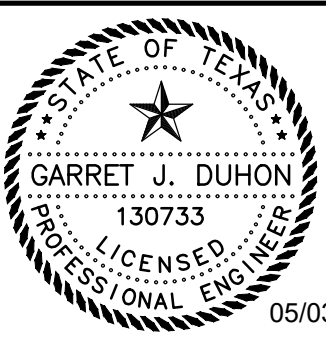
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DATE	REVISION	APP.
6/18/25	NEW CITY SIGNATURE BLOCK	AG

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

Garret J. Duhon

TBPE NO. F-22671




05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK	
<i>Chris Rymasz</i>	5-29-24
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR	DATE

WATER & SANITARY LAYOUT

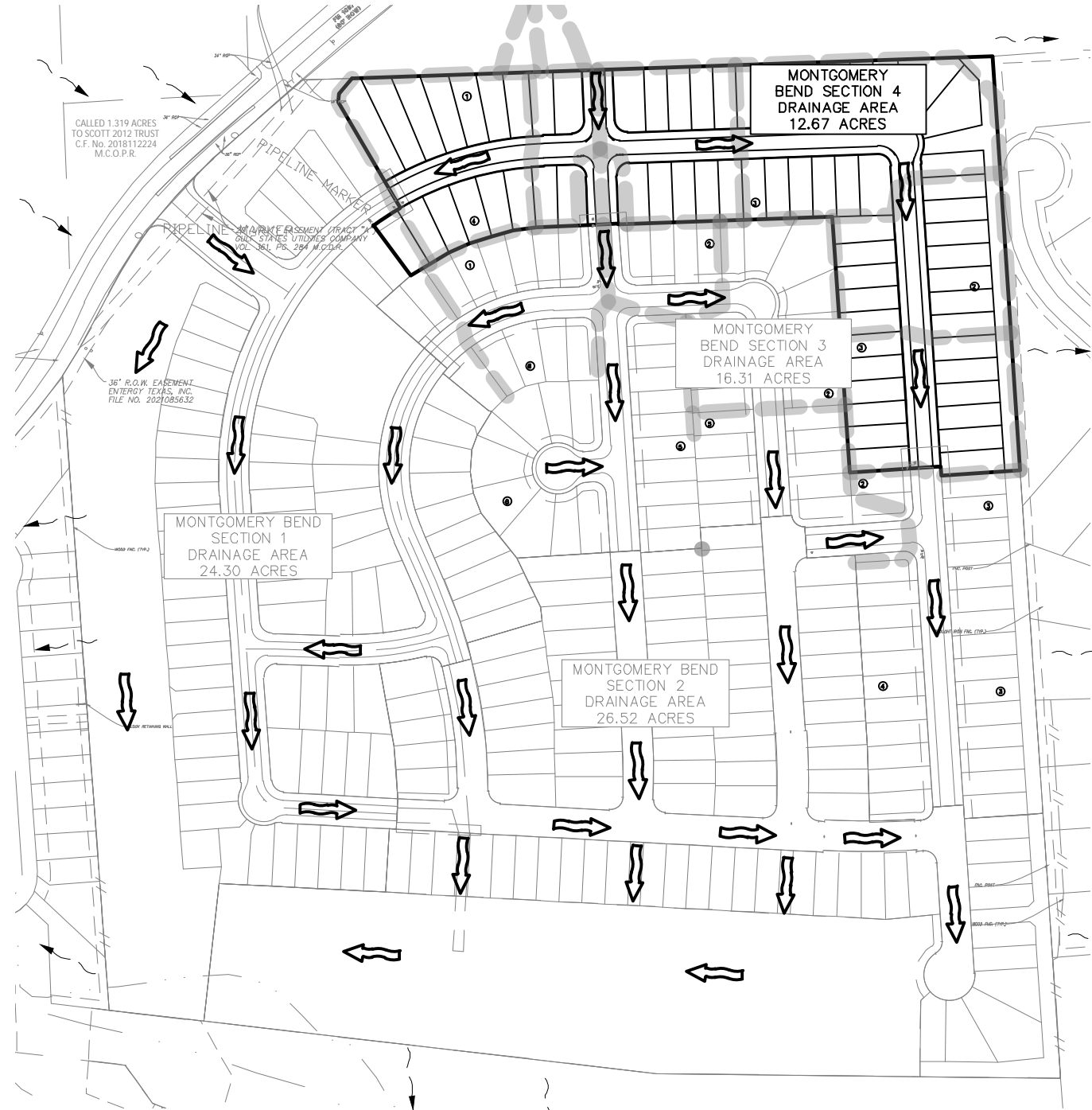
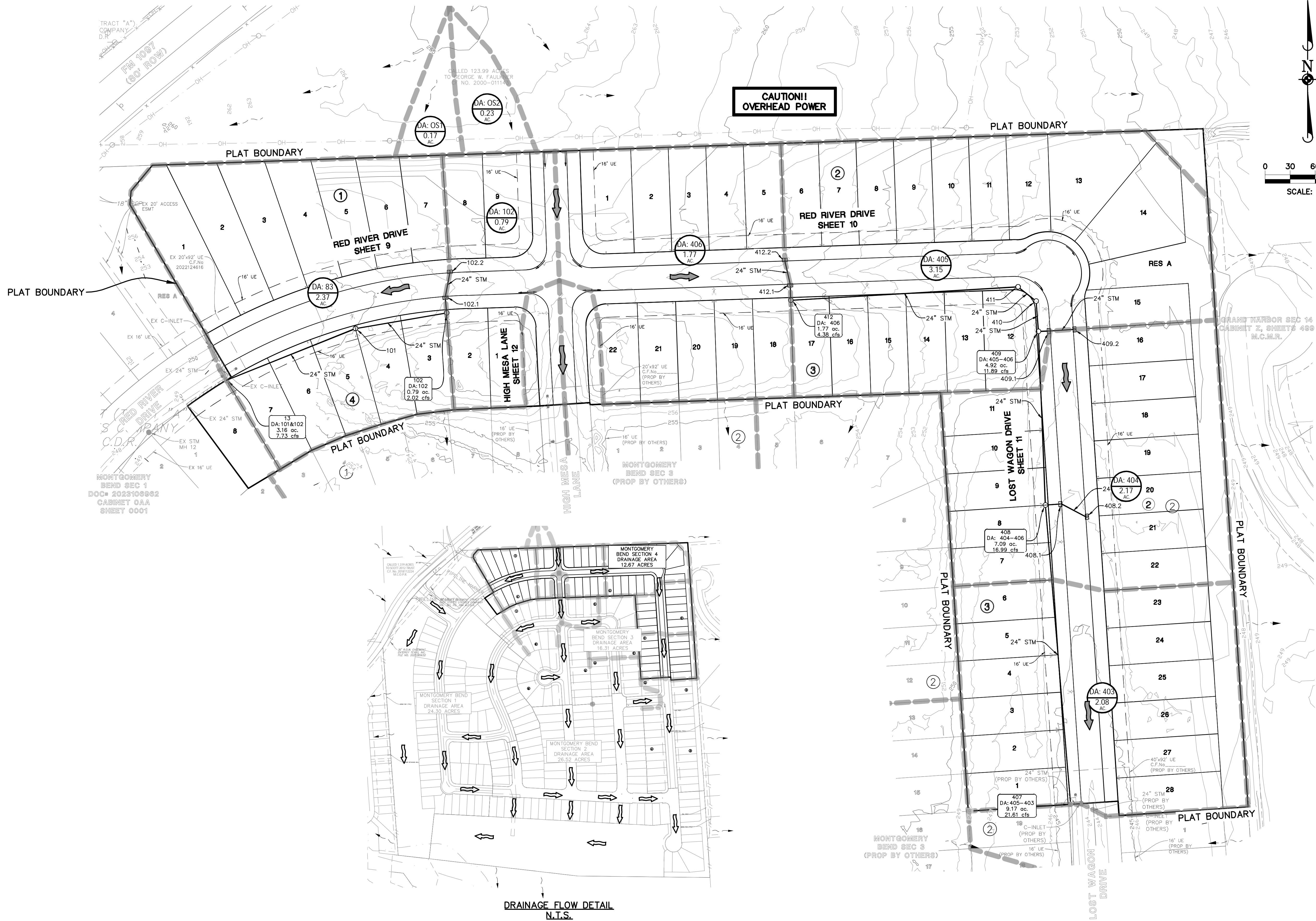
SHEET 3 OF 19

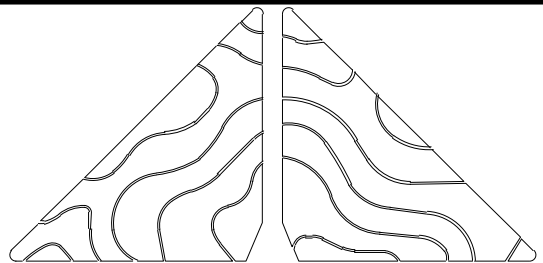


CITY OF MONTGOMERY CITY ENGINEER
SIGNATURE VALID FOR ONE (1) YEAR

DATE

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

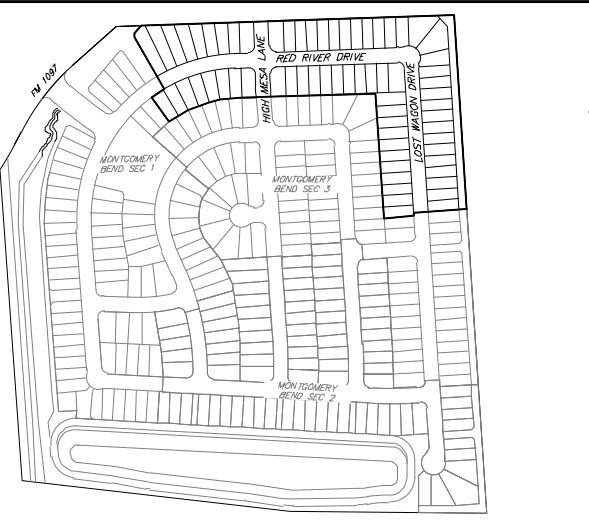




ELEVATION

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



KEY MAP

LEGEND

- INLET (DA:1 5.55 ac) → DRAINAGE AREA NUMBER
- STORM SEWER (DA:xx-yy 5.55 ac, 9.99 cfs) → DRAINAGE AREA IN ACRES
- → 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 HGCD 81, PID NO.
A6405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.45392" NORTH
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ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

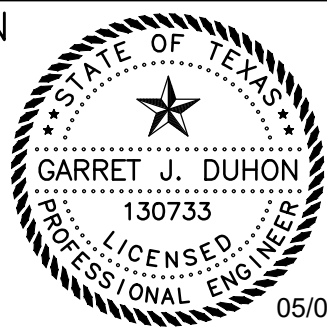
FLOODPLAIN INFORMATION:
ACCORDING TO MAP Nos. 48339C0200G OF THE FEDERAL
EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE
MAPS FOR MONTGOMERY COUNTY, DATED AUGUST 18, 2014,
THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE "X",
DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR
FLOOD PLAIN.

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.
6/18/25	NEW CITY SIGNATURE BLOCK	AG

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

TBPE NO. F-22671



05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

Chris Poyman 5-29-24

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

DATE

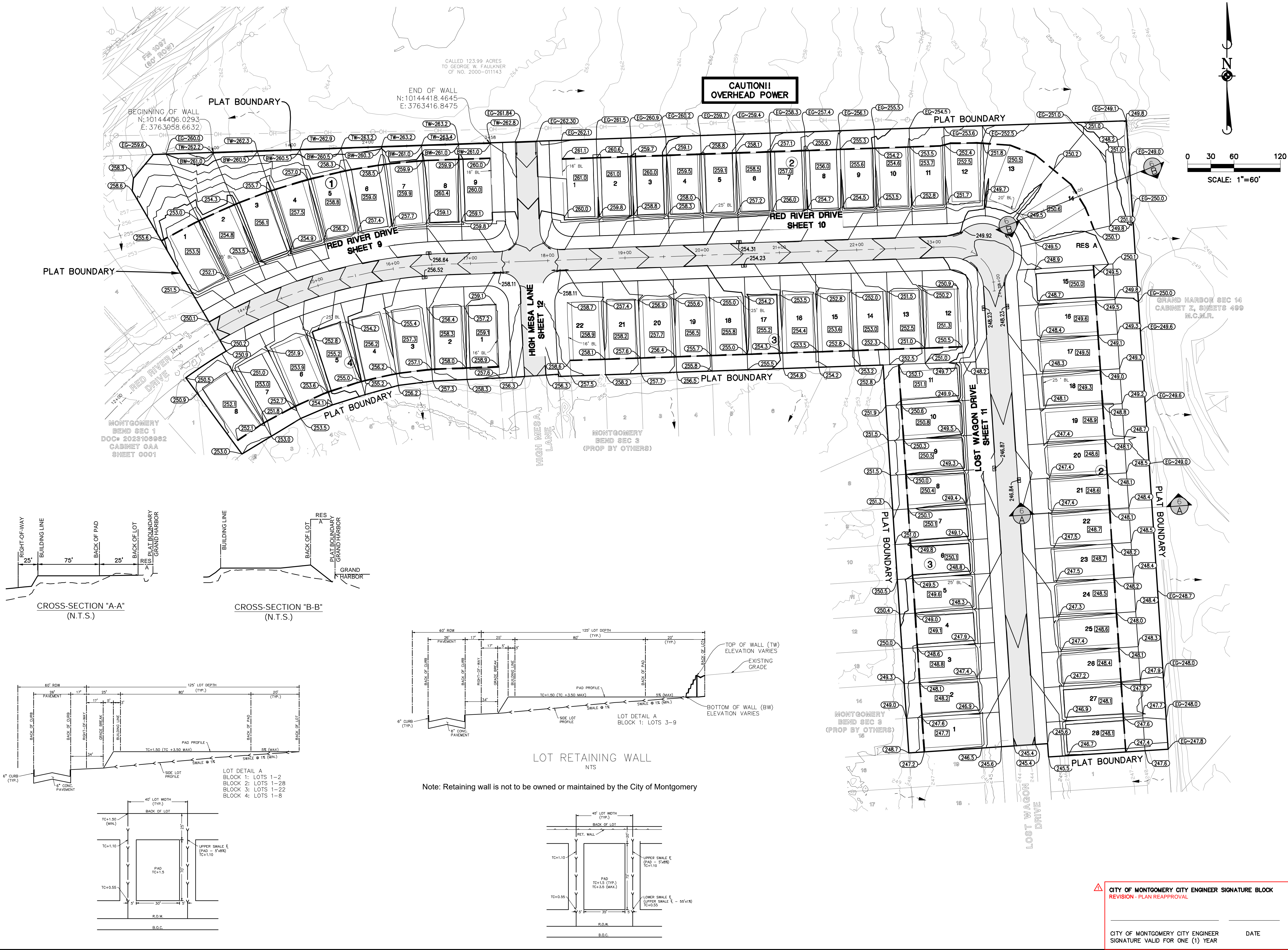
DRAINAGE LAYOUT

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

REVISION - PLAN REAPPROVAL

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

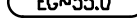





DATE



ELEVATION
land solutions

7909 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200

LEGEND

	MATCH EXISTING GROUND ELEV.
	LOT GRADE ELEVATION
	TOP OF CURB ELEVATION
	PROPOSED GRADE BREAK
	OFFSITE DRAINAGE FLOW
	PAD ELEVATION

BENCHMARK:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL
GEODETIC SURVEY MONUMENT DESIGNATION HGCS0 81, PID No.
16AR405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
LATITUDE : 30° 21' 12.5392" NORTH
LONGITUDE : 095° 34' 45.02514" WEST
ORIGHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD83

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"
WHICH ARE 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
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OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE
OBSTACLES. THIS FLOOD STATEMENT SHALL NOT
CREATE LIABILITY ON THE PART OF THE SURVEYOR.


[illegible]

GARRET J. DUHON
9708 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

Garret D

7856 NO. 5 20274

05/03/2024

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. The center of the seal features a five-pointed star. Below the star, the name "GARRET J. DUHON" is printed, followed by the license number "130733" and the word "LICENSED". The seal is stamped over the bottom right portion of the business card.

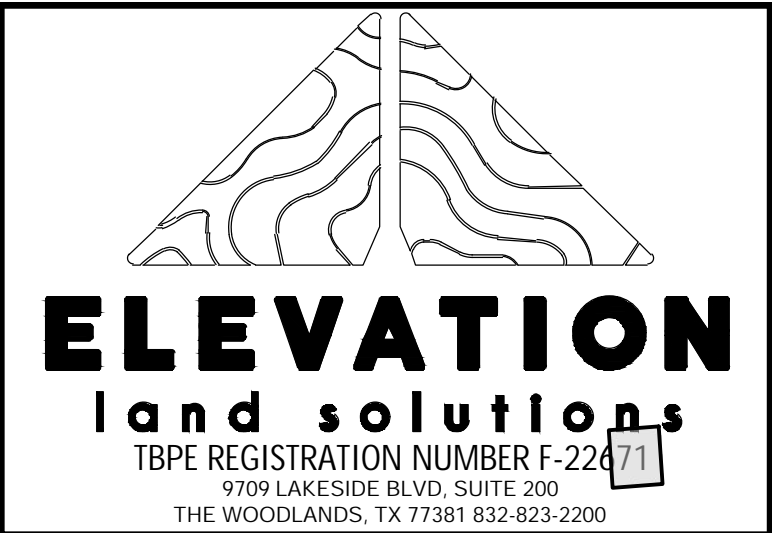
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

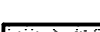





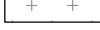
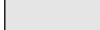
Chris Rognasz 5-29-24

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

DATE

LOT GRADING LAYOUT
SHEET 6 OF 19



	TEMPORARY REINFORCED FILTER FABRIC FENCE (PERIMETER EROSION BARRIER)
	STABILIZED CONSTRUCTION ACCESS (LOCATION TO BE DETERMINED BY CONTRACTOR)
	CONCRETE TRUCK WASHOUT AREA
	TEMPORARY STORM STRUCTURE PROTECTION
	OVERLAND DRAINAGE FLOW
	HYDROMULCH
	BROADCAST SEEDING
	TEMP. CURB REINFORCED FILTER FABRIC FENCE

BENCHMARK:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL
GEODETIC SURVEY MONUMENT DESIGNATION HGCSO 81, PID No.
AJ6405
HAS BEEN 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. 48339CQ02002 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"
OF SPECIAL AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR
FLOOD PLAIN.

