Notice of Planning and Zoning Commission
AGENDA

October 04, 2022 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery Planning and Zoning Commission will be held on **Tuesday, October 04, 2022** at **6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

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

CALL TO ORDER

VISITOR/CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the Commission. Prior to speaking, each speaker must be recognized by the Chairman. The Commission may not discuss or take any action on an item but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

CONSIDERATION AND POSSIBLE ACTION:

1. Consideration and possible action on the September 6, 2022 Regular Meeting Minutes.
2. Consideration and possible action on a recommendation to City Council for a variance request for gravel in lieu of asphalt or concrete for the parking lot of the Montgomery Grove located at 22016 Eva Street.
3. Consideration and possible action on a proposed freestanding sign for Hodge Podge Lodge located at 300 Prairie Street in the Historic Preservation District.
4. Consideration and possible action regarding proposed exterior modifications to the Cozy Grape located at 14340 Liberty Street in the Historic Preservation District.
5. Consideration and possible action on proposed canopy signage for the Simmons Bank ATM located at 14340 Liberty Street in the Historic Preservation District.

COMMISSION INQUIRY:

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

ADJOURNMENT

/s/ Diana Cooley

Diana Cooley, Deputy City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on September 30, 2022 at 4:00 p.m.

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

MINUTES OF REGULAR MEETING

September 6, 2022

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:13 p.m.

Present: Jeffrey Waddell, Bill Simpson, Merriam Walker, Daniel Gazda

Absent: Britnee Ghutzman

Also Present: Dave McCorquodale, Interim City Admin. / Director of Planning & Development
Katherine Vu, PE, Consulting Engineer for the City

VISITOR/CITIZENS FORUM

No comments given.

1. **Consideration and possible action on the August 2, 2022 Regular Meeting Minutes.**

   Merriam Walker moved to approve the minutes as presented. Daniel Gazda seconded the motion, the motion carried unanimously. (4-0)

2. **Consideration and possible action on a proposed sign for Slice of Amish located at 401 College Street, Suite 170 located in the Historic Preservation District.**

   Staff presented the information, and the owners were in attendance to discuss their new business and the types of products and specialty cheeses they plan to offer.

   Bill Simpson moved to approve the sign as presented. Merriam Walker seconded the motion, the motion carried unanimously. (4-0)

3. **Consideration and possible action on a recommendation to City Council on minimum lot width, minimum lot area, and street right-of-way width variance requests for Summer Wind, a proposed single-family residential development.**

Staff presented the information and provided a basic overview of the proposed development. Mr. Levi Love, PE, of L2 Engineering, Messrs. Tim Connolly and Chris Sims, the developers of the project, and Mr. Scott Black of David Weekly Homes were in attendance to answer questions and provide and information about the details of the proposed project. The proposed lot sizes are 45-foot in width with homes ranging from 1,600 to 2,700 square feet in size. The developers expressed an interest in delivering a high-quality project that would add value to the community. Merriam Walker asked if sidewalks were part of their plans. The developers said they were not planning on building sidewalks but were planning on building a walking path around the development in the greenspace provided. While the project site is along the canal leading to Lake Conroe, the site plan did not include waterfront homesites and the land by the canal would be used for greenspace. Mr. Waddell noted that the existing pond on the property could be an amenity and asked that particular attention be given to the adjacent development so that potential additional stormwater caused problems for them. Bill Simpson expressed concern that growing families might outgrow the home sizes planned for the neighborhood. Discussion was had about the single entry for the neighborhood and the developers stated the entrance was a separated boulevard that still allowed for ingress and egress if one lane was temporarily blocked by a vehicle accident. The developers said with the limited frontage along Lone Star Parkway there were not many options for a second entrance. Ms. Katherine Vu said the project would have to be approved by Montgomery County since Lone Star Parkway was a county roadway.

Bill Simpson moved recommend approval of the variance requests to City Council with concern expressed on the proposed 45-foot-wide lots. Daniel Gazda seconded the motion, the motion carried unanimously. (4-0)

4. <u>Consideration and possible action on a recommendation to City Council for a variance request for Montgomery Summit Business Park, Reserve A, for driveway spacing.</u>

Staff presented the information and Mr. Levi Love, PE of L2 Engineering spoke about the request and why the site location and frontage on FM1097 did not provide a better point of access for the proposed project. Discussion was had on the office/warehouse nature of the development and Ms. Katherine Vu, PE noted the proposed driveway location was as far away from the intersection of FM1097 and Summit Business Park Drive as it could be. She also noted there was room for

roughly 8 vehicles to stack at the intersection on Summit Business Park Drive and did not believe the driveway would cause traffic congestion in the proposed location

Merriam Walker moved recommend approval of the variance request to City Council. Bill Simpson seconded the motion, the motion carried unanimously. (4-0)

5. **Consideration and possible action on a request to relocate the rear property fence at 14335 Liberty Street in the Historic Preservation District.**

Staff presented the information and noted the item had been tabled at the two previous meetings to allow time for the property owner and the adjacent property owner to work toward a solution on the existing sidewalk that would be blocked by the proposed fence location. The owners were not able to come to an agreement. Mrs. Brenda Reilland, the owner of Petz, noted the pathway had been in place for years and believed losing access to it would limit mobility in the downtown. Concern was expressed by Mrs. Reilland and Mr. & Mrs. Fauss on how close the proposed fence would be to the Petz building. Mr. Damon Haynes stated he owned the property and would pursue legal action if he was not allowed to relocate his fence as he proposed. He noted that the proposed fence was the same style and construction of the current fence he has that was approved by P&Z.

Bill Simpson moved to approve the proposed fence relocation as presented. Daniel Gazda seconded the motion, the motion carried (3-1) with Merriam Walker casting the dissenting vote.

Commission Inquiry

None.

Adjournment

Merriam Walker moved to adjourn the meeting at 8:00 p.m. Daniel Gazda seconded the motion, the motion carried unanimously. (4-0)

Prepared by: _____ Date approved: _____
Dave McCorquodale

_____
Chairman Jeffrey Waddell

Attest: _____
Nici Browe, City Secretary

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: October 4, 2022	**Budgeted Amount:**
Department: Administration	**Prepared By: Dave McCorquodale**

Subject

Consideration and possible action on a recommendation to City Council for a variance request for gravel in lieu of asphalt or concrete for the parking lot of the Montgomery Grove located at 22016 Eva Street.

Recommendation

Motion to table the request until engineering plans are provided showing the full scope of the new improvements and their impact that follow the current City Ordinances.