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[illegible]

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

Garret D
TRPE NO. E-22671

130733
LICENSED
PROFESSIONAL ENGINEER
05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

Chris Roznowski 5-29-24

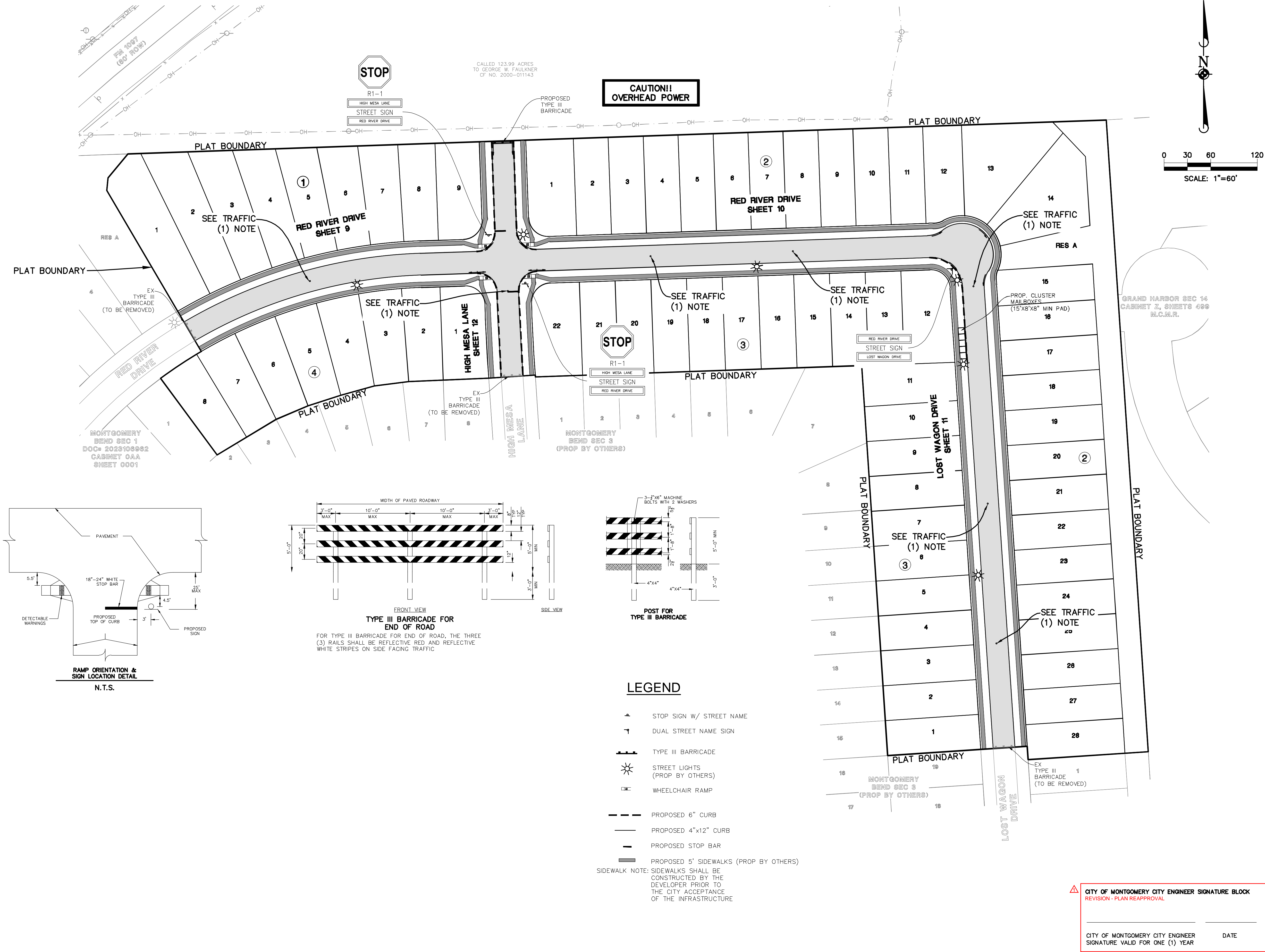
CITY OF MONTGOMERY CITY ENGINEER DATE
SIGNATURE VALID FOR ONE (1) YEAR

STORM WATER POLLUTION PREVENTION PLAN LAYOUT

SHEET 7 OF 19

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK
 REVISION - PLAN REAPPROVAL

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

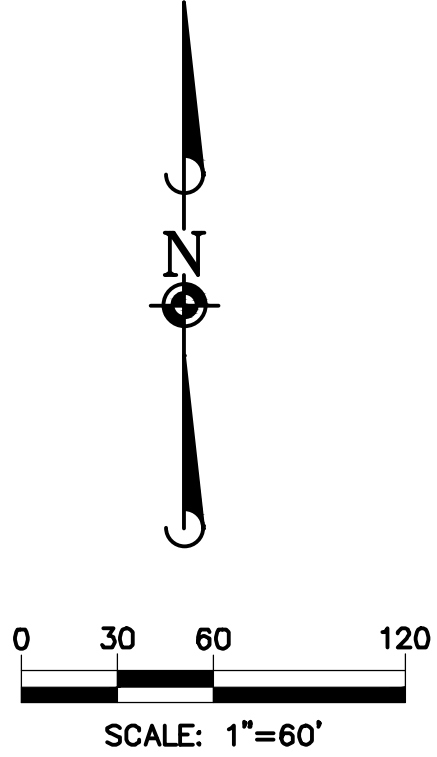




ELEVATION

land solutions

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



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

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

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

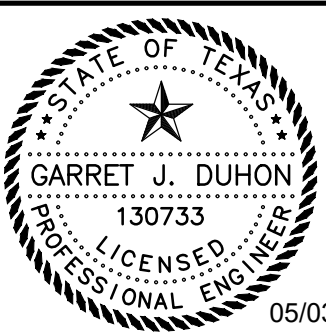
BENCHMARK:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCD 81, PID No. A6405
HAVING PUBLISHED INFORMATION AS FOLLOWS:
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LONGITUDE : 095° 34' 45.02514" WEST
ORTHO HEIGHT : 212.4 FT. (64.74 METERS)
HORIZONTAL DATUM : NAD83 (2011)
VERTICAL DATUM : NAVD88

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

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DATE	REVISION	APP.
6/18/25	NEW CITY SIGNATURE BLOCK	AG

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



TBPE NO. F-22671
05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

Chris Royman 5-29-24

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

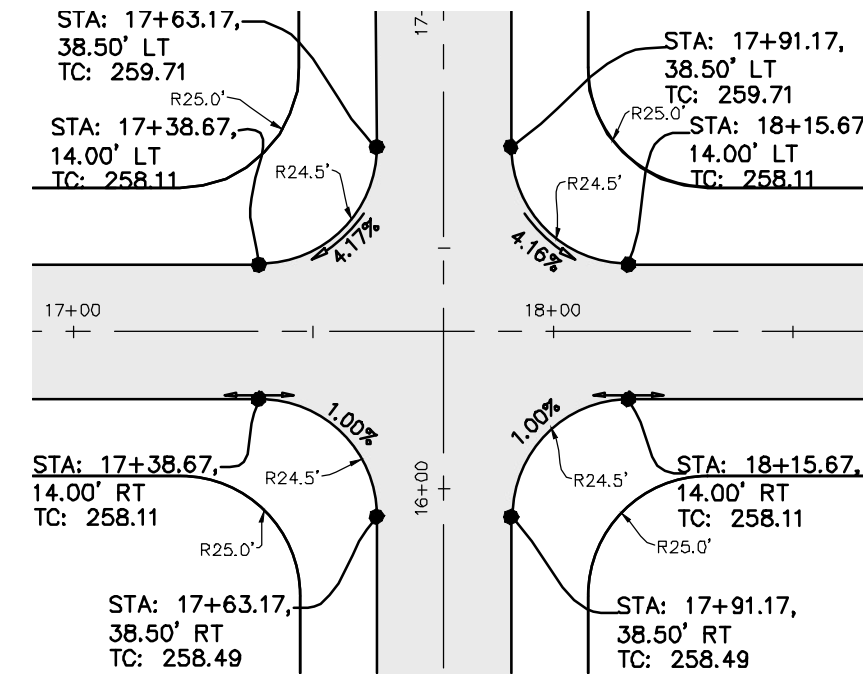
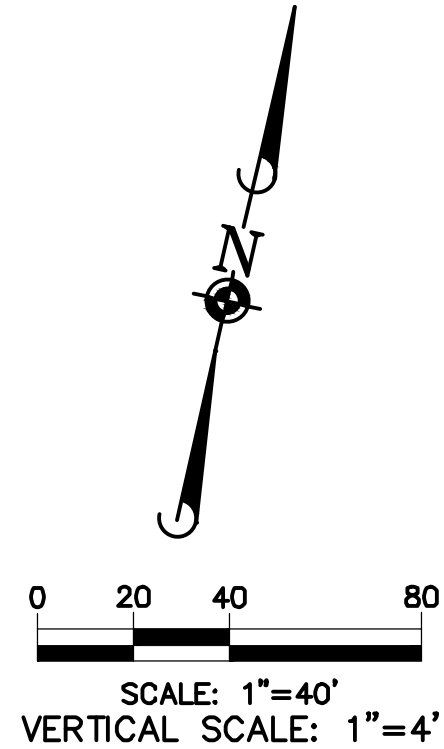
TRAFFIC SIGNAGE & PAVEMENT MARKINGS LAYOUT

SHEET 8 OF 19

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK
REVISION - PLAN REAPPROVAL

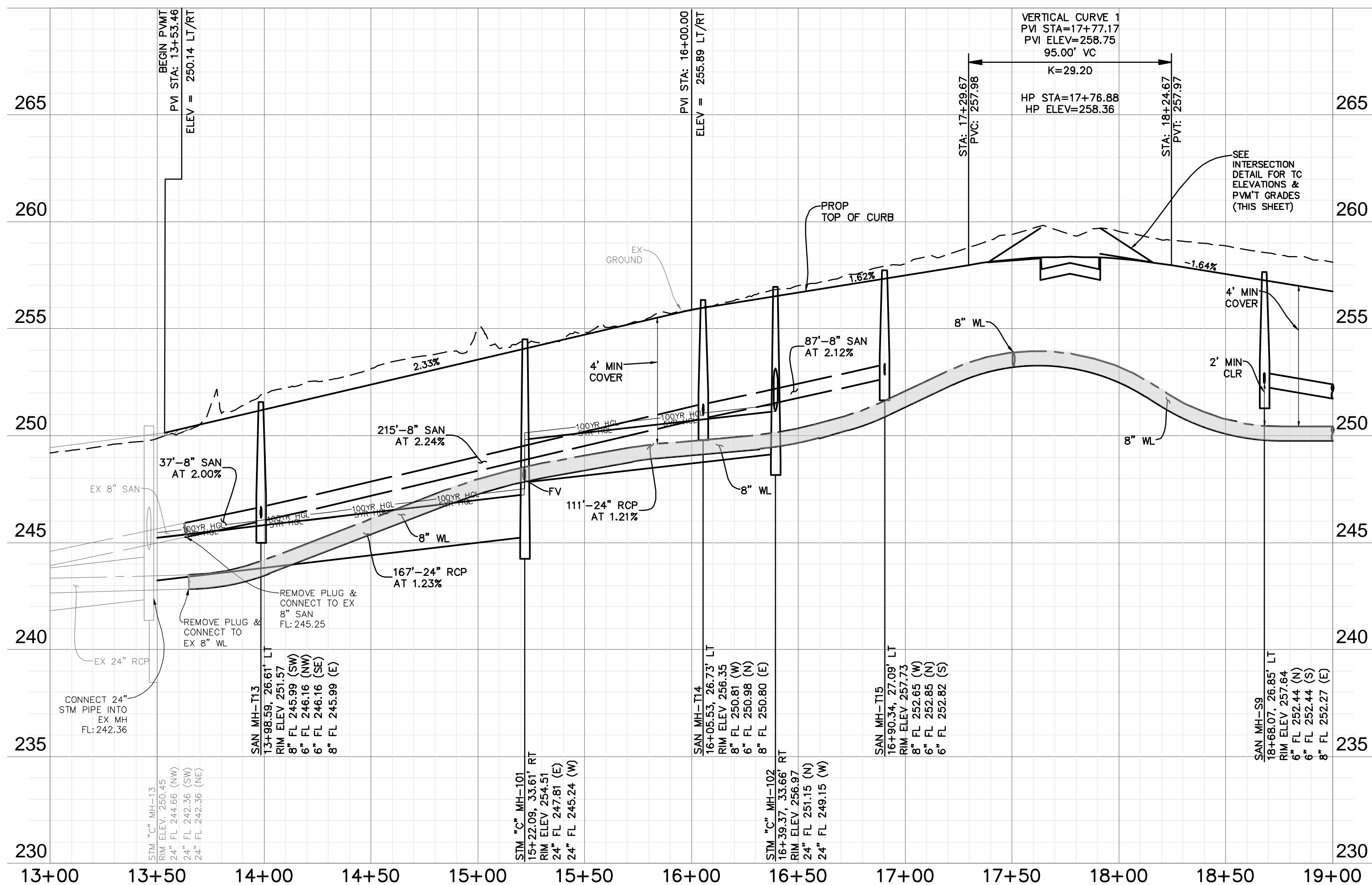
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR DATE

- LEGEND**
- STOP SIGN W/ STREET NAME
 - DUAL STREET NAME SIGN
 - TYPE III BARRICADE
 - STREET LIGHTS (PROP BY OTHERS)
 - WHEELCHAIR RAMP
 - PROPOSED 6" CURB
 - PROPOSED 4"x12" CURB
 - PROPOSED STOP BAR
 - PROPOSED 5' SIDEWALKS (PROP BY OTHERS)
- SIDEWALK NOTE: SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER PRIOR TO THE CITY ACCEPTANCE OF THE INFRASTRUCTURE




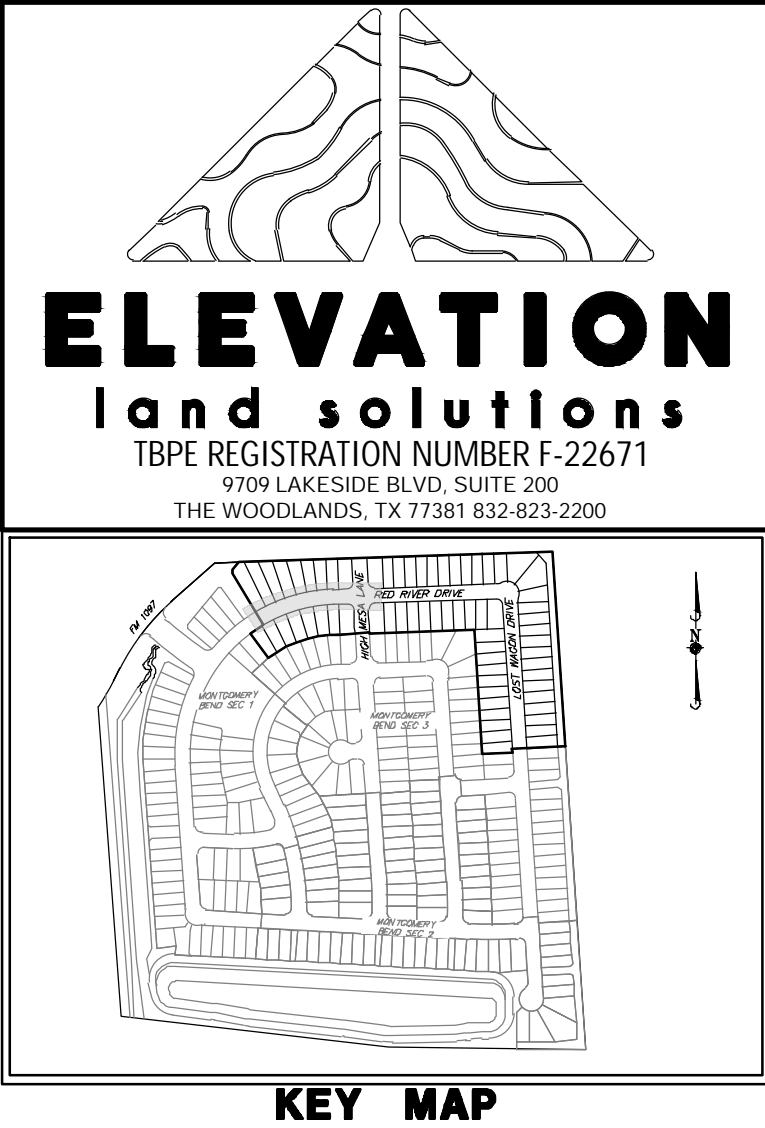
RED RIVER DRIVE &
HIGH MESA LANE
INTERSECTION DETAIL

SCALE: 1"=40'



Station	Elevation	Grade Percent (%)	Location
17+26.88	257.56'		PCI
17+36.88	257.71'	1.46%	
17+46.88	257.82'	1.13%	
17+56.88	257.90'	0.80%	
17+66.88	257.95'	0.48%	
17+76.88	257.96'	0.15%	Crest
17+86.88	257.95'	-0.05%	
17+96.88	257.90'	-0.17%	
18+06.88	257.81'	-0.50%	
18+16.88	257.70'	-0.83%	
18+24.67	257.97'	-1.29%	P/V

	CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK	
	REVISION - PLAN REAPPROVAL	
_____	_____	_____
CITY OF MONTGOMERY CITY ENGINEER		DATE
SIGNATURE VALID FOR ONE (1) YEAR		



WATER LINE—SANITARY SEWER
CROSSING NOTE:

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

FILL NOTES:

- 1) EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES SHALL BE FILLED AS SHOWN WITH MATERIAL FROM EXISTING ADJACENT SPOIL BANKS IN MAXIMUM 8" LOOSE LIFT. MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% PROCTOR DENSITY AS PER AASHTO TEST METHOD T-99.
- 2) EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES UNDER PROPOSED CONCRETE PAVED SURFACE SHALL BE CLEARED, 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
GEODESIC SURVEY MONUMENT DESIGNATION HGCSD 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. 48339C2000G 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
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	DATE	REVISION	APP.
A	6/18/25	NEW CITY SIGNATURE BLOCK	AG

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

Garret D

TRPF NO. F-22671

05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

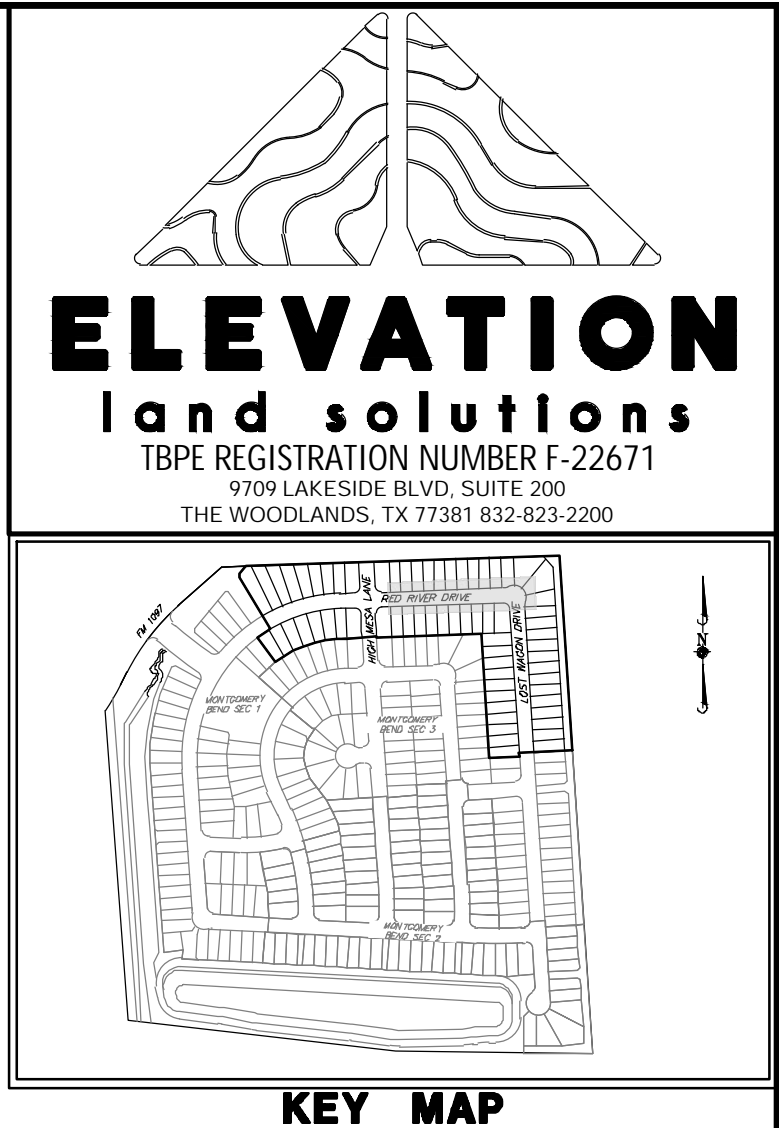
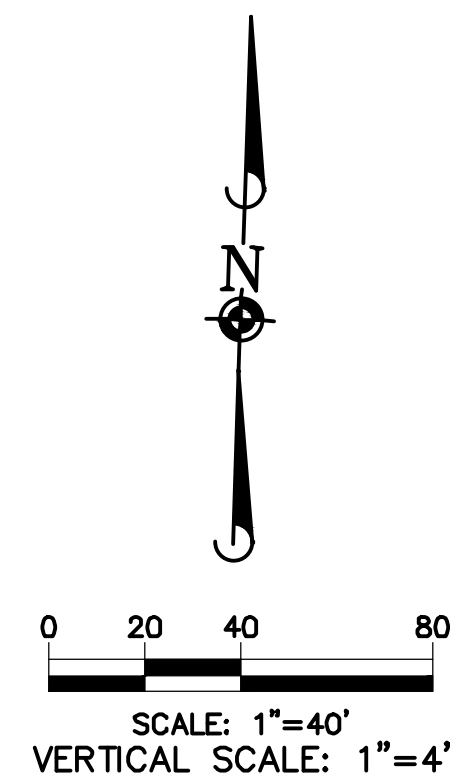
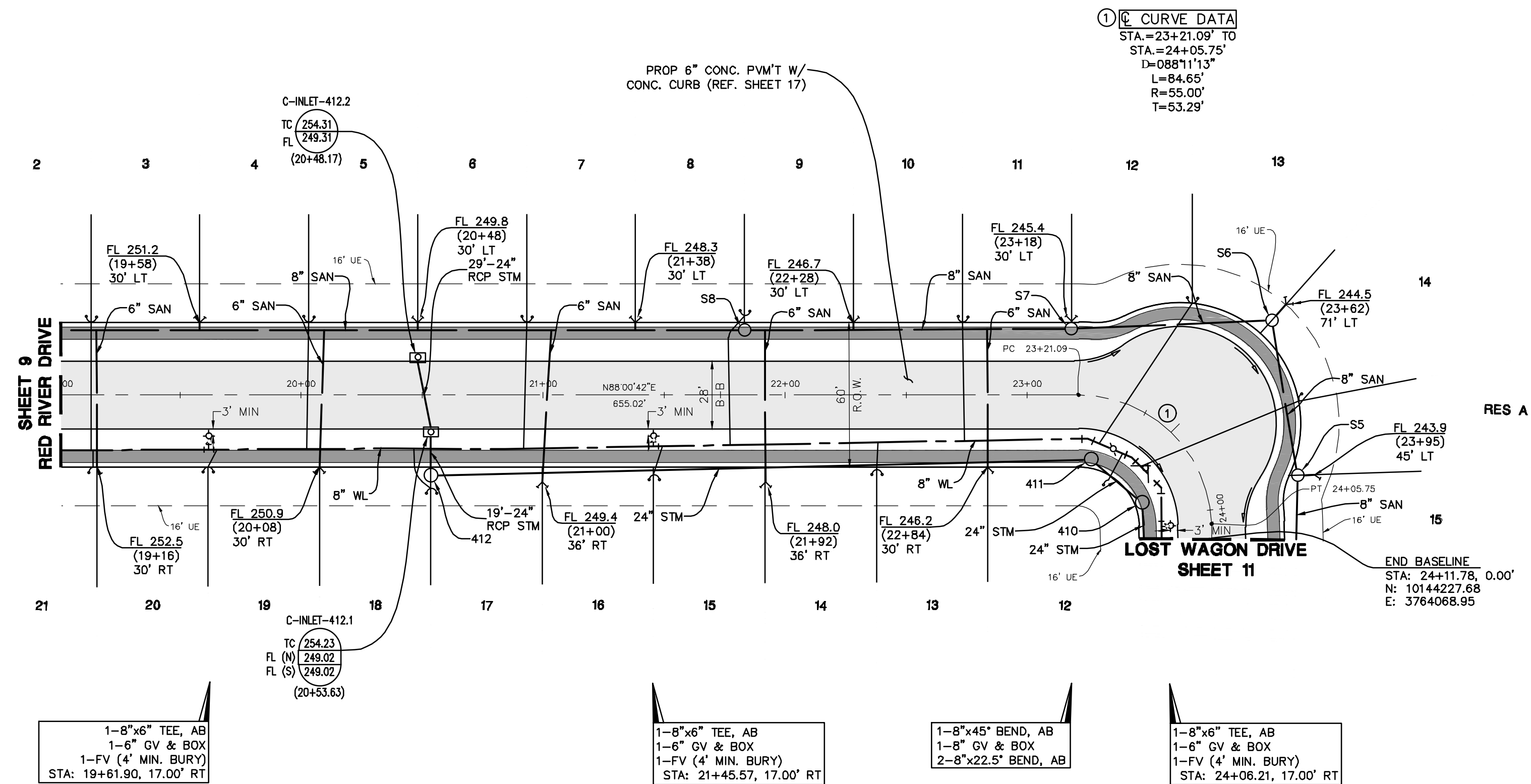
Chris Reynolds 5-29-24

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

DATE

RED RIVER DRIVE
(STA 13+00 TO 19+00)

SHEET 9 OF 19



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

BENCHMARK:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL
GEODETIC SURVEY MONUMENT DESIGNATION HGCSD 81, PJD No.
A46405
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.


[illegible]

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

Garret D

TPBE NO. F-22671

05/03/2024

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by a star. The inner circle contains the name "GARRET J. DUHON", the license number "130733", and the word "LICENSED" above it. The seal is stamped in black ink.

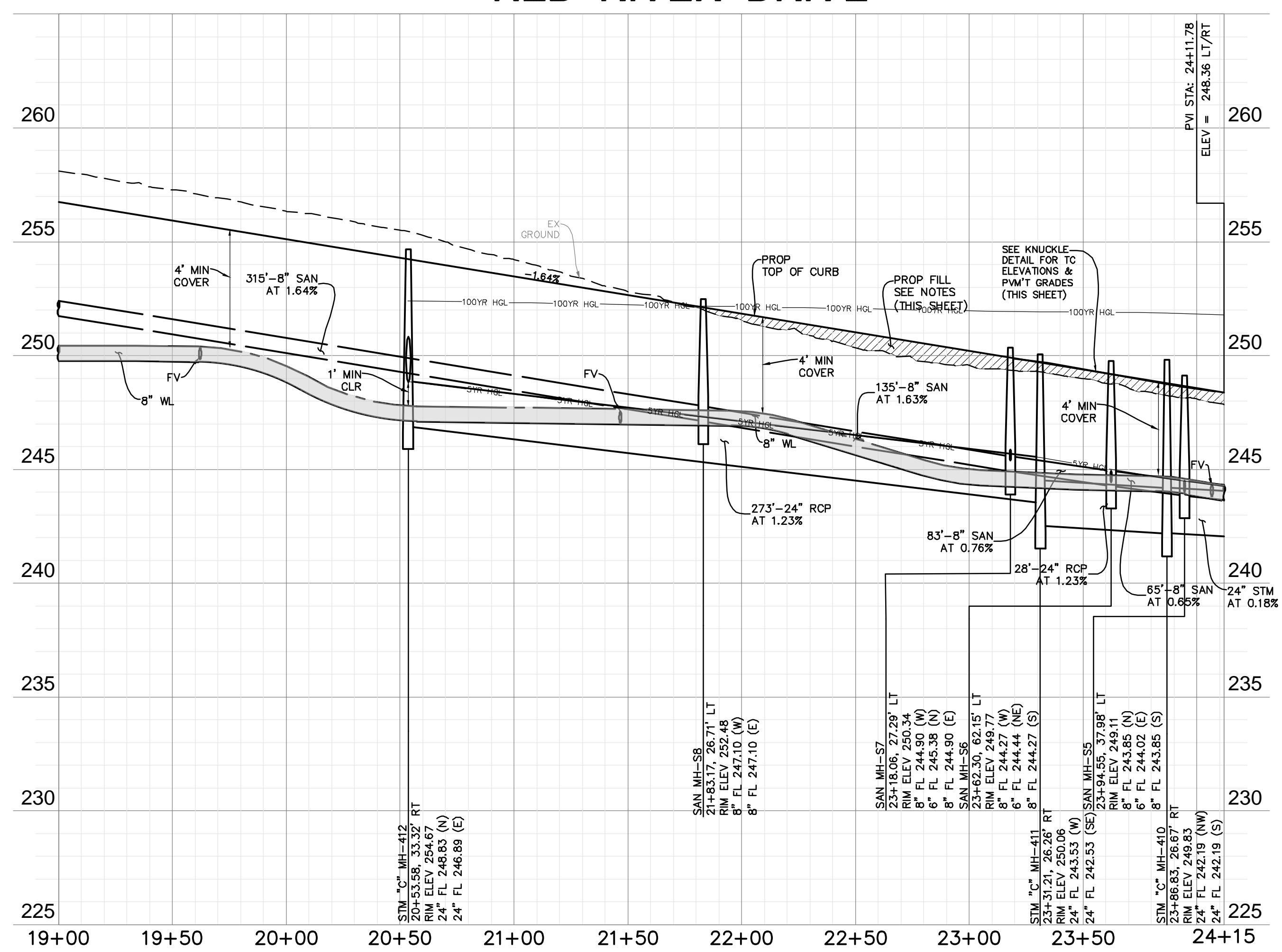
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

Chris Poyman 5-29-24


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

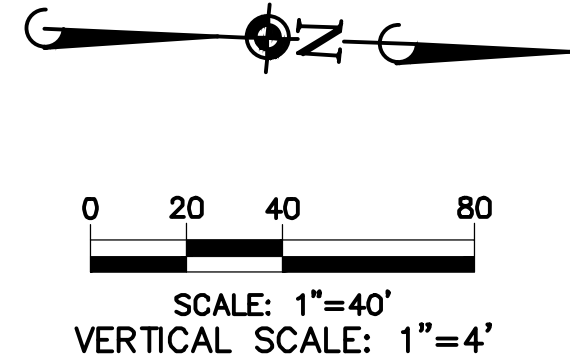
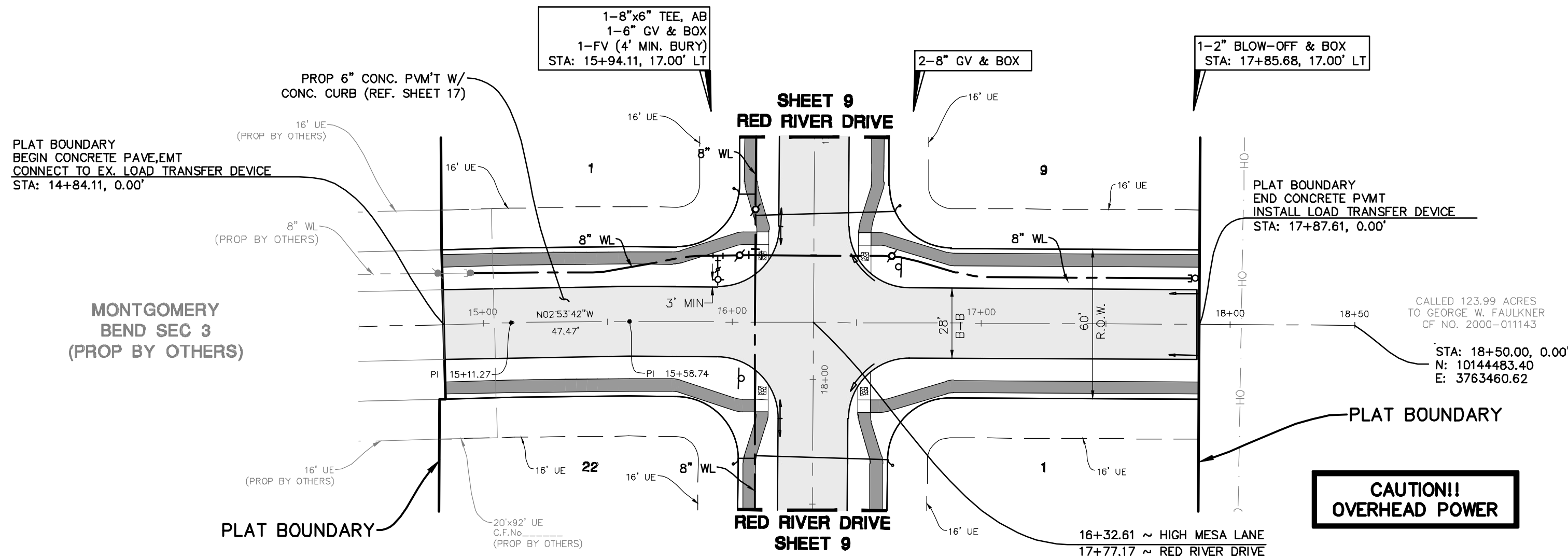
DATE

RED RIVER DRIVE (STA 19+00 TO 24+15)
SHEET 10 OF 19



KNUCKLE DETAIL
 SCALE: 1"=40'

	CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK REVISION - PLAN REAPPROVAL	
	_____ CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR	_____ DATE



ELEVATION

land solutions

TBPE REGISTRATION NUMBER F-22671

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

KEY MAP

WATER LINE-SANITARY SEWER CROSSING NOTE:

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

- 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:
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FLOODPLAIN INFORMATION:

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DATE	REVISION	APP.
6/18/25	NEW CITY SIGNATURE BLOCK	AG

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

TBPE NO. F-22671

05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

Chris Reynolds 5-29-24

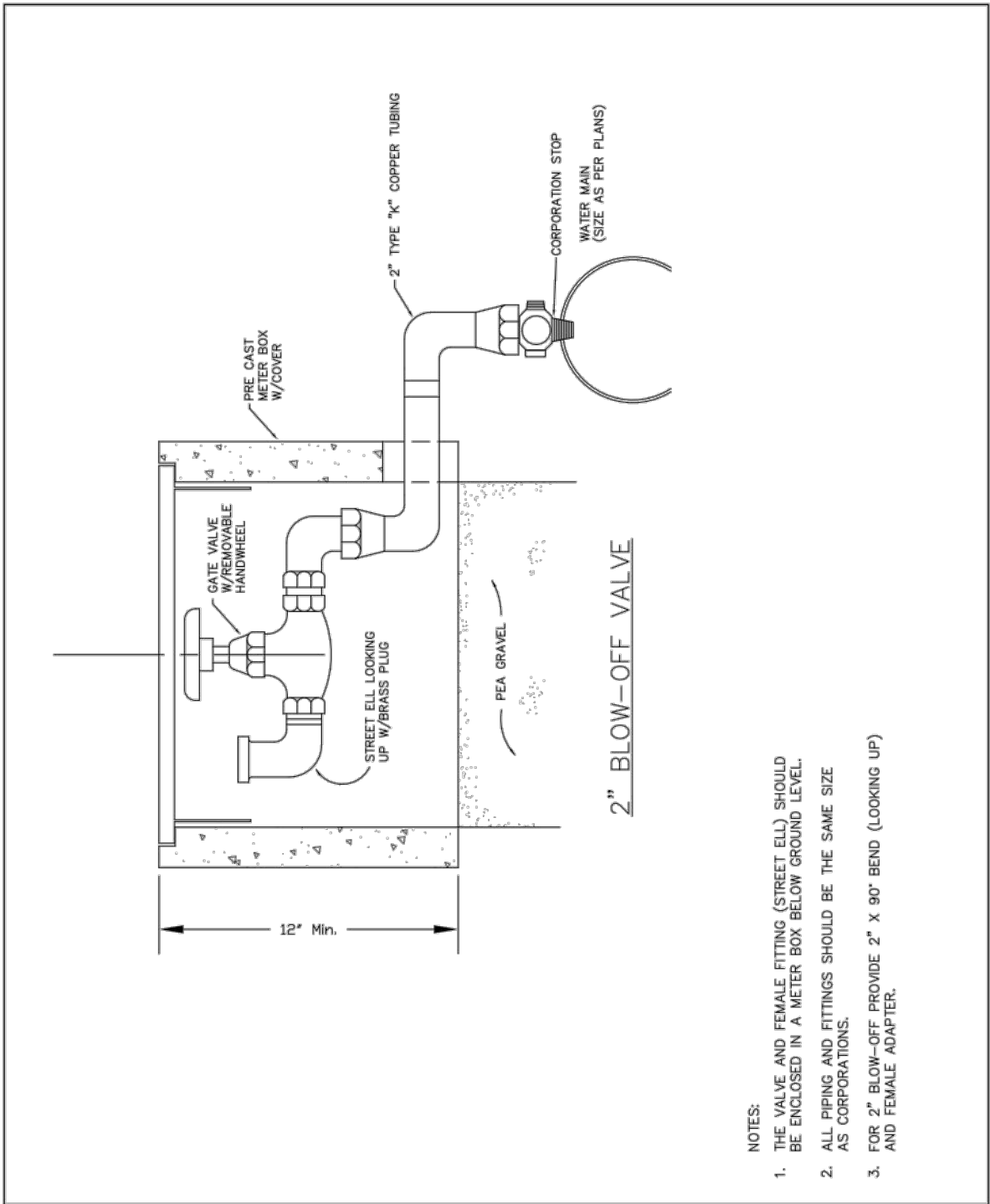
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR DATE

HIGH MESA LANE

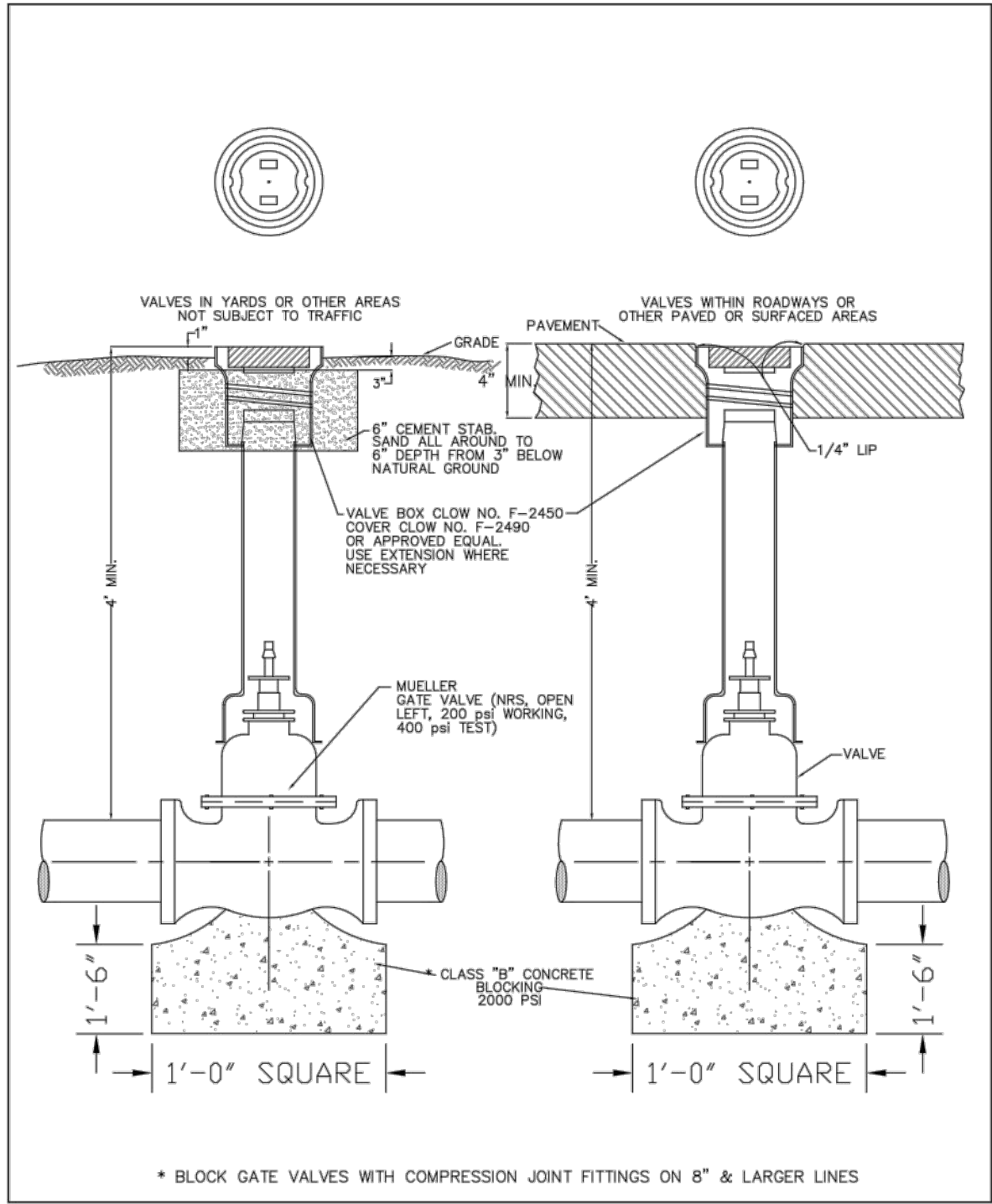
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REVISION - PLAN REAPPROVAL