Discussion

The site is the former location of the Heritage House restaurant which closed around 15 years ago. The former business was in operation before the City had many of the current development regulations in place, including parking surfaces. The proprietor is currently operating in a mobile food trailer while the restaurant is being renovated. The existing asphalt millings in the parking lot were added without City approval.

Since engineering site plans showing compliance with City Ordinances for the business' stated plans have not been submitted, staff recommends tabling the request until they are and a review of the drawings is done by the city engineer.

Approved By

Interim City Administrator	Dave McCorquodale	Date: 09/30/2022

WGA
CONSULTING ENGINEERS

September 30, 2022

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Variance Request
The Montgomery Grove
City of Montgomery

Dear Commission:

The City received a variance request from the owners of the Montgomery Grove Food Truck Park, located at 22016 Eva Street. The Developer is requesting the following variance from the City's Code of Ordinances:

- Section 78-96(b): Any parking lots or drives, excluding single-family residential driveways, shall be paved with asphalt or concrete.

Enclosed you will find the request for variance as submitted by the owners of the property along with the additional parking lot plan provided.

The City has previously reviewed and acted on variances for the same ordinance:

- July 2021 – Cornerstone Community Church – Request to utilize existing gravel parking area after they performed regrading and dressing. We recommended disapproval of the variance as it did not place an undue hardship upon the development of the property. The City ultimately approved the request partly due to the low traffic volume on the site.

- October 2020 – Montgomery Food Truck Park - The same Developer submitted a similar Variance Request to the Commission and we offered no objection (Enclosed) to the request to use a permeable pavement system, similar to a TrueGrid system on areas outside of the access driveway in lieu of asphalt or concrete pavement. The City approved the variance. This development was ultimately not constructed.

- February 2017 - Longview Greens Mini Golf – Request to utilize gravel on new parking area for financial reasons for a temporary period of time. Detention for the site was provided in a jointly used pond. The City approved the variance.

We recommend the request be tabled until additional information is received including an escrow agreement is entered into and engineering plans provided showing the full scope of the new improvements and their impact that follow the current City Ordinances. Based on planned improvements stated by the developer (enclosed), the developer plans to install additional lighting which will require a lighting plan and construction of a stage and other structures in an area that is likely within the floodplain. Additionally, the information recently provided by the developer showing the proposed parking layout is contradictory regarding the location and number of ADA spaced.

If approved, approval of the requested variance does not constitute plan approval and only allows the Developer to further refine the proposed civil site plans, which will require the full review and approval of the City.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Chris Roznovsky, PE
Engineer for the City

CVR/zlgt
Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2022.09.30 MEMO to PZ RE Montgomery Grove Food Truck Park Variance Request.docx

Enclosures: Variance Request – September 9, 2022
Site Survey – November 9, 2021
Parking Plan – September 22, 2022
Previous Variance Request
Business Op Plan – The Montgomery Grove
Redevelopment Flow Chart from City Development Handbook

Cc (via email): Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development, and Interim City Administrator
Ms. Nici Browe – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

September 9, 2022

Dave McCorquodale
City of Montgomery
101 Old Plantersville Rd
Montgomery, TX 77316

Re: Parking Lot Variance 22016 Eva St. Montgomery, TX 77356

Dear Mr. McCorquodale:

This letter is a formal request for a variance to allow for an existing asphalt milling parking lot at the above referenced property. The asphalt milling parking lot has been utilized at this commercial property going back several decades. The porous material also mitigates the potential negative impact on drainage and/or flood plain that a concrete or asphalt parking lot would. The parking lot has been discussed with the former mayor, city officials and city engineer with no issues being raised. Multiple other parking lots within the City of Montgomery contain asphalt millings so no new precedent is being requested.

Regards,

Joshua Cheatham
Owner
(281) 770-2748

Cc: Mike Anderson

Variance Request Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

Property Owner(s): Josh Cheatham

Address: 85 Lake Forest Cir Conroe, TX Zip Code: 77384

Email Address: josh@newcorcre.com Phone:

Applicants: Josh Cheatham & Mike Anderson

Address: 85 Lake Forest Cir Conroe, TX 77384

Email Address: josh@newcorcre.com Phone: (281) 770-2748 / (832) 418-1088
andersonm3477@gmail.com

Parcel Information

Property Identification Number (MCAD R#): 34576

Legal Description: A0031 RIGSBY BEN J, Tract 81A-1, Acres, 2.660

Street Address or Location: 22016 Eva St. Montgomery, TX 77356

Acreage: 2.66 Present Zoning: Commercial Present Land Use: Commercial

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2011-09 Section(s): 78-96

Ordinance wording as stated in Section (78-96):

(b) Any parking lots or drives, excluding single-family residential driveways, shall be paved with asphalt or concrete.

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

Requesting to use asphalt millings for the parking lot

Signatures

Owner(s) of record for the above described parcel:

Signature: _____ Date: 9/8/22

Signature: _____ Date: _____

Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.

Additional Information

The following information must also be submitted:

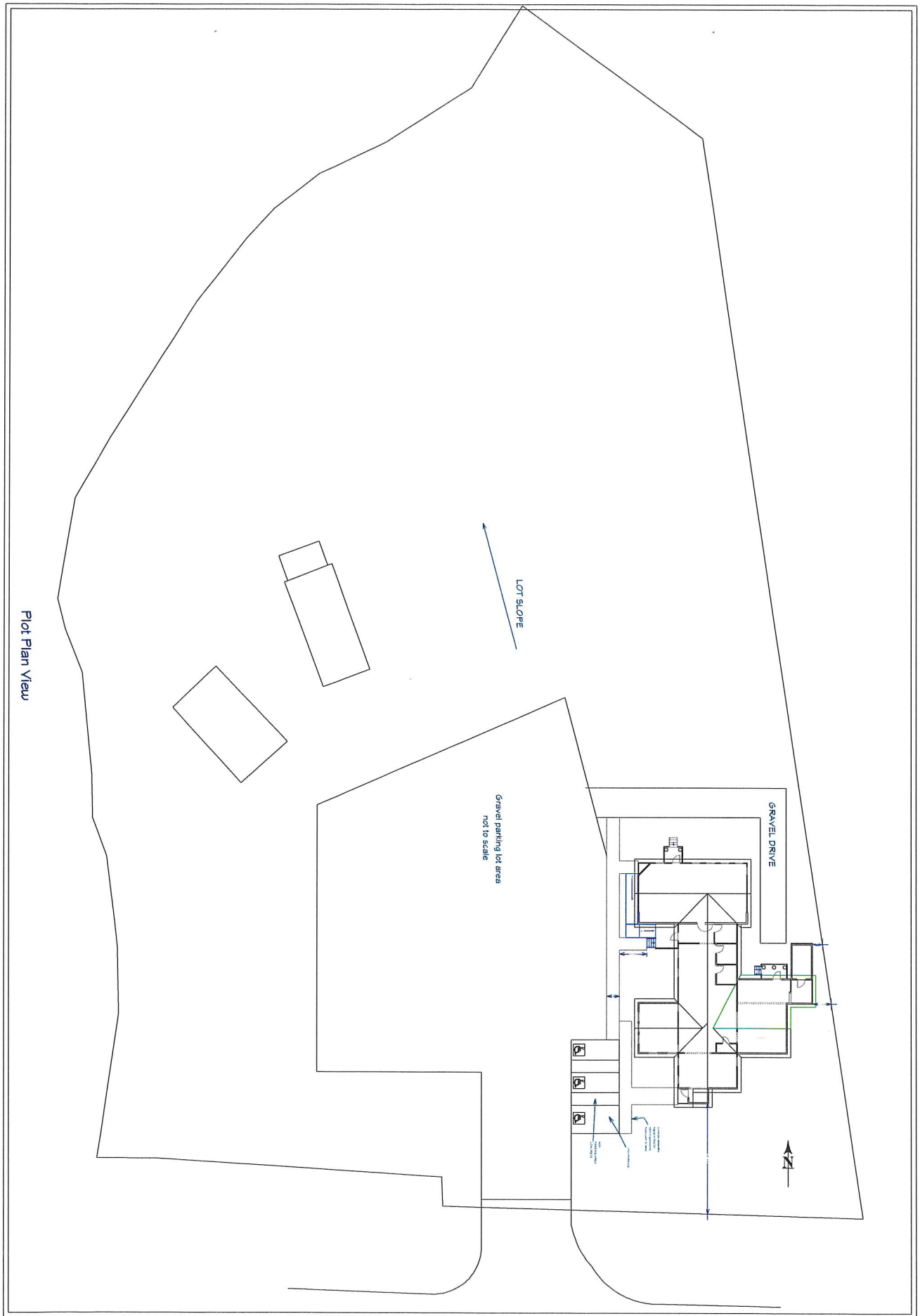
[ ] Cover letter on company letterhead stating what is being asked. [ ]

A site plan.

[ ] All applicable fees and payments.

[ ] The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

Date Received *Office Use*	



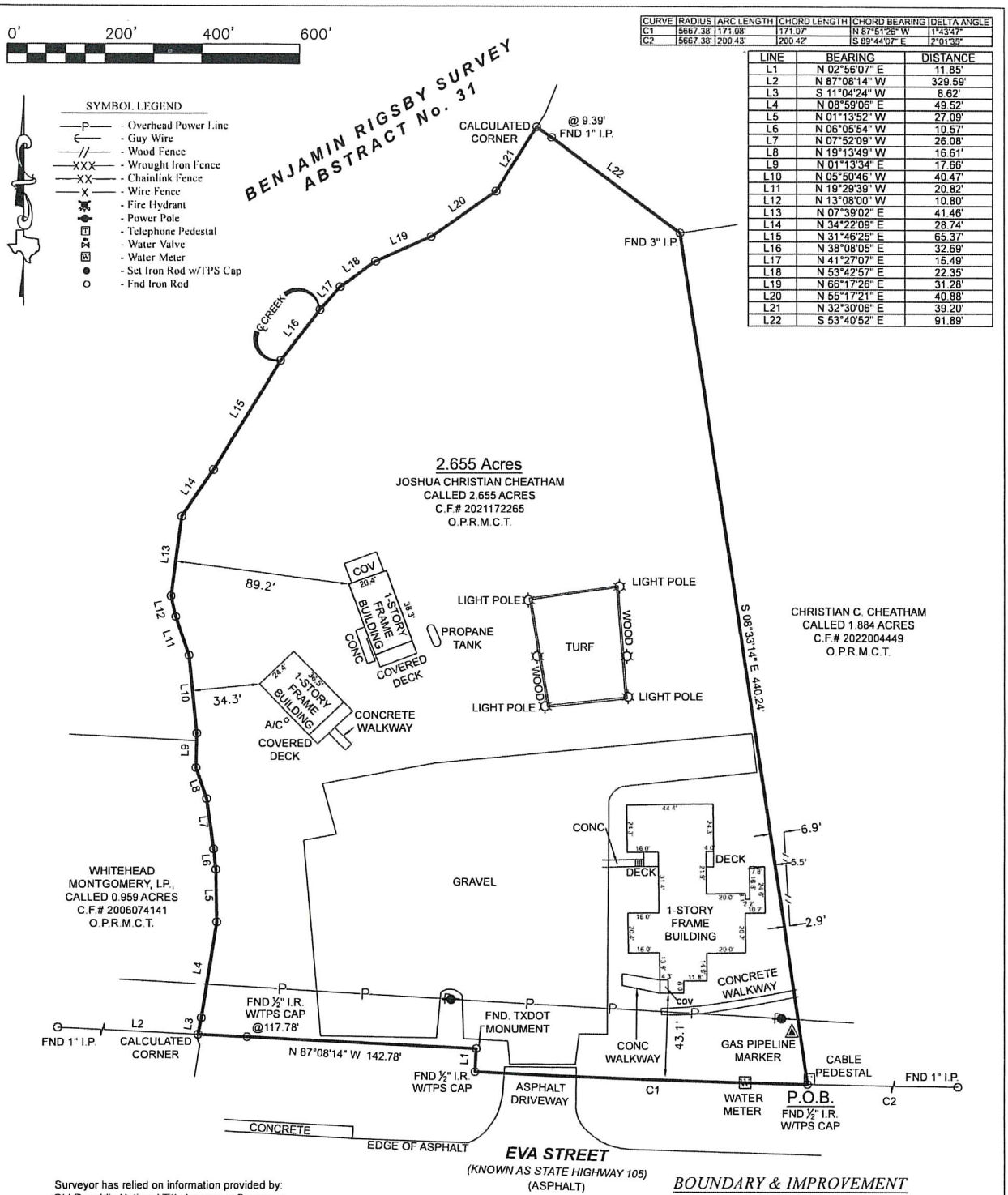
A-2	SHEET:	24x36 Scale: 1/16"=1'	SCALE: NTS	DATE: 7-12-2022	The Montgomery Grove 22016 Eva St. Montgomery, TX 77356	Plot Plan