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

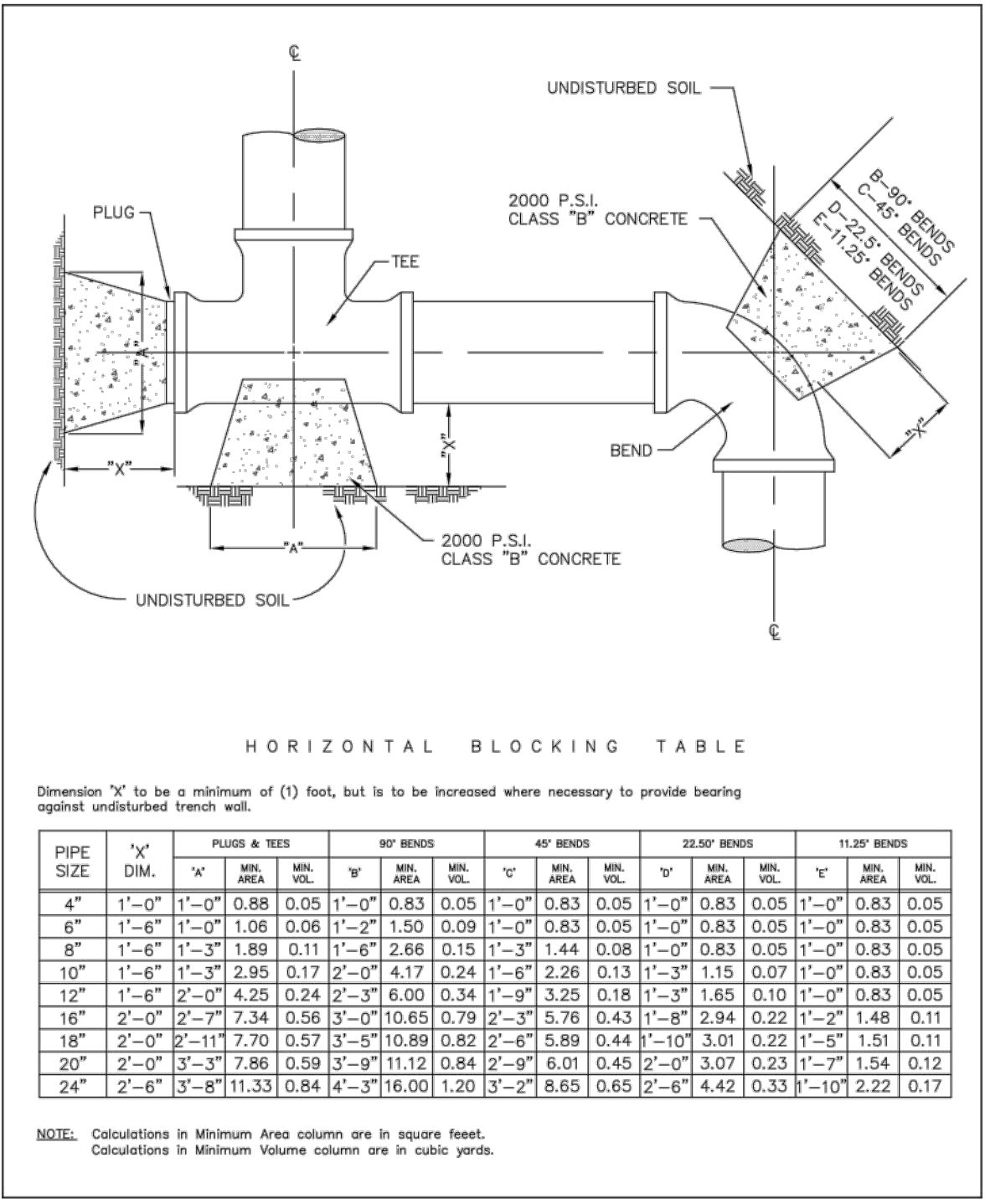
DATE



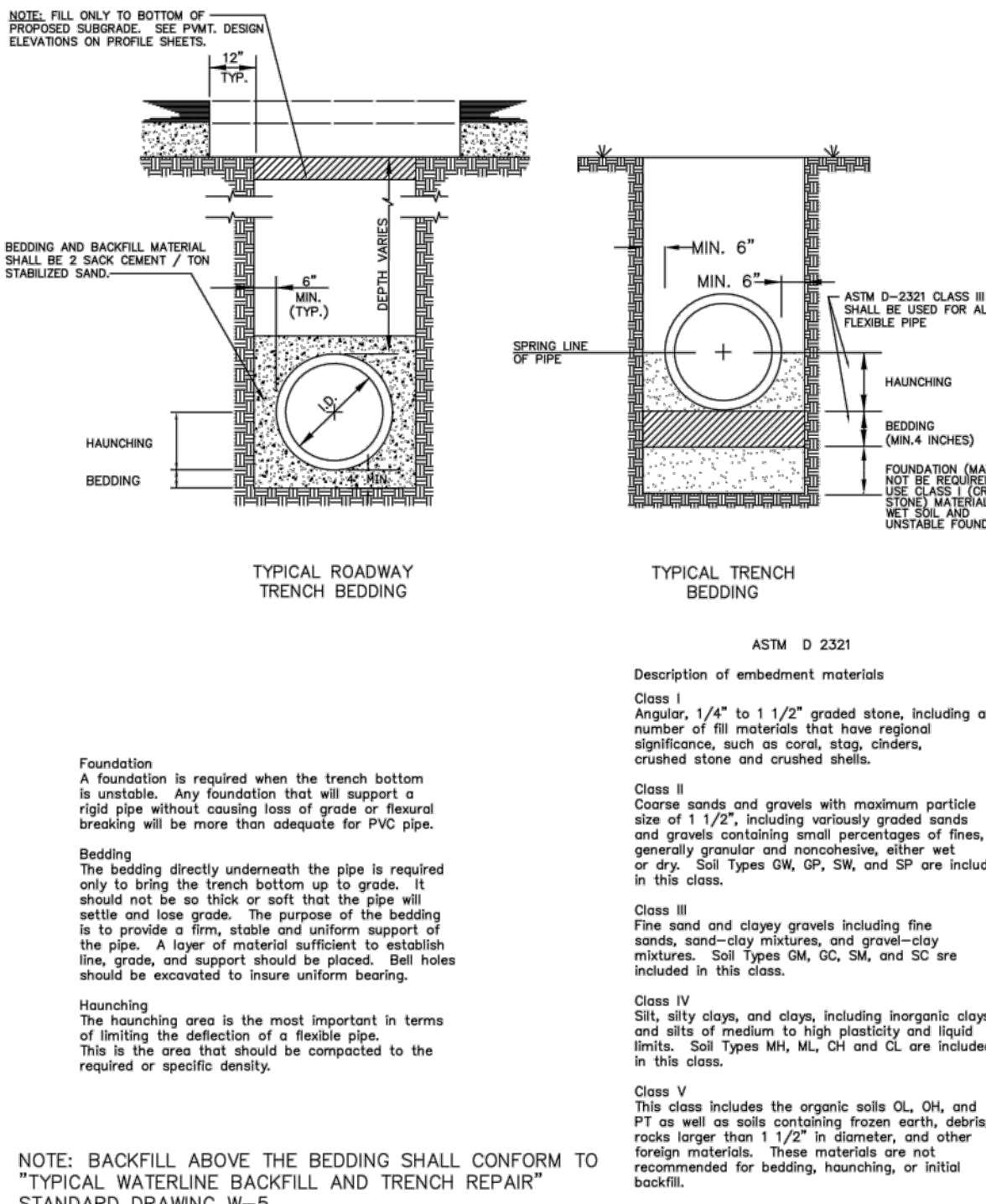
REVISIONS	CITY OF MONTGOMERY 2" BLOW-OFF VALVE FOR WATERLINE	WATER
		W-13



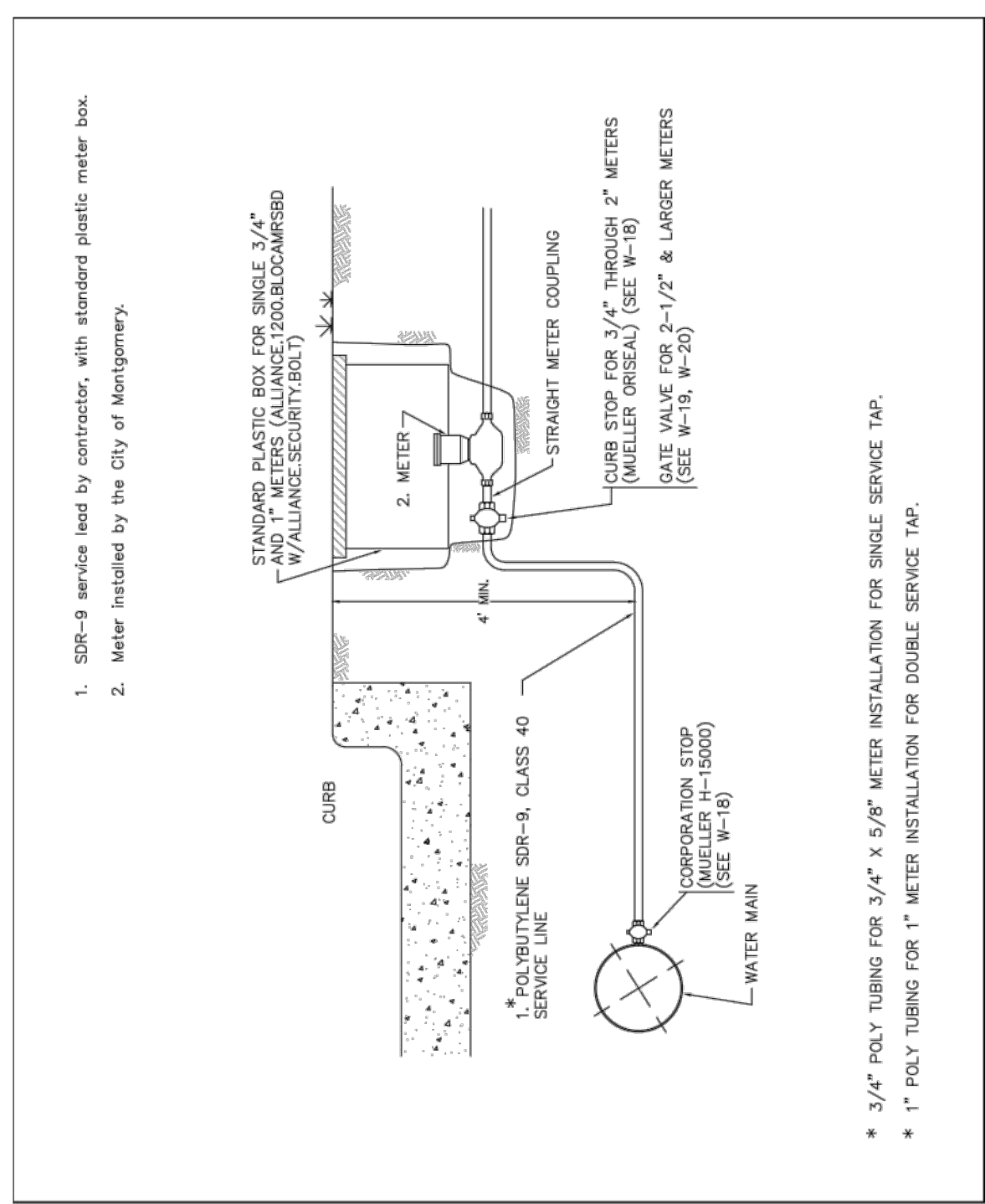
REVISIONS	CITY OF MONTGOMERY GATE VALVE & BOX INSTALLATION 14" AND SMALLER WATERLINE	WATER
		W-11



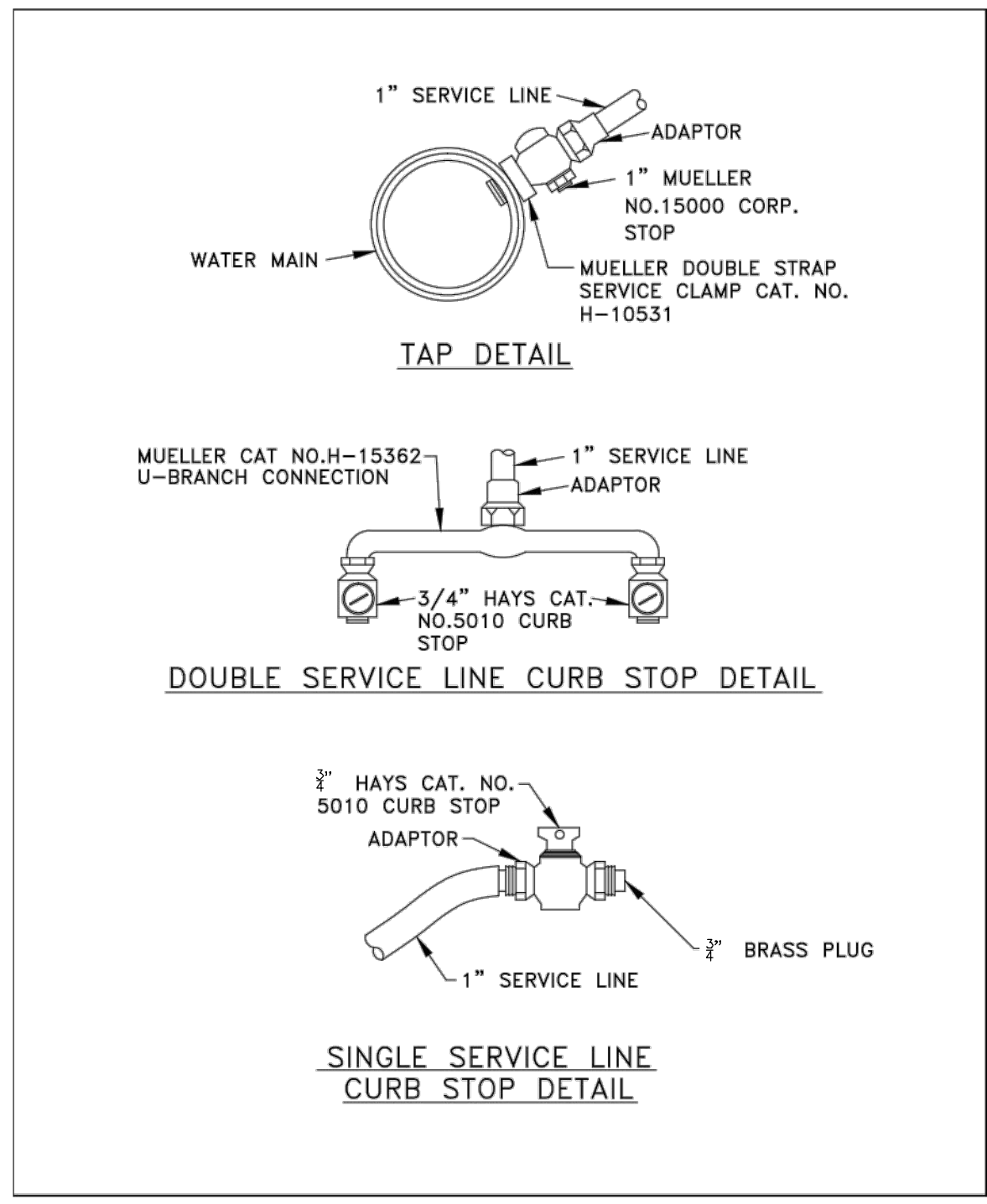
REVISIONS	CITY OF MONTGOMERY HORIZONTAL BLOCKING FOR WATERLINE	WATER
		W-2



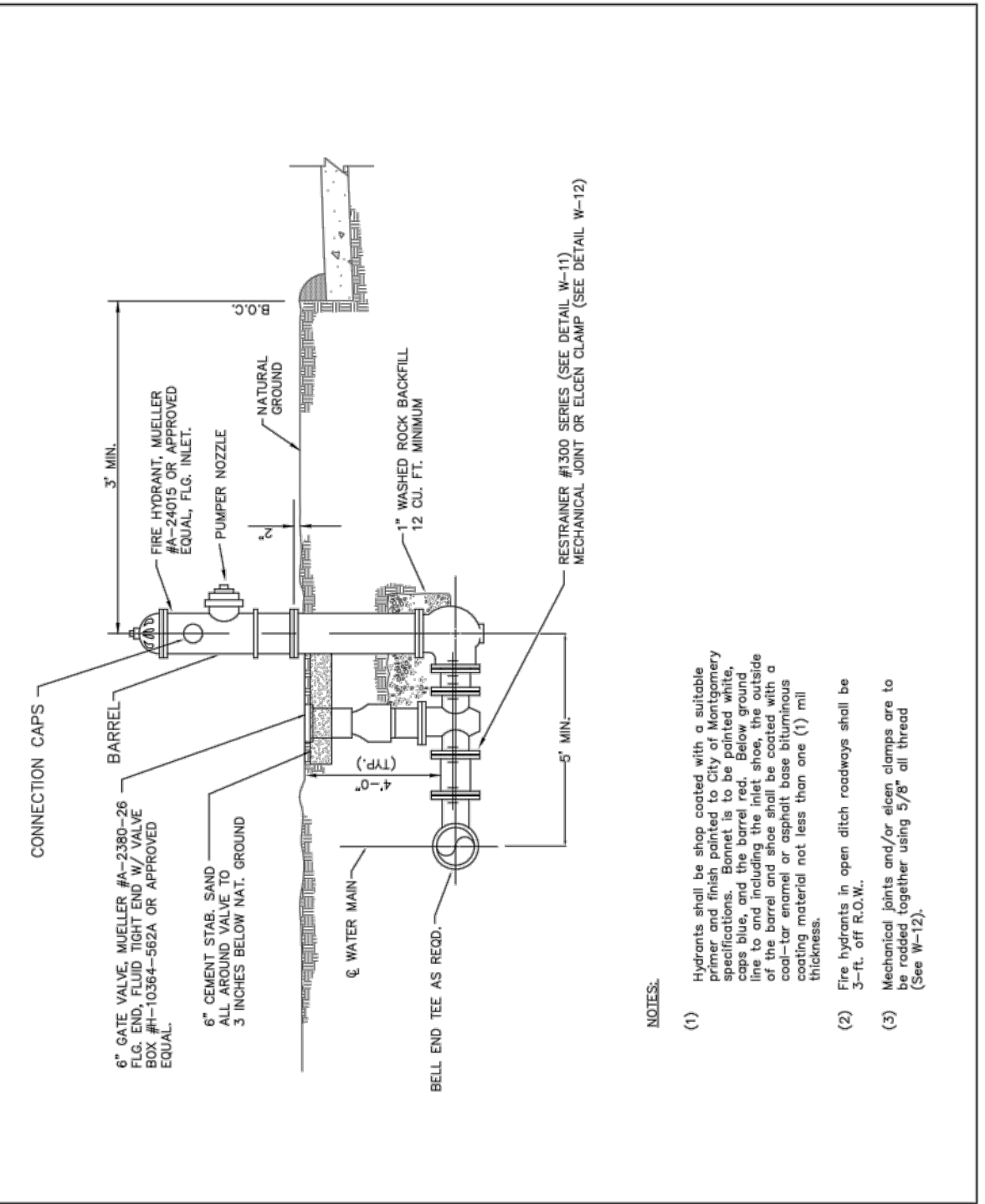
REVISIONS	CITY OF MONTGOMERY TYPICAL WATERLINE BEDDING AND TRENCH DETAIL	WATER
		W-1



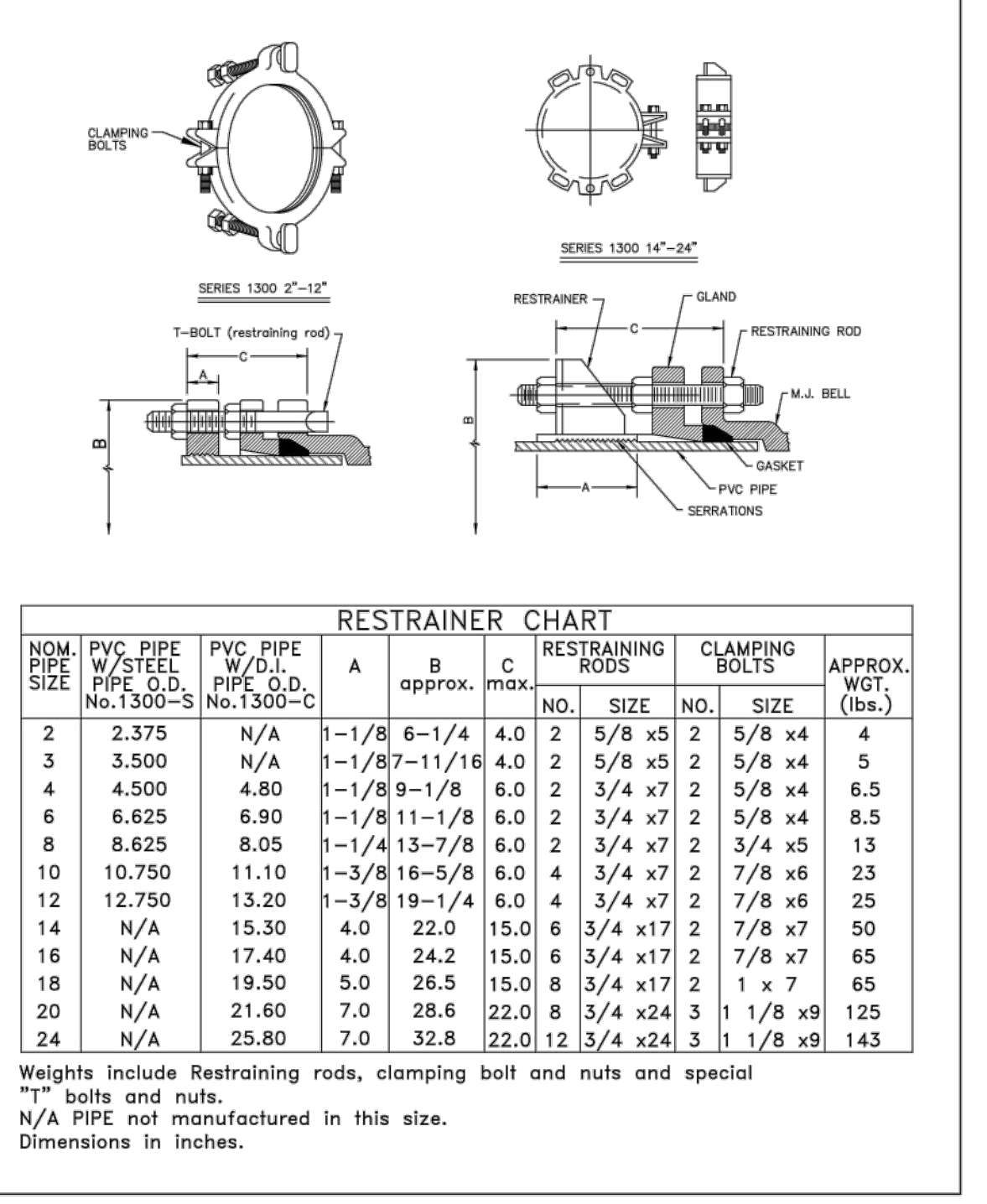
REVISIONS	CITY OF MONTGOMERY WATER SERVICE CONNECTION	WATER
		W-8



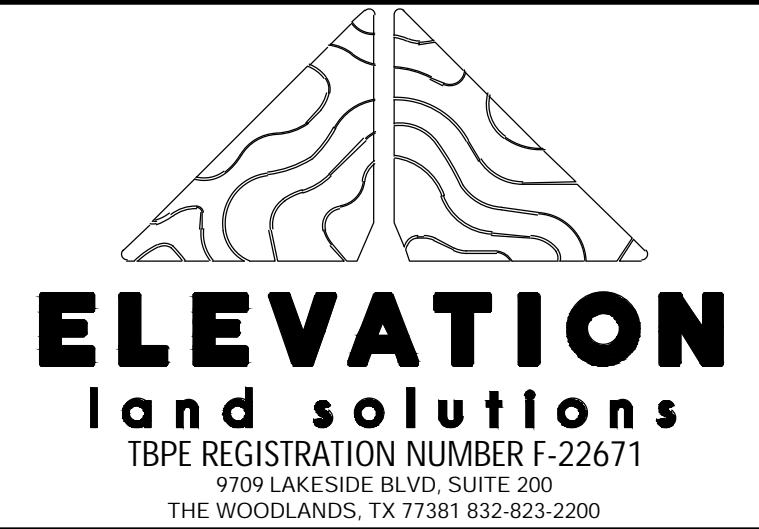
REVISIONS	CITY OF MONTGOMERY CURB STOP & TAP FOR WATERLINE	WATER
		W-10



REVISIONS	CITY OF MONTGOMERY FIRE HYDRANT INSTALLATION	WATER
		W-15



REVISIONS	CITY OF MONTGOMERY WATERLINE RESTRAINER	WATER
		W-3



DATE	REVISION	APP.
6/18/25	NEW CITY SIGNATURE BLOCK	AG

GARRET J. DUHON
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THE WOODLANDS, TX 77381
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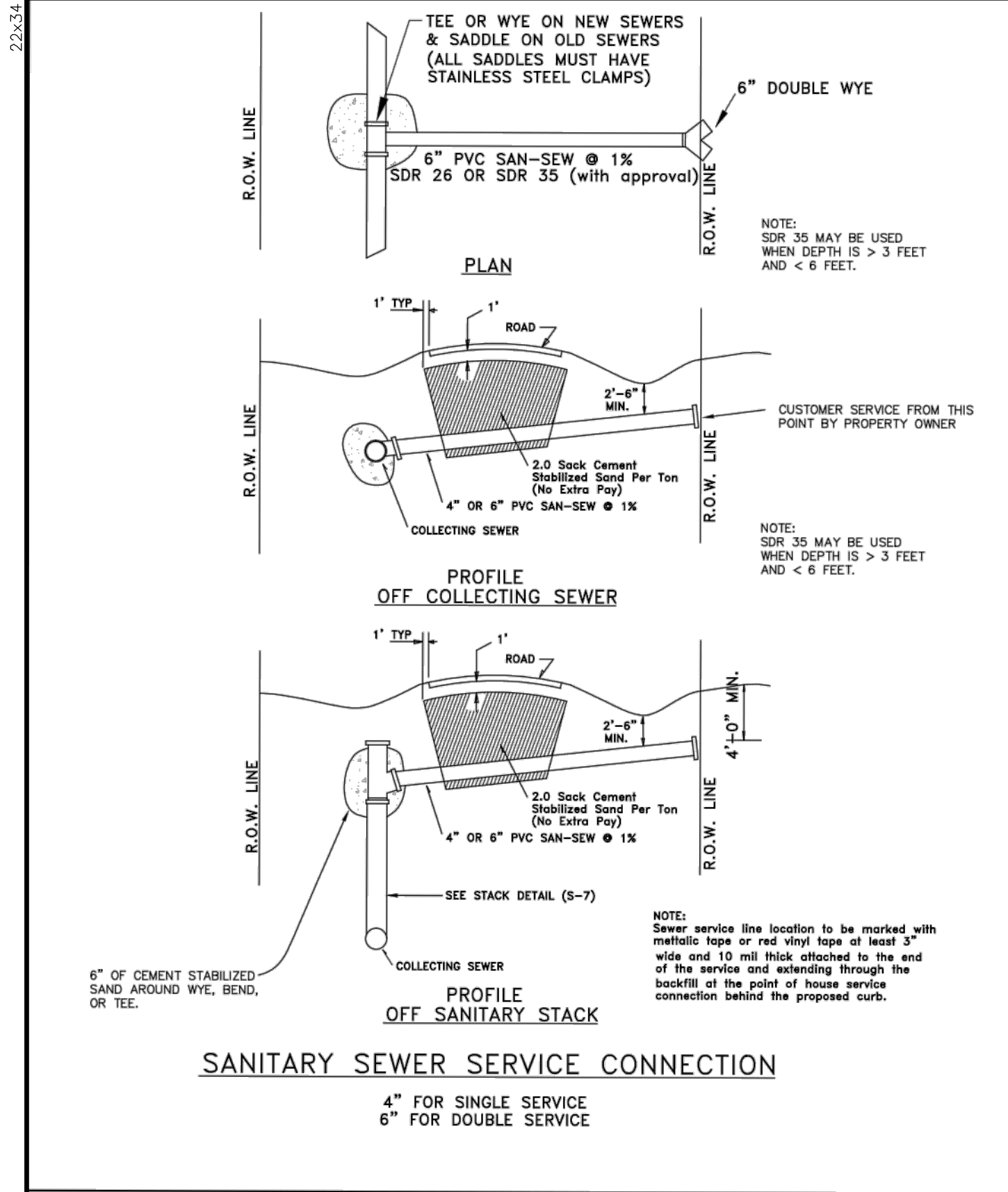
Garret J. Duhon
Professional Engineer
130733
05/03/2024

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK	5-29-24
Chris Reynolds	
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR	DATE

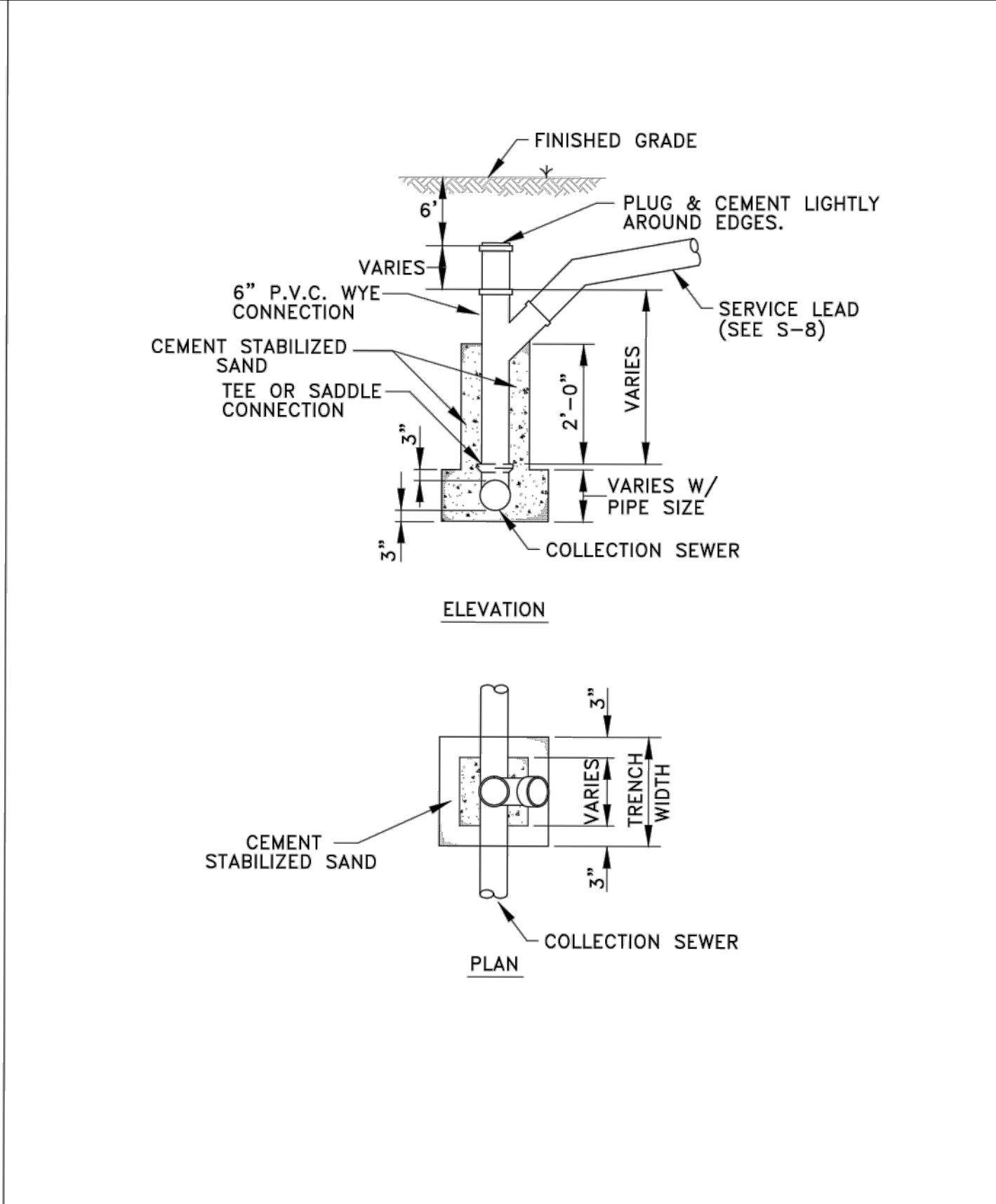
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CITY OF MONTGOMERY CITY ENGINEER
SIGNATURE VALID FOR ONE (1) YEAR

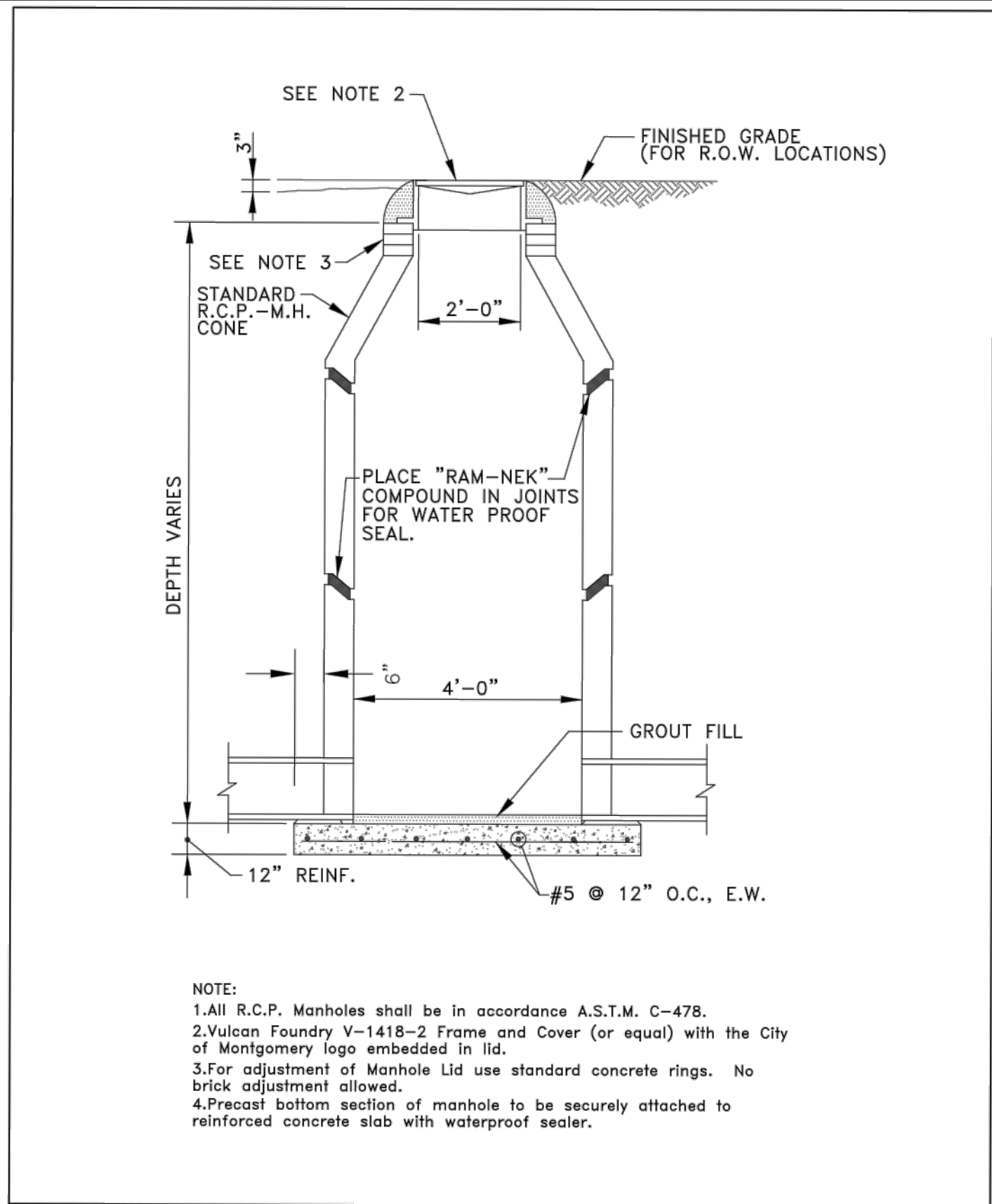
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REVISIONS		
10-2013	REVISED SERVICE GRADE & NOTES	
CITY OF MONTGOMERY RESIDENTIAL SANITARY SEWER SERVICE CONNECTION		SEWER
		S-8