Owner Build
Josh Cheatham
281-770-2748

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	7/28/2022		

THG



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5667.38'	171.08'	171.07'	N 87°51'26" W	1°43'47"
C2	5667.38'	200.43'	200.42'	S 89°44'07" E	2°01'35"

LINE	BEARING	DISTANCE
L1	N 02°56'07" E	11.85'
L2	N 87°08'14" W	329.59'
L3	S 11°04'24" W	8.62'
L4	N 08°59'06" E	49.52'
L5	N 01°13'52" W	27.09'
L6	N 06°05'54" W	10.57'
L7	N 07°52'09" W	26.08'
L8	N 19°13'49" W	16.61'
L9	N 01°13'34" E	17.66'
L10	N 05°50'46" W	40.47'
L11	N 19°29'39" W	20.82'
L12	N 13°08'00" W	10.80'
L13	N 07°39'02" E	41.46'
L14	N 34°22'09" E	28.74'
L15	N 31°46'25" E	65.37'
L16	N 38°08'05" E	32.69'
L17	N 41°27'07" E	15.49'
L18	N 53°42'57" E	22.35'
L19	N 66°17'26" E	31.28'
L20	N 55°17'21" E	40.88'
L21	N 32°30'06" E	39.20'
L22	S 53°40'52" E	91.89'

Surveyor has relied on information provided by:
Old Republic National Title Insurance Company
G.F. No. 2103081
Effective date: October 5, 2021

The Subject Tract(s) as shown hereon may be subject to the following item(s) listed in Schedule B, of said Title Commitment:

1. Channel Easement to State of Texas per Vol. 997, Pg. 529, D.R.M.C.T. (Unable To Plot)

BOUNDARY & IMPROVEMENT SURVEY

BEING a 2.655 acre tract of land situated in the Benjamin Rigsby Survey, Abstract Number 31, Montgomery County, Texas, being all of that same called 2.66 acre tract described in instrument to David P. Gerrard and Cheryl A. Gerrard, recorded under Clerk's File Number 2016085269 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 2.655 acre tract being more particularly described by attached metes and bounds description.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Purchaser Josh Cheatham
Address 22016 Eva Street, Montgomery, Tx, 77356
Lot ____, Block ____, Section ____
Survey Benjamin Rigsby, A 31
Area 2.655 Acres
Subdivision ____
Cabinet ____, Sheet ____, ____ Records
Montgomery County, Texas

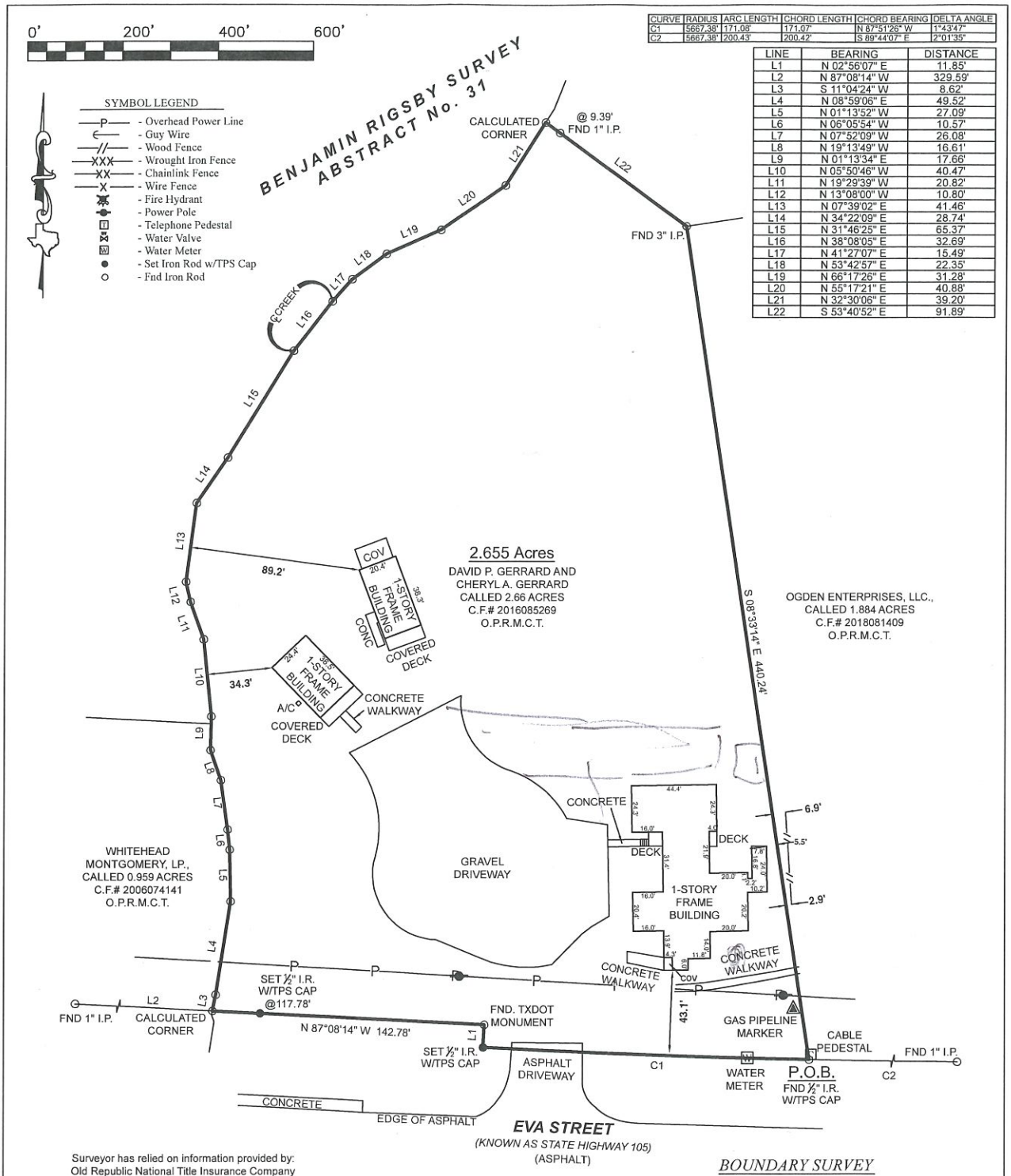
This Property Lies in Zone AE(floodway), AE, X(shaded), and X, and a portion does seem to lie within the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0200G having an effective date of 8-18-2014.
Job No.: G411-01
Scale: 1"=20'
Date: 7-16-2019
Drawn By: CPP/AF
Field Crew: KH
Revised: 06-08-22 Update

TEXAS PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, South Central Zone (4204).
Basis of Bearings

STATE OF TEXAS REGISTERED CAREY A. JOHNSON 6524 PROFESSIONAL LAND SURVEYOR

Carey A. Johnson
Registered Professional Land Surveyor No. 6524



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G.F. No. 2103081
Effective date: October 5, 2021

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Purchaser: Josh Cheatham
Address: 22016 Eva Street, Montgomery, Tx, 77356
Lot _____, Block _____, Section _____
Survey: Benjamin Rigsby, A 31
Area: 2.655 Acres
Subdivision _____
Cabinet _____, Sheet _____, _____ Records
Montgomery County, Texas

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Basis of Bearings

STATE OF TEXAS
REGISTERED
CAREY A. JOHNSON
6524
PROFESSIONAL
LAND SURVEYOR

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

2.655 Acres

JOSHUA CHRISTIAN CHEATHAM
CALLED 2.655 ACRES
C.F.# 2021172265
O.P.R.M.C.T.

CHRISTIAN C. CHEATHAM
CALLED 1.884 ACRES
C.F.# 2022004449
O.P.R.M.C.T.

WHITEHEAD MONTGOMERY, LP.,
CALLED 0.959 ACRES
C.F.# 2006074141
O.P.R.M.C.T.

S 08°33'14" E 440.24'

N 87°08'14" W 142.78'

FND 1" I.P.

CALCULATED CORNER

FND ½" I.R. W/TPS CAP @117.78'

FND ½" I.R. W/TPS CAP

FND. TXDOT MONUMENT

FND 1" I.P.

P.O.B. FND ½" I.R. W/TPS CAP

top bank

flowline

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13

COV

1-STORY FRAME BUILDING 780 SF

CONC

COVERED DECK

PROPANE TANK

1-STORY FRAME BUILDING 692 SF

A/C

COVERED DECK

CONCRETE WALKWAY

LIGHT POLE

TURF

WOOD

LIGHT POLE

LIGHT POLE

LIGHT POLE

23 22 21 20 19 18 17 16 15 14 13

9' TYP

20' TYP

HC PARKING

24 25 26 27 28 29 30 31 32

33 34 35 36 37

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

25' DRIVE PATH

41 40 42 39 43 38 44

CONC DECK

DECK

1-STORY FRAME BUILDING 3900 SF

CONCRETE WALKWAY

COV

CONCRETE WALKWAY

GAS PIPELINE MARKER

14" RCP FL=265.80

14" RCP FL=267.32

ASPHALT DRIVEWAY

C1 C2

WATER METER

C CABLE PEDESTAL

CONCRETE

EDGE OF ASPHALT

TBM-MAG NAIL IN ASPHALT ELEV=272.50

EVA STREET
(KNOWN AS STATE HIGHWAY 105)
(ASPHALT)

0 20' 40'

PROP PARKING SPACES= 44
PROP ADA SPACE=2
TOTAL BUILDING SF= 5,572 SF

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

MONTGOMERY GROVE

PARKING LAYOUT

9/22/2022

DRAWING INFORMATION			
PROJECT	10856	TDLR	**
DRAWN	GLH	EIT	JTW
SCALE	1" =20' (24x36) 1" = 40' (11x17)	SHEET	01

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:

E. LEVI LOVE, PE #99340
OR
JONATHAN WHITE, PE #127058

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

S:\ENGINEERING PROJECTS\10856 - MONTGOMERY GROVE SITE PLAN\03 CAD\DESIGN SET\XBASE-SITE PLAN-10856.DWG Sep. 23, 2022-9:59 AM GARI LYNN

JONES | CARTER

1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

October 30, 2020

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Variance Request
Montgomery Food Truck Park
City of Montgomery

Dear Commission:

Josh Cheatham ("the Developer") plans to proceed with developing a food truck park location at 21300 Eva Street. The Developer is requesting the following variance from the City's Code of Ordinances:

- Section 78-96: The Code of Ordinances requires nonresidential driveways and parking lots be paved with asphalt or concrete. The Developer is requesting a variance to allow the use of a permeable pavement system, similar to TureGrid, in lieu of asphalt or concrete.

Enclosed you will find the request for variance as submitted by the engineer for the development including a site plan and information regarding the TrueGrid system.

We offer no objection to the concept of using permeable paving system on the parking areas and secondary drive aisles. However, we would recommend the main drive aisle off the driveway be constructed of asphalt or concrete for a total length of approximately 75' from the edge of pavement of SH-105 to allow for adequate deceleration space. The Developer will need to submit final details and specifications including a drainage analysis confirming detention is not required with his construction plans for review and approval by the City.

Approval of the requested variances does not constitute plan approval and only allows the Developer to further refine the proposed civil site plans, which will require the full review and approval of the City. Additionally, the proposed development will need to go through the Utility and Economic Feasibility Study and platting process.

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

Sincerely,

Chris Roznovsky, PE
Engineer for the City

CVR
K:\W5841\W5841-0900-00 General Consultation\Correspondence\Letters\2020\MEMO to P&Z RE Food Truck Park Variance Request.doc
Enclosures: Variance Request
Cc (via email): Mr. Richard Tramm – City of Montgomery, City Administrator
Ms. Susan Hensley– City of Montgomery, City Secretary
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

3307 West Davis Street, Suite 100
Conroe, TX 77304
P: 936-647-0420 F: 936-647-2366
www.L2Engineering.com

October 22, 2020

City of Montgomery
C/o Dave McCorquodale
101 Old Plantersville Road
Montgomery, TX 77316

RE: Variance request for Montgomery Food Truck Park regarding requirements for parking lot pavement type

According to Sections 78-96 of the City of Montgomery Code of Ordinances, any parking lots or drives shall be paved with asphalt or concrete. The proposed development will consist of multiple food truck vendors, and an outdoor amenity area for games/music. We propose to utilize a permeable pavement system such as TrueGrid in lieu of asphalt or concrete. We feel a variance request to utilize TrueGrid is warranted for the following reasons:

- The pavement system is certified to be permeable, which reduces stormwater flow and does have the ability to store stormwater within the void spaces of the aggregate. TrueGrid is also an environmentally friendly low impact development permeable pavement system that removes pollutants as it is filtered through its aggregate system prior to reaching the water table.
- Since the pavement system is permeable, detention would not be required allowing us to maximize the development space with parking to accommodate large events.
- TrueGrid has a lifespan of 25 years and has a manufacture warranty of 10 years. The pavement system is HS20 rates, which means it is capable of withstanding loads for firetrucks. It is also ADA compliant.