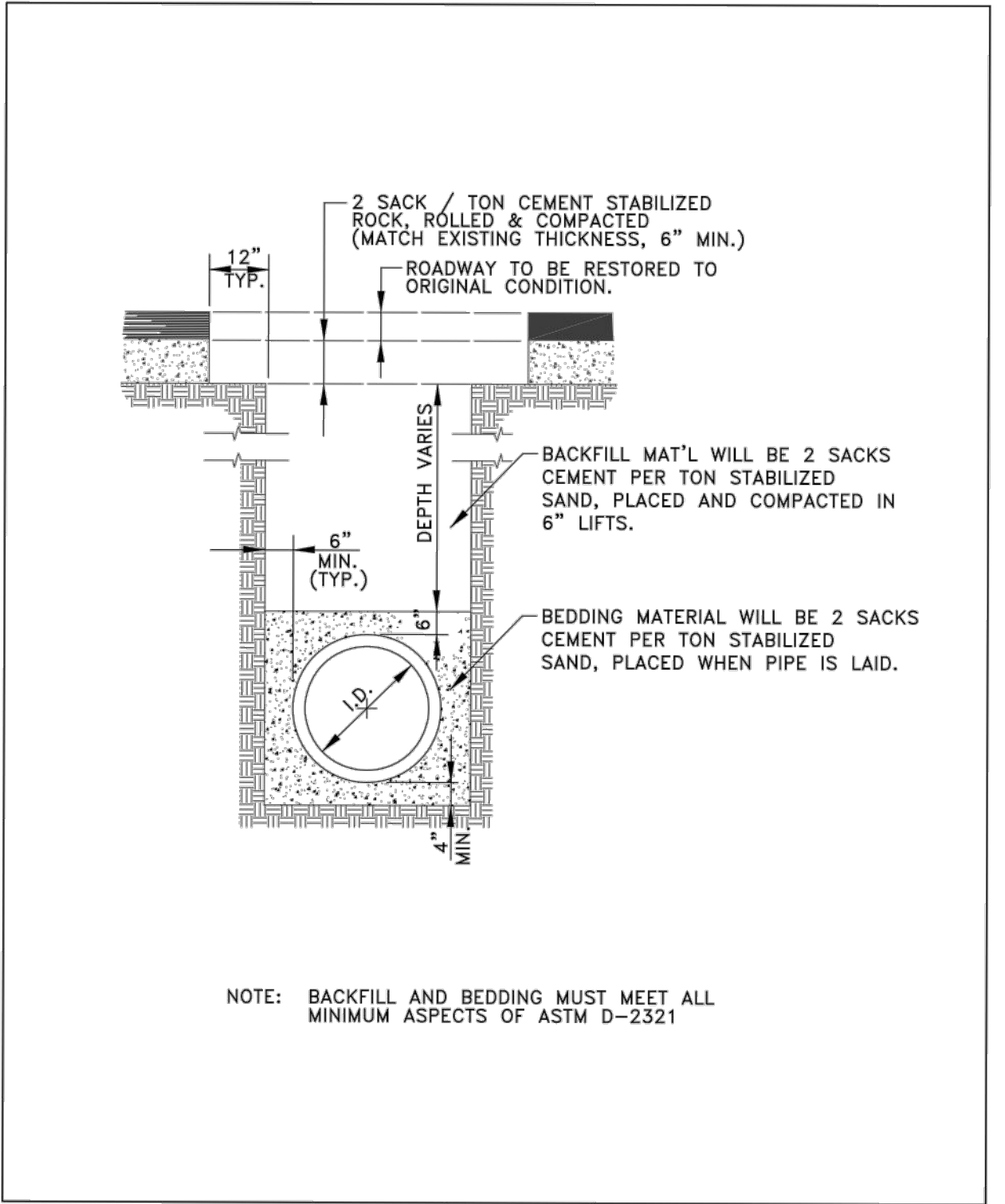


REVISIONS		
10-2013	REVISED NOTES	
CITY OF MONTGOMERY SANITARY SEWER STACK DETAIL		SEWER
		S-7

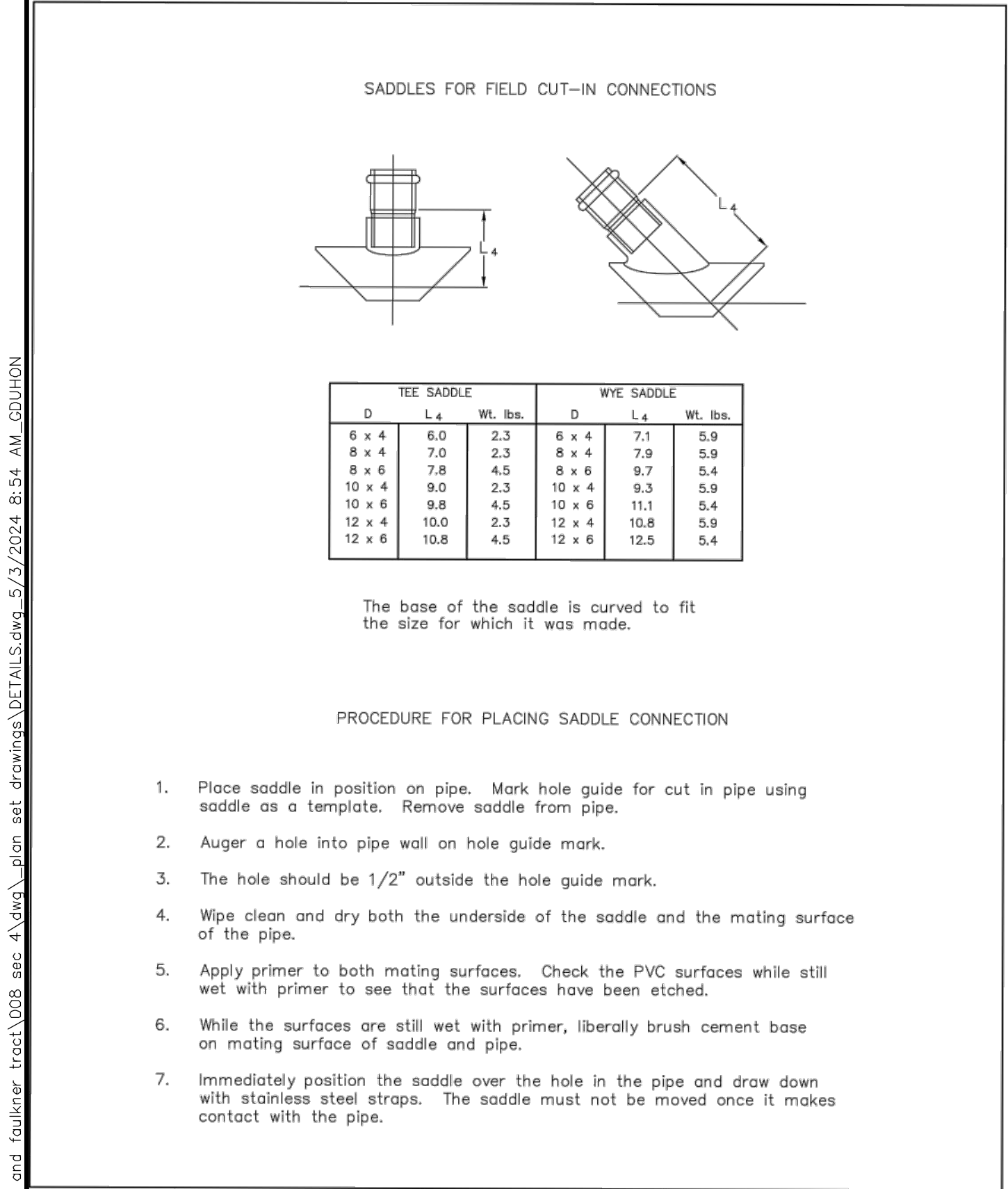


REVISIONS		
CITY OF MONTGOMERY STANDARD PRECAST MANHOLE		SEWER
		S-4

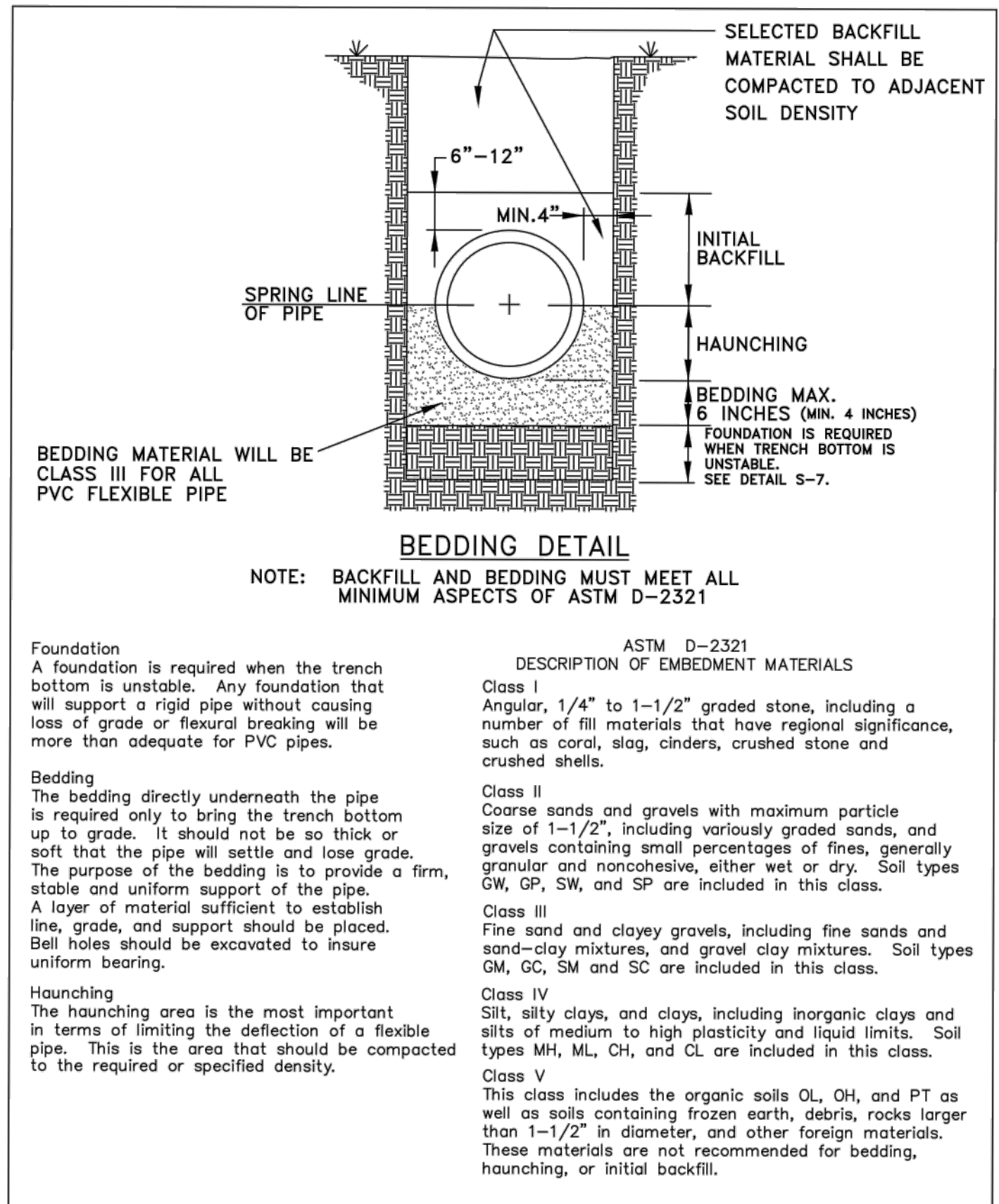
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9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200



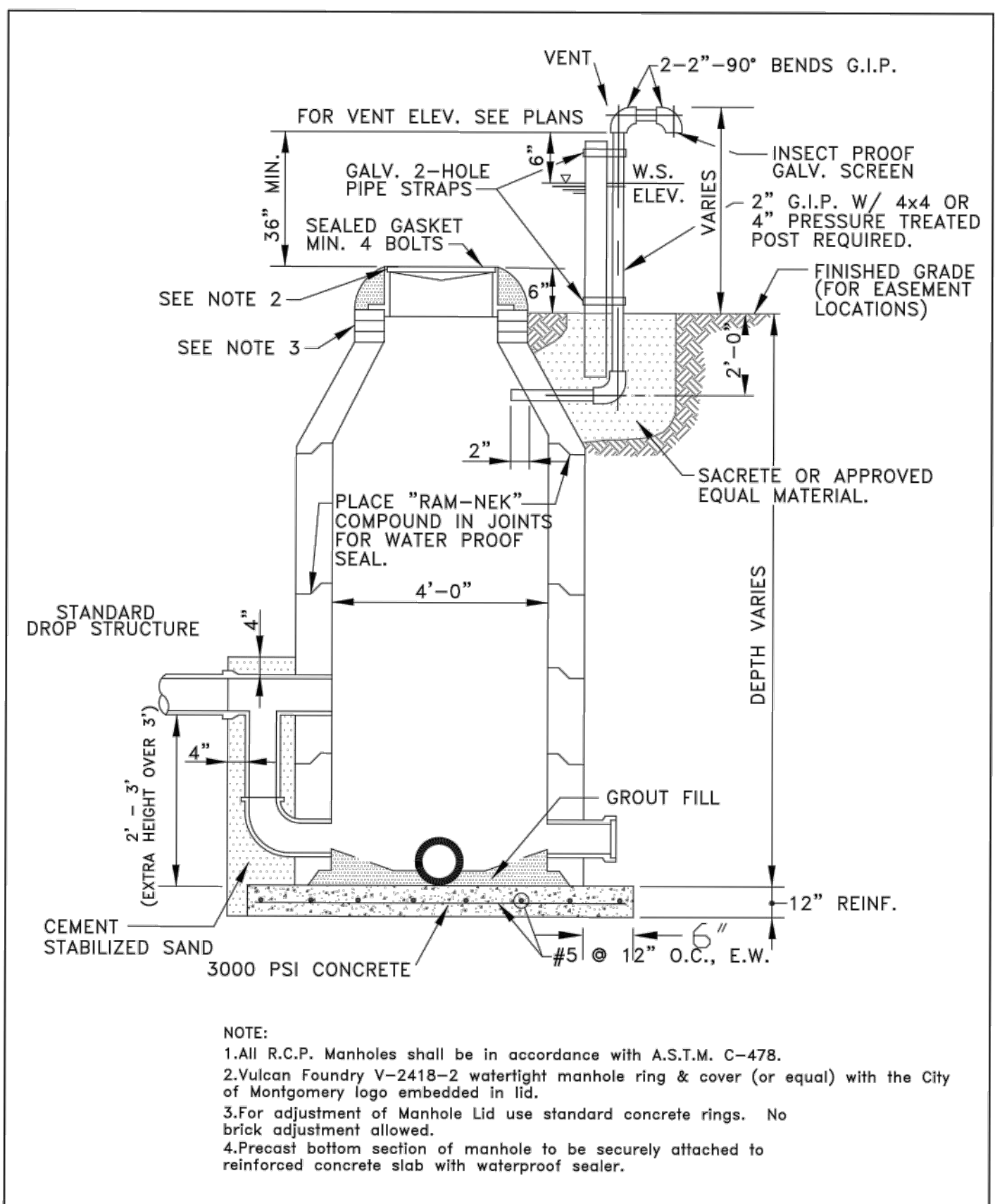
REVISIONS		
CITY OF MONTGOMERY TYPICAL ROADWAY TRENCH BEDDING AND BACKFILL DETAIL		SEWER
		S-2



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

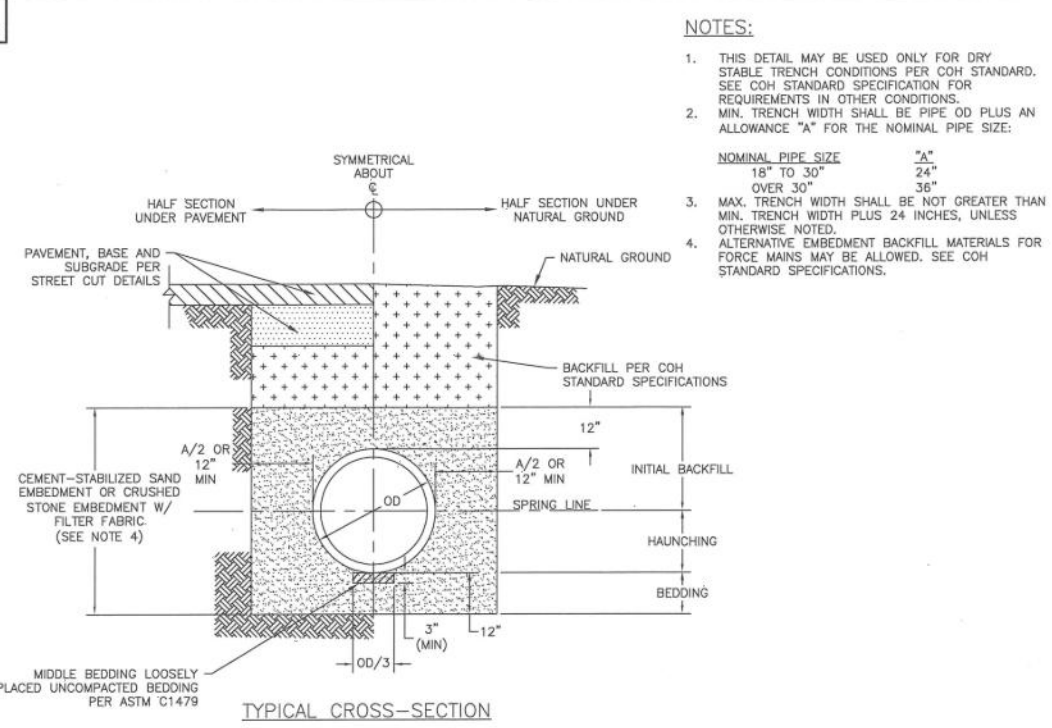
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REVISION - PLAN REAPPROVAL

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

DATE

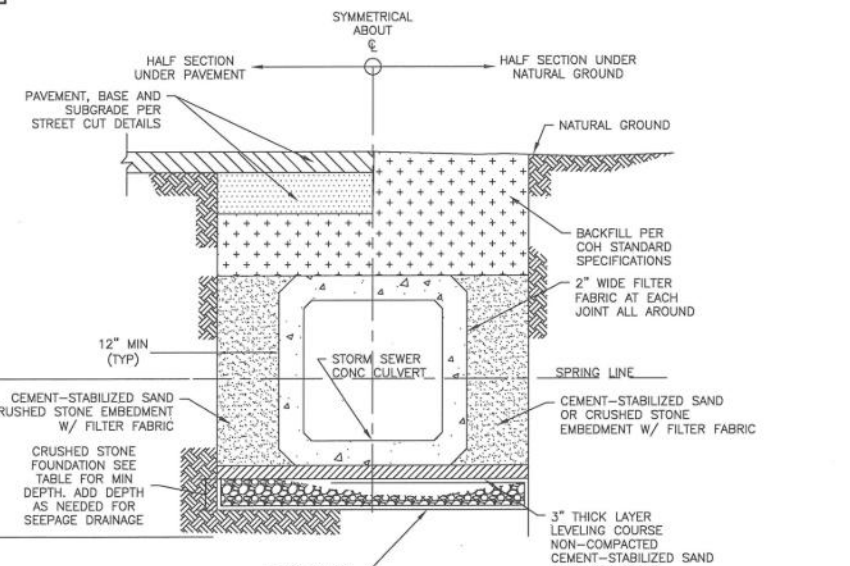
DATE 6/18/25	REVISION NEW CITY SIGNATURE BLOCK	APP. AG
GARRET J. DUHON 9709 LAKESIDE BLVD. SUITE 200 THE WOODLANDS, TX 77381 (832) 823-2200		
TBPE NO. F-22671 05/03/2024		
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK		
Chris Rymasz		5-29-24
CITY OF MONTGOMERY CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR		DATE
SANITARY SEWER DETAILS		
SHEET 14 OF 19		

02317-03



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

02317-06

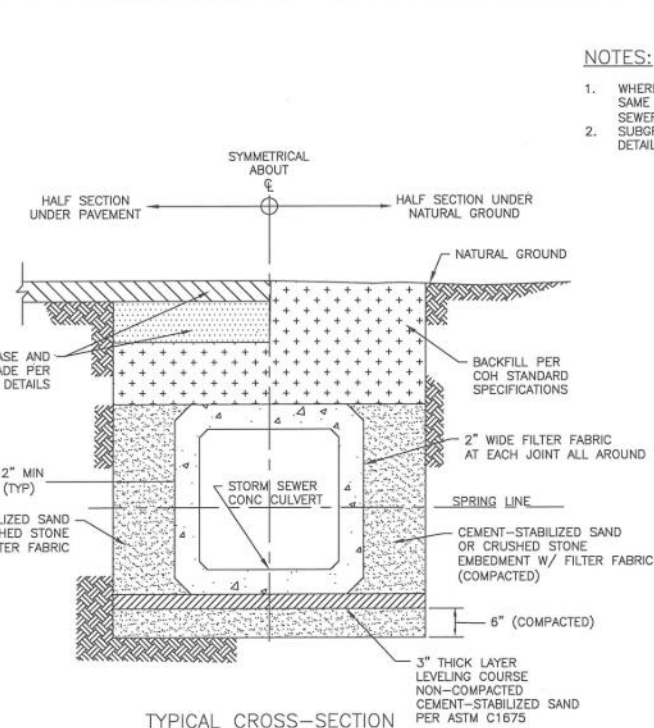


PRECAST CONCRETE BOX STORM SEWER BEDDING AND BACKFILL FOR WET STABLE TRENCH NTS

- NOTES:**
- WHERE MULTIPLE BOX SEWER ARE USED IN THE SAME TRENCH, MIN. OUTSIDE TO OUTSIDE BOX SEWER SEPARATION SHALL BE 4'-0".
 - ALTERNATIVE TRENCH SYSTEM PRESENT MAY BE USED AS APPROVED BY THE CITY OF HOUSTON AND AS SHOWN IN THE PROPOSAL.

TABLE	FOUNDATION DEPTHS (INCHES)
1.5 X 2.0 TO 4.0 X 6.0	12
6.0 X 8.0 AND LARGER	18

02317-05



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

- NOTES:**
- WHERE MULTIPLE BOX SEWER ARE USED IN THE SAME TRENCH, MIN. OUTSIDE TO OUTSIDE BOX SEWER SEPARATION SHALL BE 4'-0".
 - REINFORCED CONCRETE SLAB PIPE BEDDING TO BE PLACED IN DRY TRENCH ONLY.
 - CONCRETE IN SLAB TO REACH MIN. COMPRESSIVE STRENGTH OF 4000 PSI BASED ON MAX. DESIGN BEFORE PIPE IS LAID.
 - PRECAST SEAL SLAB MAY BE USED AS APPROVED BY CITY ENGINEER.

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

FIRM INFORMATION
CITY OF HOUSTON
HOUSTON PUBLIC WORKS

STORM SEWER
02317-03 THROUGH 07

APPROVED BY: *[Signature]*
CITY ENGINEER

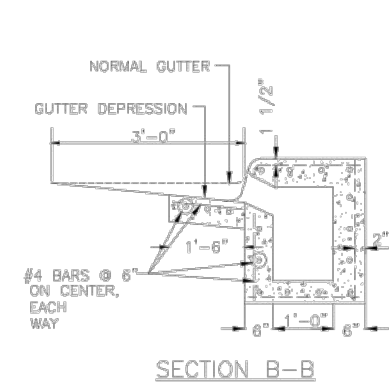
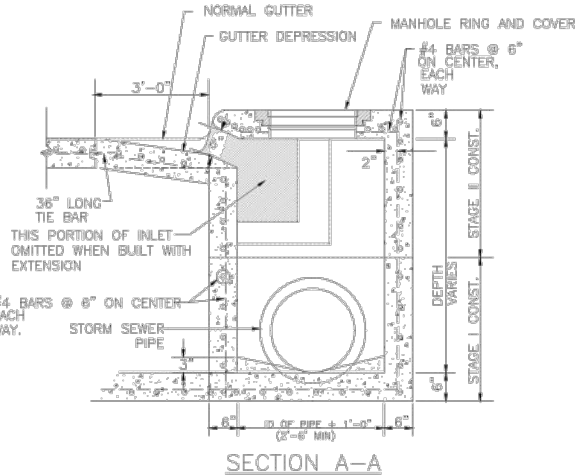
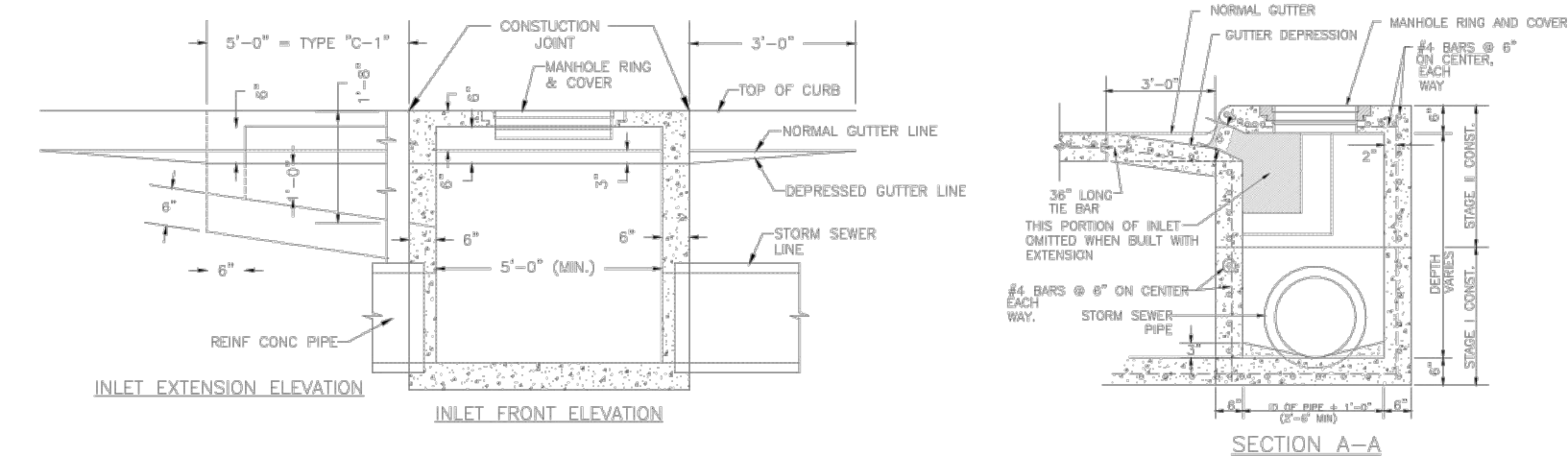
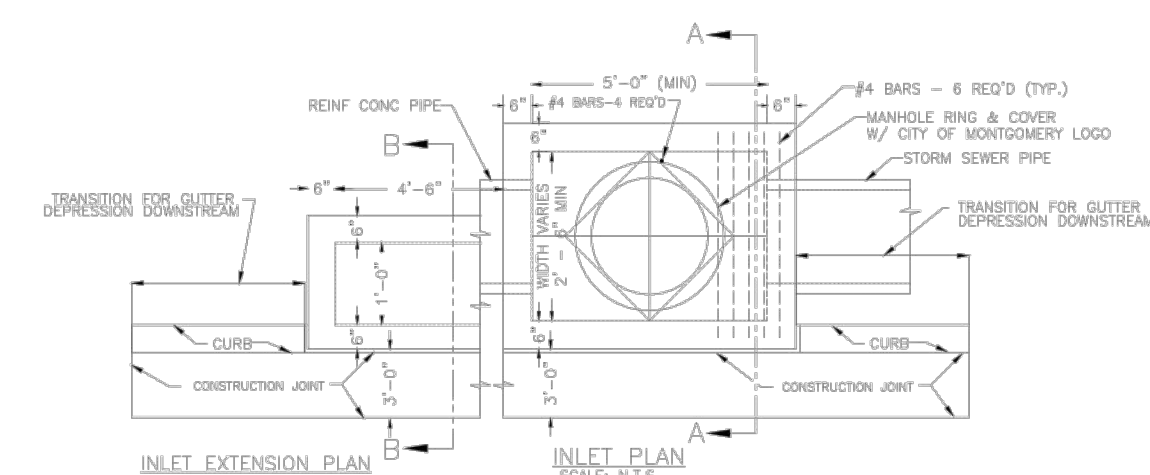
APPROVED BY: *[Signature]*
DIRECTOR

EFFECTIVE DATE: JUL-01-2019
FOR CITY OF HOUSTON USE ONLY

SHEET NO.