It is for the above-mentioned reasons that we feel the variance requests should be considered and approved. Please feel free to contact me at 936-647-0420 if you have any questions or concerns.

Thank you,

Jonathan White, PE
L Squared Engineering
Senior Project Manager, Partner
936-647-0420
Jwhite@L2engineering.com

Attachments: Variance Request Application, Preliminary Site Plan, TrueGrid Heavy Load Detail, TrueGrid Information Packet, TrueGrid Specification

Variance Request Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Upon completion return application to shensley@ci.montgomery.tx.us

Contact Information

Property Owner(s): Josh Cheatham

Address: 21300 Eva Street, Suite 200 Montgomery, TX Zip Code: 77356

Email Address: jcheatham@lee-associates.com Phone: 281-770-2748

Applicants: L Squared Engineering

Address: 3307 W Davis Street, Suite 100 Conroe, TX 77304

Email Address: Jwhite@L2Engineering.com Phone: 936-647-0420

Parcel Information

Property Identification Number (MCAD R#): 124059 and 124058

Legal Description: Lot 9-B and 9-C within Area F, Montgomery Townsite 06

Street Address or Location: 21806 Eva Street Montgomery, TX 77356

Acreage: 2.67 Present Zoning: Commercial Present Land Use: Single Family Residence

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2011-09 Section(s): 78-96

Ordinance wording as stated in Section (78-96):
Any parking lots or drives, excluding single-family residential driveways, shall be paved with asphalt or concrete.

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:
Development is proposing to use TrueGrid permeable pavement, instead of asphalt or concrete for the drive aisles and parking areas.

Signatures

Owner(s) of record for the above described parcel:

Signature: _____ Date: 10/22/20

Signature: _____ Date: _____

Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.

Additional Information

The following information must also be submitted:

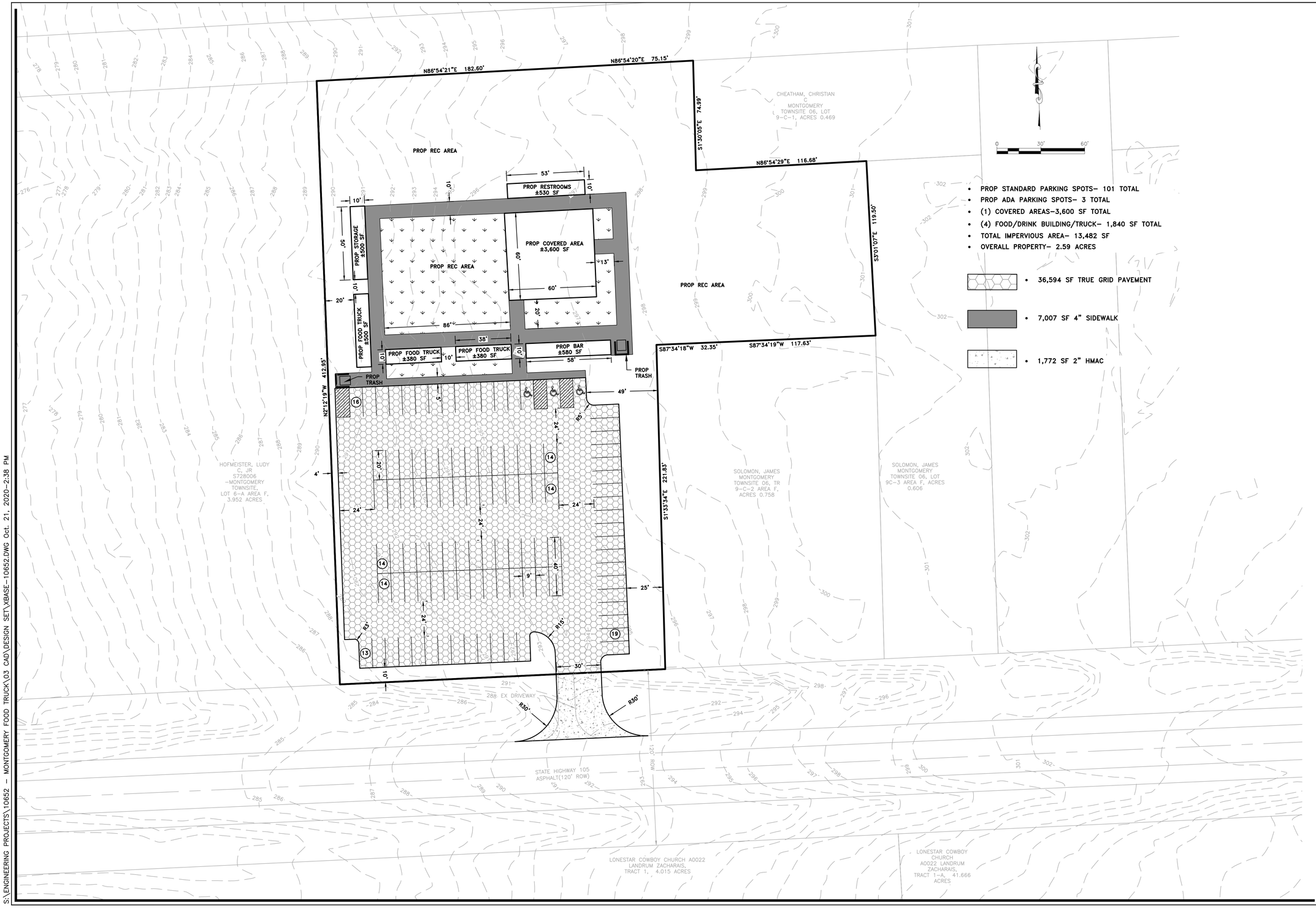
[X] Cover letter on company letterhead stating what is being asked. [X]

A site plan.

[ ] All applicable fees and payments.