NOTES:

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

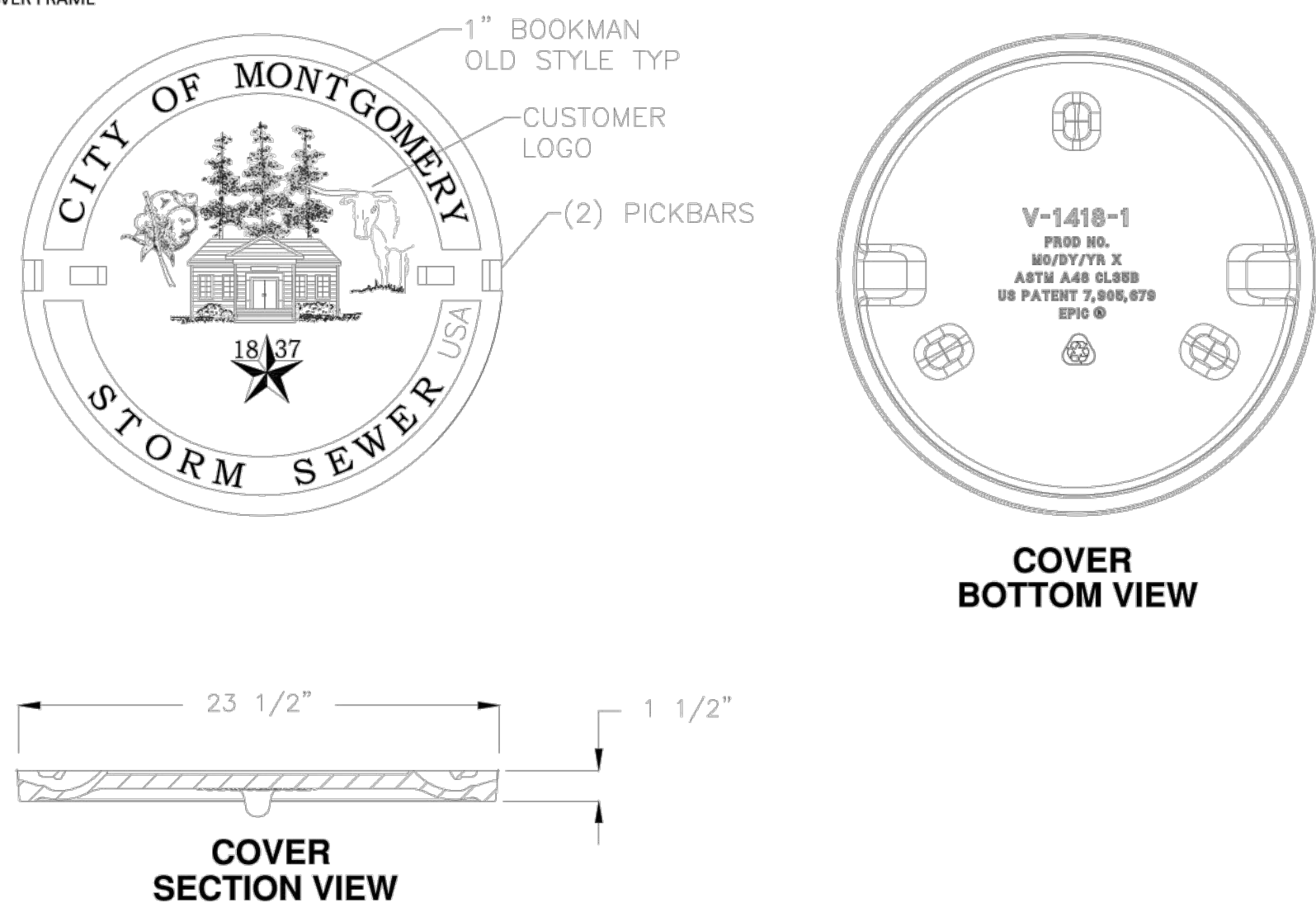


CITY OF MONTGOMERY
TYPE - C-1
STORM SEWER INLET

DRAINAGE
D-1

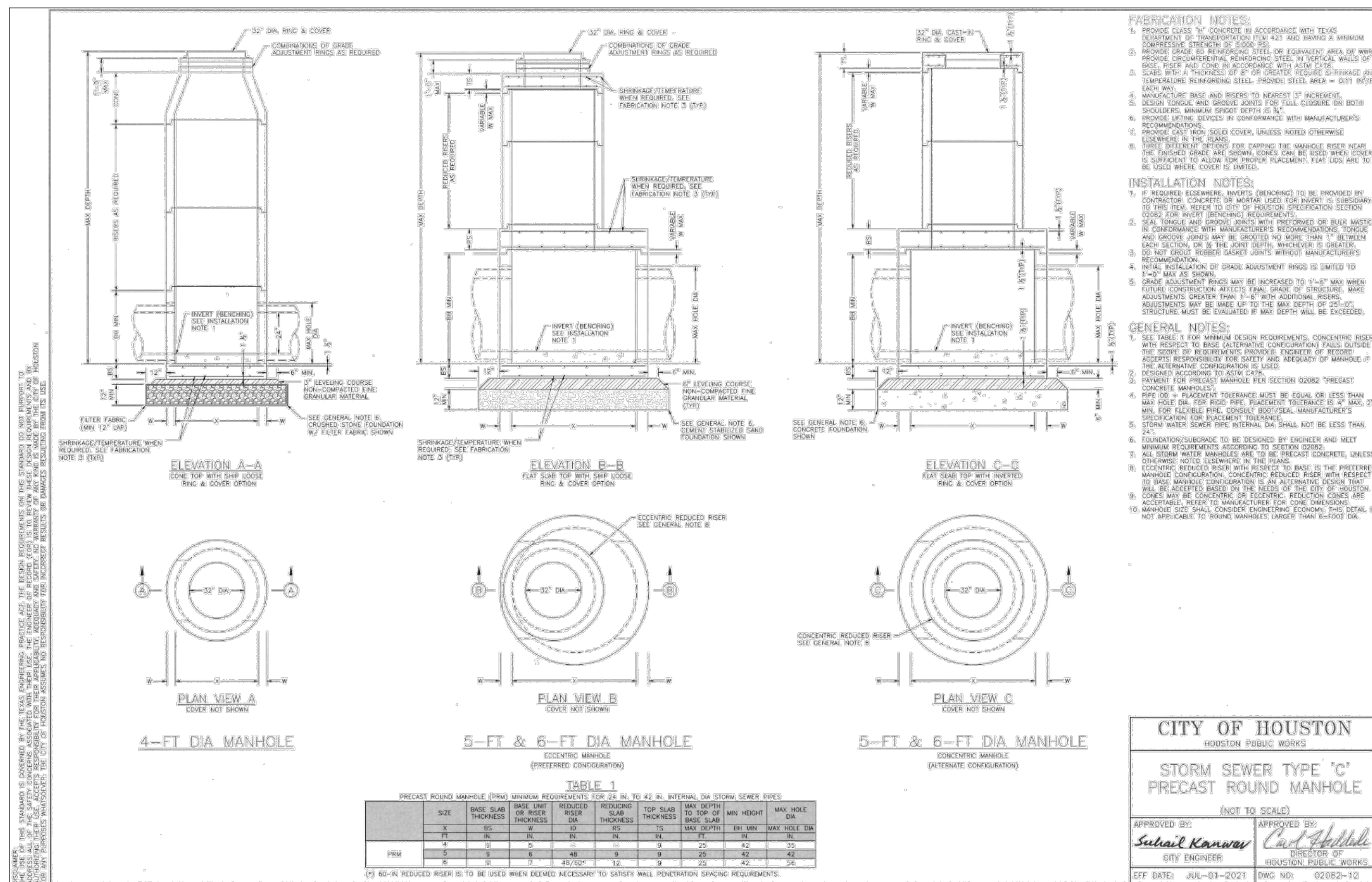
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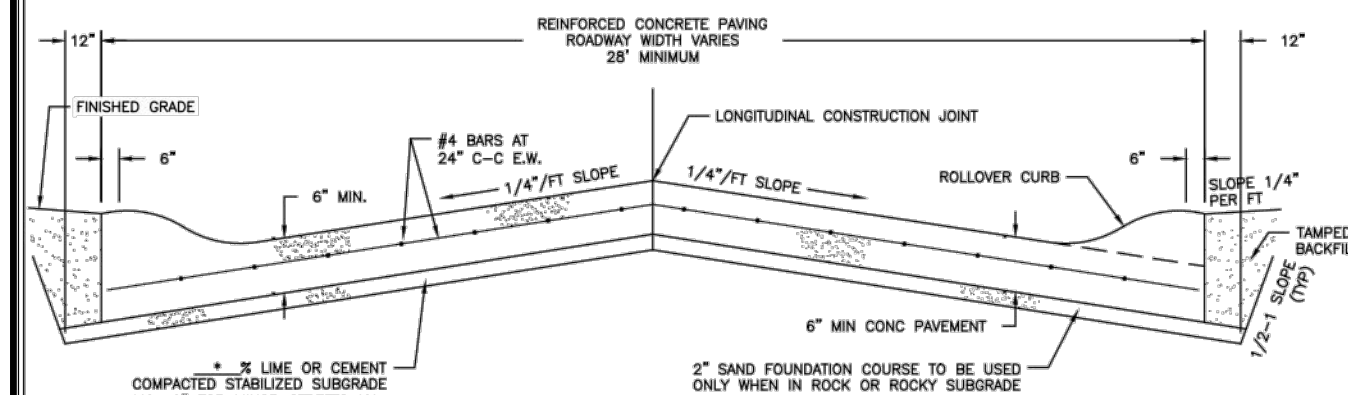
- APPROXIMATE WEIGHT
FRAME - 170LB
COVER - 270LB
- MATERIAL TO BE GRAY CAST IRON (ASTM A48 C135B).
- CASTING TO MEET M306 PROOF LOAD SPECIFICATIONS.
- ALL MANHOLE COVERS WILL NEED TO BE APPROVED BY THE CITY ENGINEER AND DIRECTOR OF PUBLIC WORKS PRIOR TO ACCEPTANCE OF THE PUBLIC INFRASTRUCTURE.
- COVER TO BE INSTALLED WITH SANITARY SEWER FRAME OF CORRESPONDING SIZE.



CITY OF MONTGOMERY
STORM SEWER
MANHOLE COVER

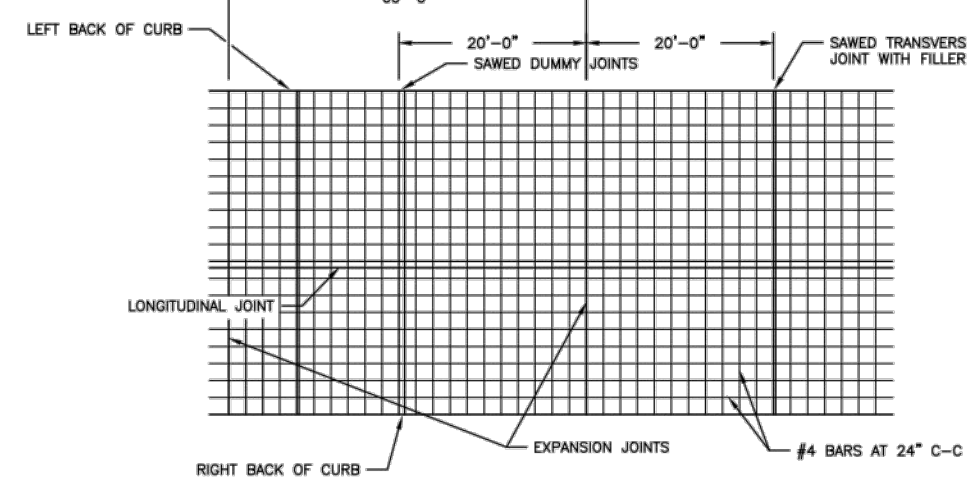
DRAINAGE
D-5





REINFORCED CONCRETE PAVEMENT
(N.T.S.)

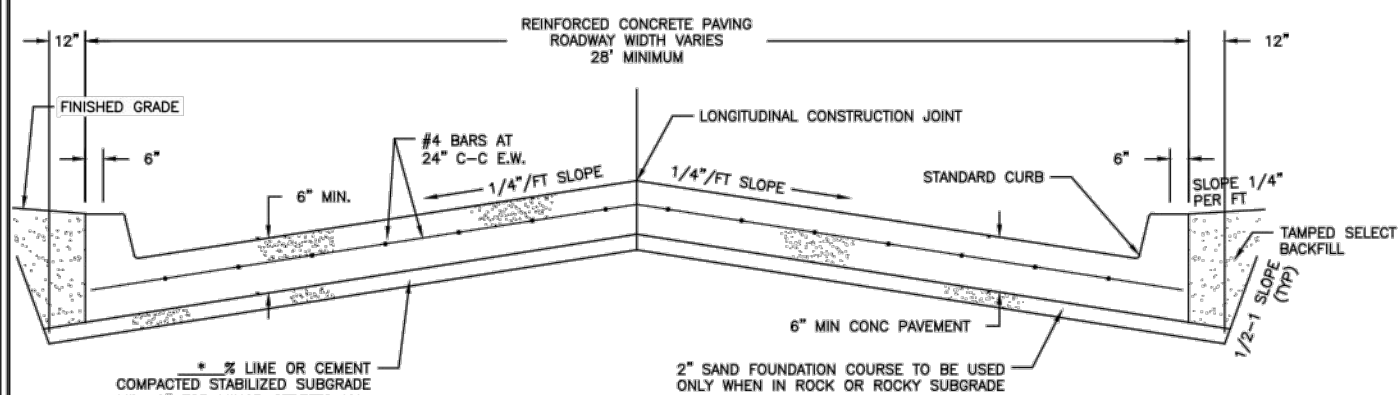
*MUST BE FILLED OUT BASED ON A GEOTECHNICAL REPORT SUBMITTED WITH THE PLANS FOR APPROVAL. THE GEOTECHNICAL REPORT SHALL INDICATE THE PERCENTAGE OF LIME OR CEMENT REQUIRED EVERY 200 FEET AT THE SUBGRADE DEPTH.



NOTE:
FOR PLASTICITY > 20 - USE LIME STAB.
FOR PLASTICITY < 10 - USE CEM. STAB.
FOR SILTY CLAYS - USE LIME - FLY ASH

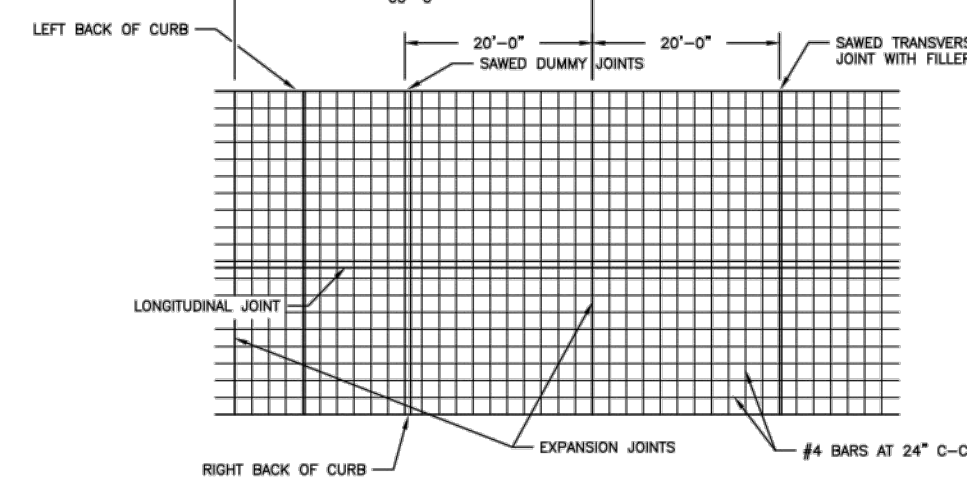
FOR P.L. BETWEEN 10 AND 20, THE LAB
CERTIFICATION IS REQUIRED IF NO
STABILIZATION IS USED.

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



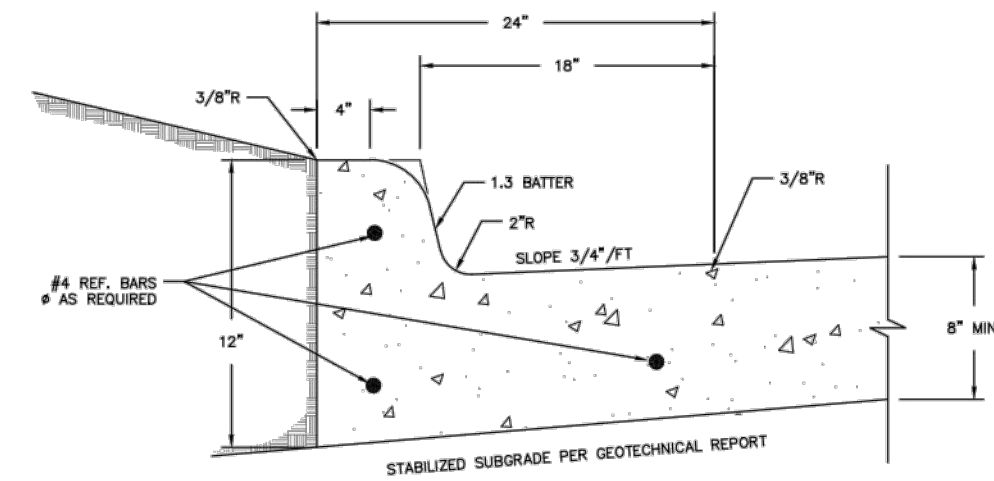
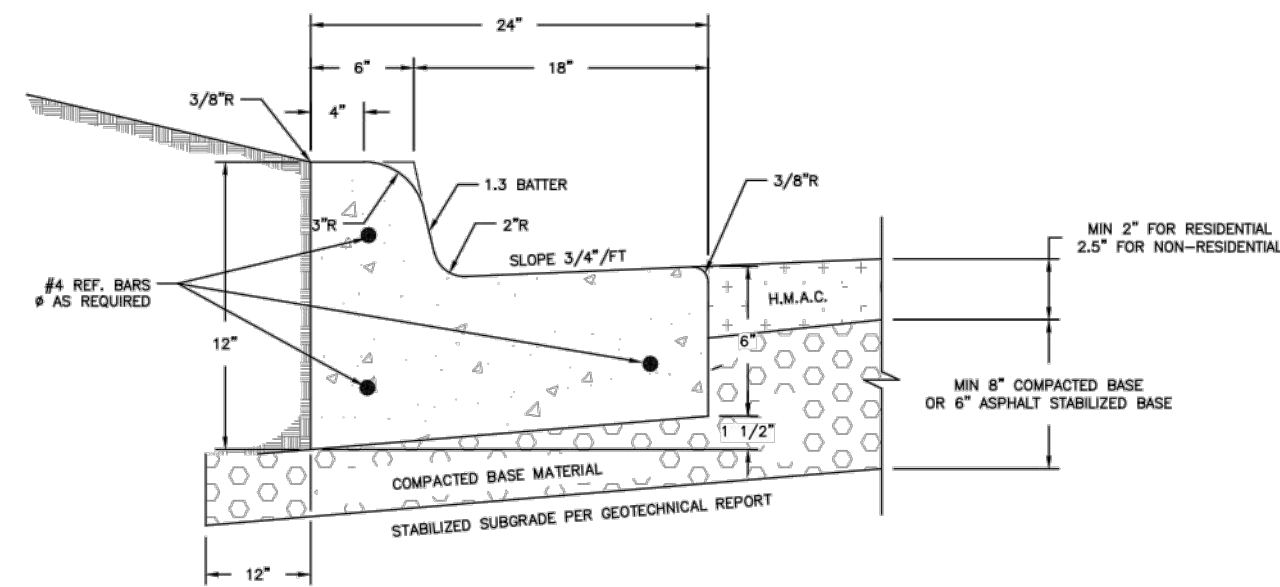
REINFORCED CONCRETE PAVEMENT
(N.T.S.)

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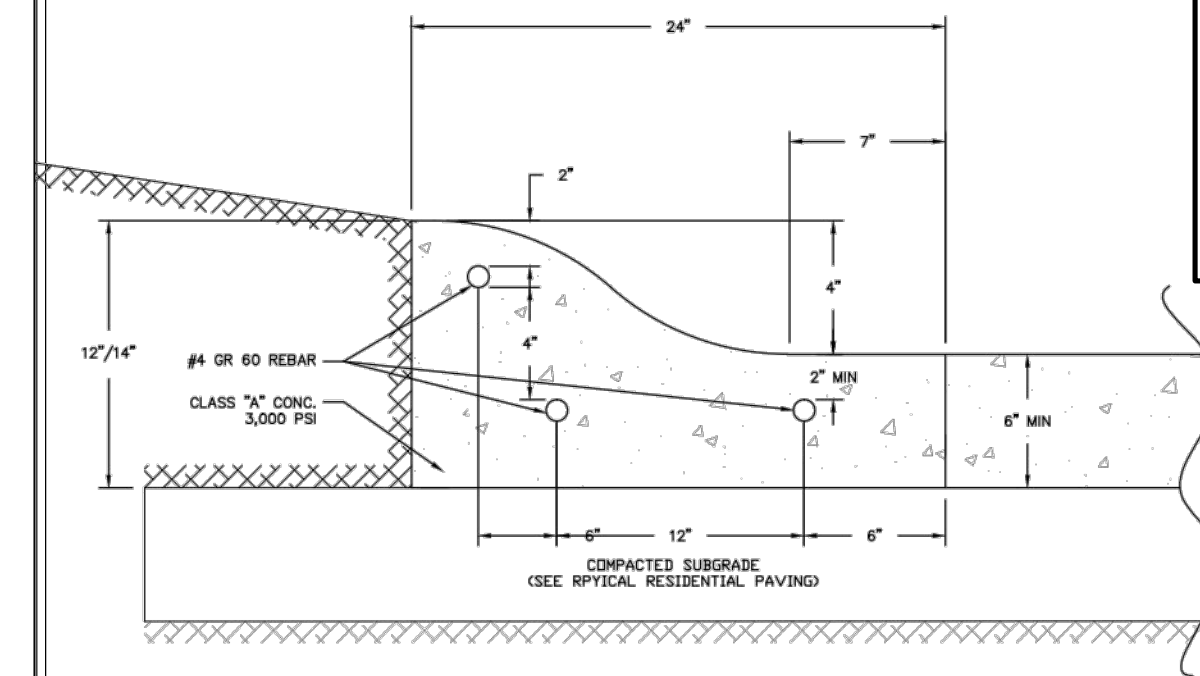


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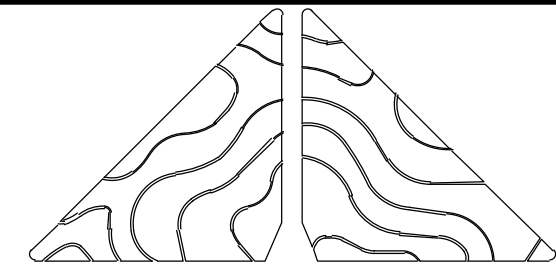
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1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE INSPECTOR, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 7 DAYS.
4. CURB AND GUTTER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



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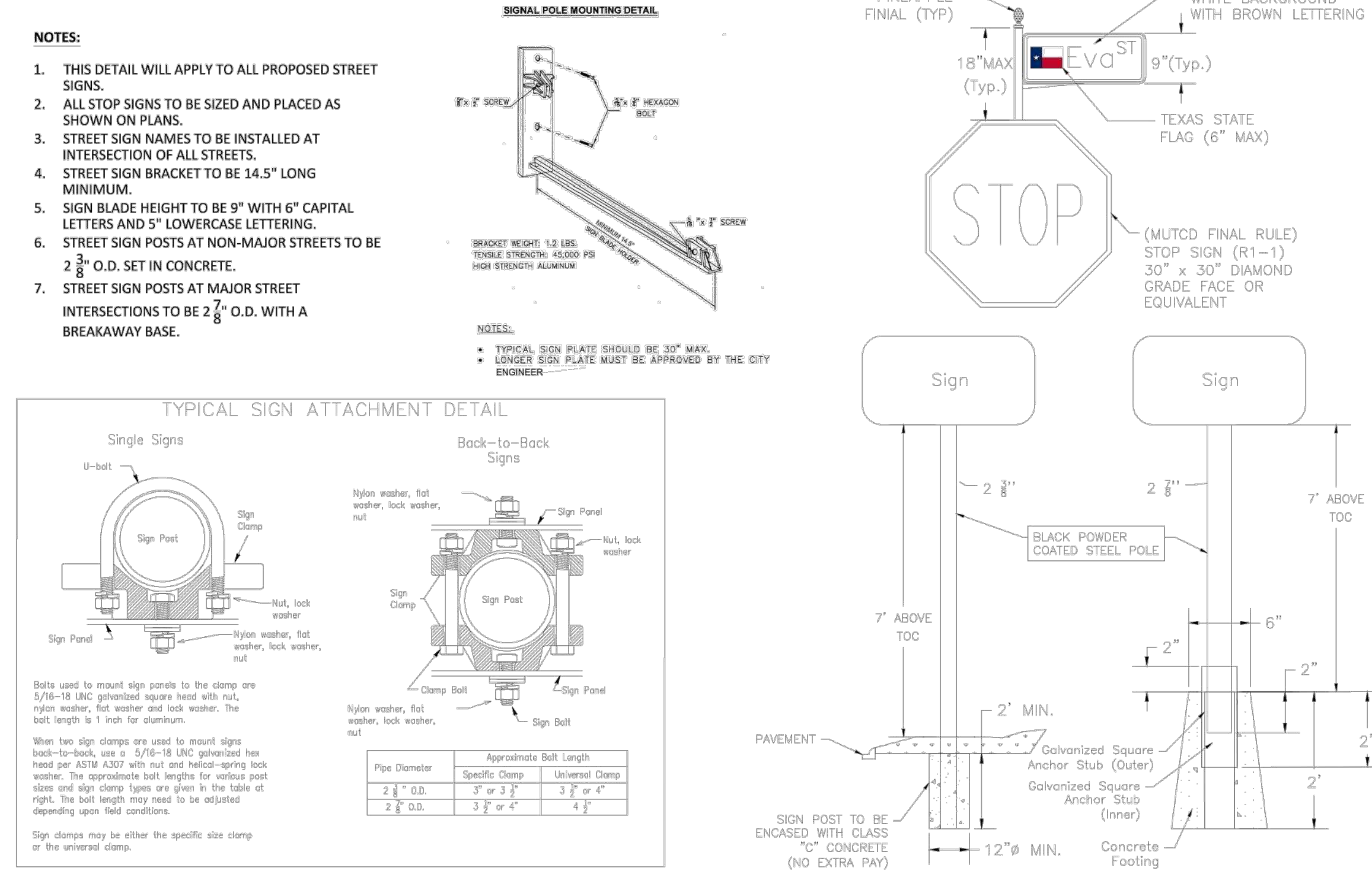
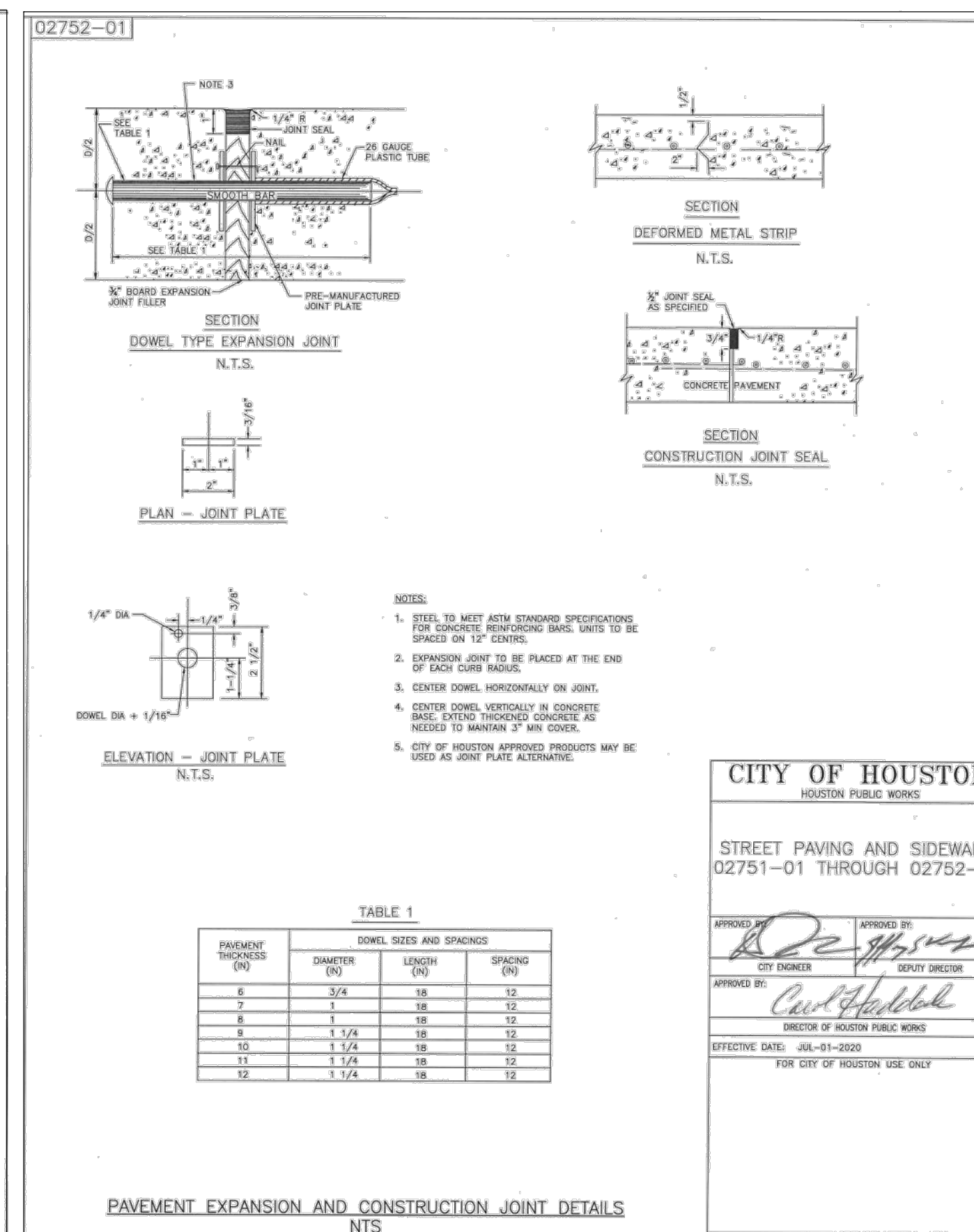
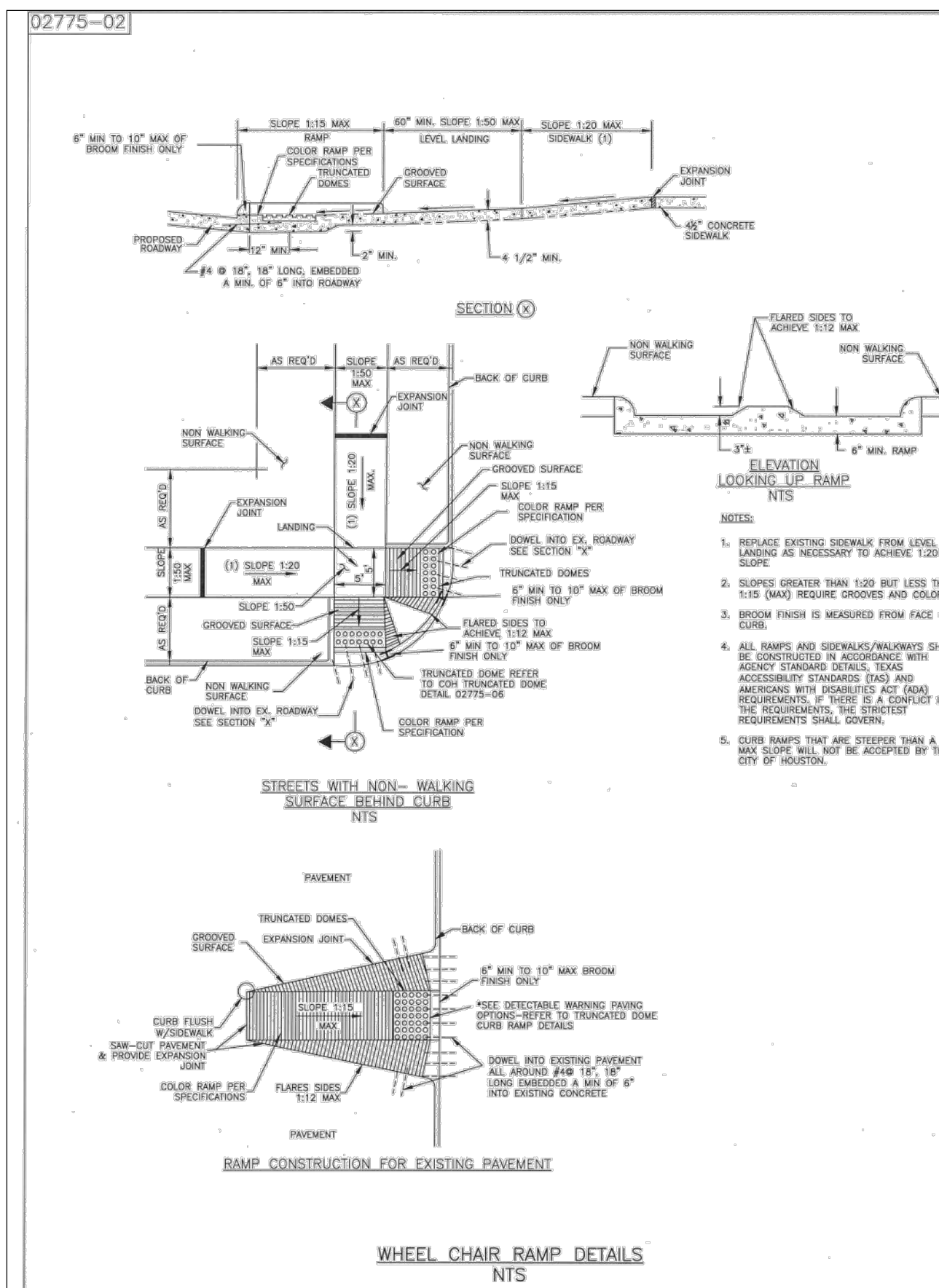
ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200

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

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

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

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

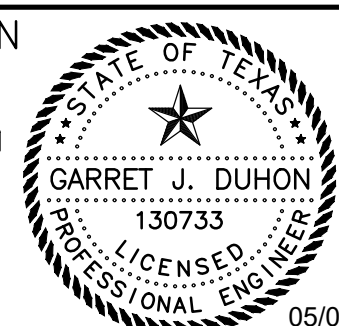


 CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK
REVISION - PLAN REAPPROVAL

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

[illegible]

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

Chris Reynolds 5-29-24

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

PAVING DETAILS

Montgomery Bend

Landscape Concept Plan

May 2023

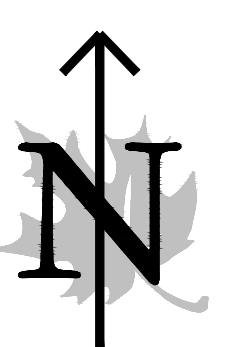
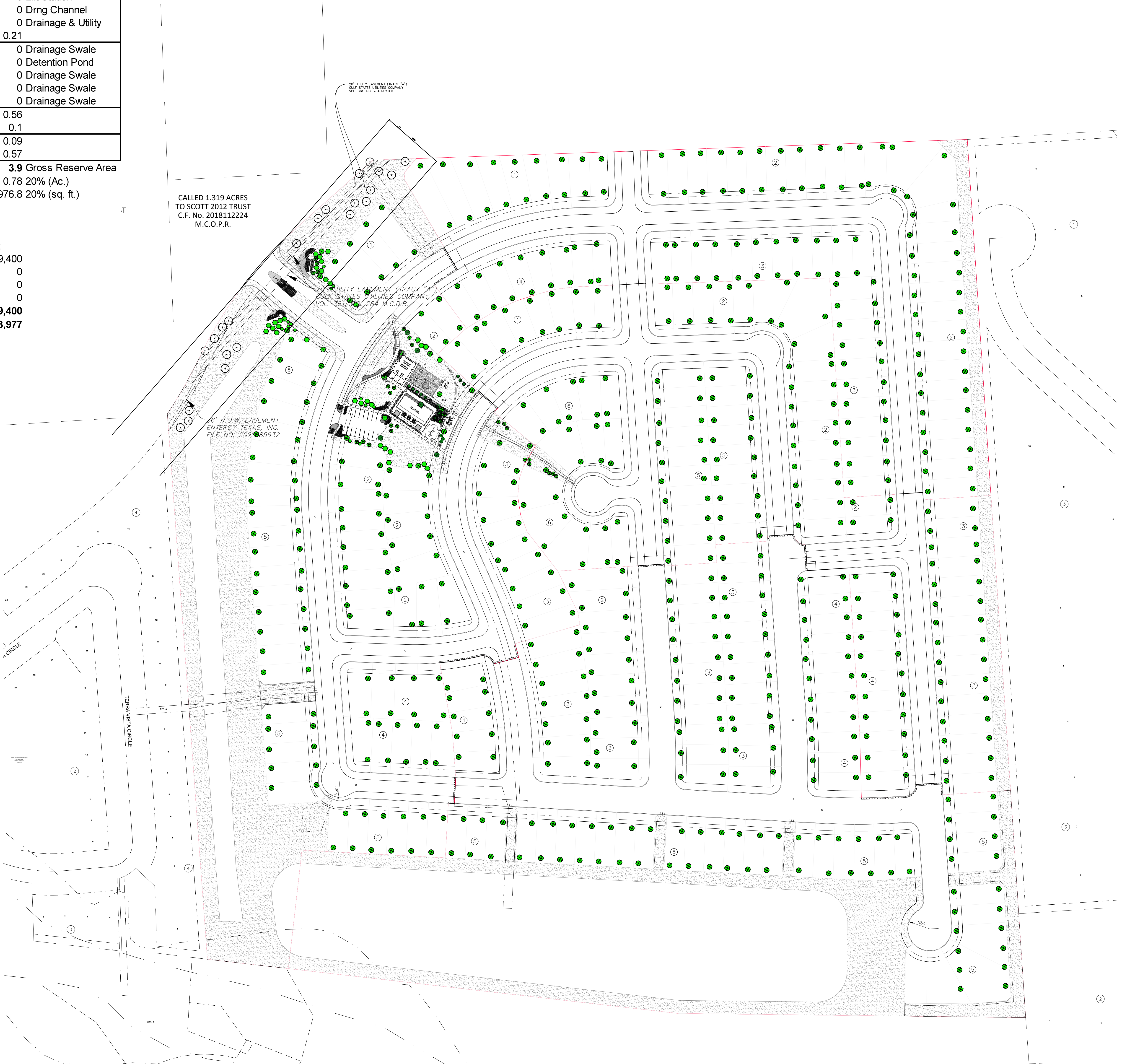
Reserves and Required Tree Canopy			
	Acreage	NQ Acreage	Qualifying Acreage
S1	a	1.04	0.52
	b	1.56	0
	c	0.15	0
	d	0.18	0.04
	e	0.12	0.12
	f	5.02	5.02
	g	0.13	0.13
	h	1.22	1.01
S2	a	0.62	0.62
	b	9.93	9.93
	c	0.07	0.07
	d	0.07	0.07
	e	0.05	0.05
S3	a	0.56	0.56
	b	0.1	0.1
S4	a	0.09	0.09
	b	0.57	0.57

3.9 Gross Reserve Area
0.78 20% (Ac.)
33976.8 20% (sq. ft.)

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

PLANT SCHEDULE

NEW GOLD LANTANA	SOUTHERN HAWTHORNE-30 GAL
DRIFT ROSE	MONTICALLY OAK-45 GAL
RED TURKS CAP	CHASTE TREE-30 GAL
ROSEMARY	LIVE OAK-45 GAL
MORDO GRASS	TEXAS OLIVE-10 GAL
BLACK-EYED SUSAN	LIVE OAK-100 GAL
ADIRAD MAIDEN GRASS	LOBLOLLY PINE-30 GAL
RED TUCCA	LOBLOLLY PINE-45 GAL
AGAVE	
DIAPER HAW MYRTLE	
INDIAN GRASS	
BUTTERFLY IRIS	
SHARP HURON HOLLY	
BLUE FESCUE GRASS	
GULF COAST MIMULUS GRASS	
SWITCH GRASS	



Scale 1"=100'-0"