[ ] The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

Date Received *Office Use*	



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 12220
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

MONTGOMERY FOOD TRUCK PARK

PRELIMINARY SITE PLAN

10/21/2020

DRAWING INFORMATION			
PROJECT	10652	TDLR	**
DRAWN	PS	CHECKED	JW
SCALE	1" =30' (24x36) 1" = 60' (11x17)	SHEET	01

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:

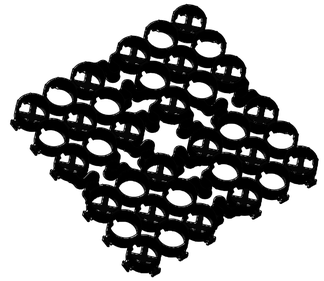
E. LEVI LOVE, PE #99340
OR
JONATHAN WHITE, PE #127058

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

S:_ENGINEERING PROJECTS\10652 - MONTGOMERY FOOD TRUCK\03 CAD\DESIGN SET\XBASE-10652.DWG Oct. 21, 2020-2:38 PM

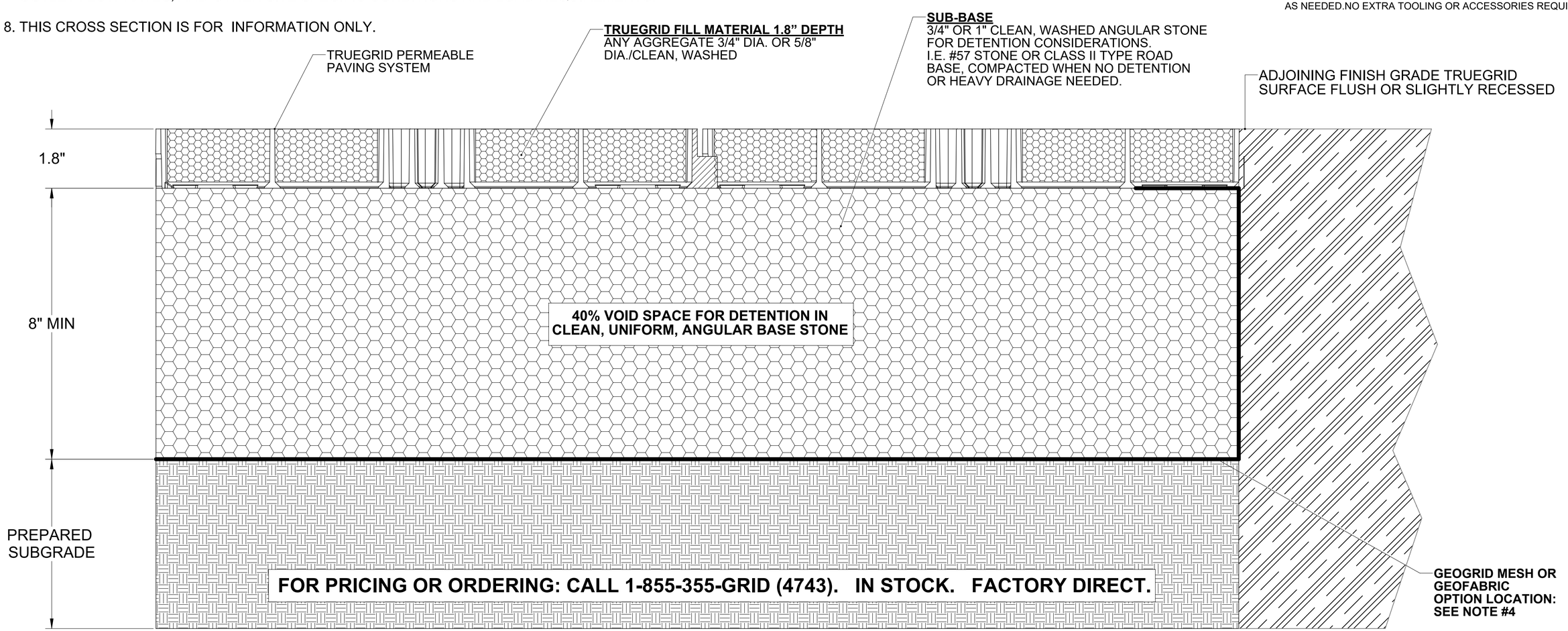
NOTES:

1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. TRUEGRID PRO PLUS PRODUCTS DESIGNED FOR LOAD CAPACITIES OF 120,000 LBS PER SQ. FT. TRUEGRID PRODUCTS STRENGTHEN WITH FILL MATERIAL.
3. TRUEGRID PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20 /HS-20 LOADING AND GREATER.
4. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUB-GRADE & SUB-BASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
5. INCREASE SUB-BASE DEPTH FOR INCREASED STORM WATER DETENTION.
6. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 10 DEGREES. ASSESS PROJECT, AS NEEDED.
7. FINAL ENGINEERED CROSS SECTION AGGREGATES AND DEPTH SHOULD ALLOW FOR EXPECTED INFILTRATION RATES, STORAGE CAPACITIES, OUTLET FLOW RATES, AND OTHER SITE SPECIFIC CONDITIONS AND LOAD REQUIREMENTS.
8. THIS CROSS SECTION IS FOR INFORMATION ONLY.



TRUEGRID BLOCK REFERENCE VIEW

PREASSEMBLED & DELIVERED IN 4' X 4' SHEET. RECONFIGURED AS NEEDED.NO EXTRA TOOLING OR ACCESSORIES REQUIRED



FOR PRICING OR ORDERING: CALL 1-855-355-GRID (4743). IN STOCK. FACTORY DIRECT.

APPLICATION:

HEAVY LOAD PARKING LOT, FIRE LANES, EQUIPMENT YARD, SERVICE ROADS.

GRAVEL FILL HEAVY LOAD TRUEGRID PRO PLUS

REV	REVISION	DRAWN	CHECKED	APPROVED	DATE
03	UPDATED TRUEGRID STANDARDS	JT	JT	CW	

1-855-355-GRID (4743)

MADE IN U. S. A.

TRUEGRIDPAVER.com

CLIENT / PROJECT

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES

DO NOT SCALE DRAWING

APPROVAL INFORMATION

DRAWN BY:	J. Thethy	DATE:	6/1/2015
CHECKED BY:	J. Thethy	DATE:	6/2/2015
APPROVED BY:	C. White	DATE:	6/2/2015
WEIGHT:			

TRUEGRID® True to your project. True to the environment.

TRUEGRID GRAVEL FILL INSTALLATION HEAVY LOAD

SIZE D | DRAWING NUMBER: TG-GRV-HL | REV 03

SCALE 1:1.5 | SHEET 1 OF 1

TRUEGRID® MADE IN U. S. A.
True to your project. True to the environment.

TRUEGRID was developed in the U.S.A, and TRUEGRID is manufactured and will always be manufactured in the U.S.A.
It is produced from 100% post-consumer recycled material.
We take plastic products with a short life cycle that end up in our land-fills, and we turn them into TRUEGRID…a product with a very long life cycle…which can then be recycled again.

Introduction to the TRUEGRID System

In urban watersheds, almost all of the impervious surface area is represented by building rooftops and paved surfaces. In residential areas most of the paved area is represented by the roadway system and residential driveways. Parking lots and paved industrial storage areas represent an even larger portion of the impervious surface in commercial and industrial areas. Impervious pavements can produce two-thirds of the excess runoff in an urban catchment. Runoff from impervious pavements contributes a substantial loading of hydrocarbons and heavy metal pollutants, and contributes greatly to the increased temperature of surface runoff. In most urban jurisdictions, a paved roadway system with a traditional curb and gutter configuration provides a key component of the overall urban drainage system. Surface flow from adjoining tributary watersheds is conveyed directly into catch basin inlets and connected piping systems. In these traditional impervious paved systems, the runoff coefficient (runoff volume) is increased and the time of concentration is decreased resulting in increased peak rates of runoff.

TRUEGRID provides a highly permeable stabilized surfaces that can be used for the movement and parking of vehicles (automobiles, trucks, construction equipment, aircraft, etc.) and storage of materials and equipment. Compared to conventional pavement, the TRUEGRID system is designed to infiltrate storm water runoff instead of shedding it off the surface. TRUEGRID will reduce the amount of runoff by allowing water to pass through surfaces that would otherwise be impervious. The storm water passes through the load bearing surface and aggregate sub base that are selected based upon the intended application and required infiltration rate. Runoff is stored in the stone aggregate sub base course / storage layer, and allowed to infiltrate into the surrounding soil (functioning like an infiltration basin).

A **TRUEGRID** surface has very high initial surface infiltration rates and can immediately infiltrate and store rainfall and runoff from high intensity rainstorms. In many cases, direct runoff is completely eliminated. The surface infiltration rates for TRUEGRID will in most cases exceed 800 inches/hour. This is several orders of magnitude higher than all the rainfall intensities encountered in the Southwest and Midwest USA. These high infiltration rates are also 4 orders of magnitude higher than most soil infiltration rates. The TRUEGRID system relies on the ability of the void space within the surface material and the sub base to receive, store, and infiltrate water into the underlying sub soils. The aggregate sub base provides a temporary “reservoir”, receiving the inflow from the surface pavement layer and providing temporary storage while the water is discharged to the sub grade through infiltration or released to surface discharge through a sub drain system.

TRUEGRID Permeable Pavers are designed to provide design professionals with an eco-friendly alternative to concrete and asphalt and other impervious surfaces.
Similar systems have been used in Europe for over 40 years and have been highly effective and accepted as a better alternative to impervious surfaces. TRUEGRID improved upon this concept and developed a stronger, more durable, USA made version that can handle any load and rigors concrete can handle….while being 100% permeable.

TRUEGRID has been honored as one of two winners, from hundreds of green technology products considered, to receive grants support for education from entities including the U.S. Department of the Interior and the U.S. Department of Energy. These grants were awarded to TRUEGRID to promote and educate others on the benefits of TRUEGRID as an eco-friendly alternative to concrete and asphalt. TRUEGRID was chosen due to its low impact development properties, its stormwater maintenance /high permeability qualities, high load capacities, long life expectancy-no maintenance performance and 100% post-consumer recycled material composition.

The value of the TRUEGRID systems includes:

Runoff volume reduction/elimination is achieved when TRUEGRID is placed over *in situ* soils and a defined volume of the water passing through the pavement is infiltrated into the soil subgrade below.

Peak runoff rate reduction is achieved when the volume of water passing through the TRUEGRID surface is "detained" for a defined period of time within the pavement cross-section and the open graded aggregate sub base beneath the pavement. The effective infiltration rate for the watershed is increased by trapping the water in the permeable surfaces and effectively increasing the time of concentration in the catchment area.

***Pollutant removal*.**Specific field data on the reductions of pollutant concentrations by various permeable pavements are limited. However, reductions in the concentrations of total suspended solids and associated constituents, such as metals, oils, and greases appear to be relatively high. The fact that all permeable pavements significantly reduce the average annual runoff volume makes them very effective in reducing pollutant loads reaching the receiving waters. Infiltration of storm water runoff through the pavement surface will provide a degree of suspended solids removal followed by additional removal of colloidal solids and soluble pollutants in the aggregate sub base and sub soils. Sorption of metals to colloidal solids and within the pavement void matrix is another removal function. Soluble organic pollutants adsorbed within the pavement void matrix and the open graded aggregate sub base will be exposed to biodegradation over time. Adsorption and ion exchange occur as storm water travels through the unsaturated (vadose) zone below the aggregate base and reduce the particulate and dissolved pollutant loading to the groundwater (saturated zone).Permeable pavement can be used to provide ground water recharge. Some data suggest that asmuch as 70% to 80% of annual rainfall will go toward ground water recharge (Gburek and Urban,1980). A third study by Brattebo and Booth (2003) indicates that many trademarked permeable paver systems effectively reduced concentrations of motor oil, copper, and zinc. Furthermore, the study found that almost all precipitation that fell on the permeable pavers infiltrated even after 6 years of daily use as a parking area.

Reduces Heat Island Effect. Heat Island Effect occurs in areas such as a city and industrial sites that have consistently higher temperatures than surrounding areas because of greater retention of heat. This retention of heat is due to buildings, concrete, and asphalt.
Using TRUEGRID in these "hot spot" areas for pathways, parking lots, driveways, roofs…etc., reduces the absorbability of solar rays and thus helps steady and cool the natural environment.

High load bearing capacity. TRUEGRID is designed with the highest load capacities of any grid system and can withstand significant structural loads. TRUEGRID provides a stable and continuous load-bearing surface throughout parking areas.

TRUEGRID will add to **LEED** Credits in the following categories.

- Water Efficiency
- Innovation & Design
- Sustainable Sites
- Indoor Environmental Quality
- Materials & Resources
- Energy & Atmosphere

Sub-base considerations for storm water detention

Crushed aggregate meeting ASTM No. 57 is commonly used for open-graded sub bases along with ASTM No. 2 to No. 4. These materials are widely available and they are recommended for most TRUEGRID Permeable Paver applications. These materials will have a nominal porosity (volume of voids/total volume of base) over 0.32 and a storage capacity in the void space (volume of voids/volume of aggregate) approaching 40%. A 40% void space provides 0.4 cubic feet of storage capacity for each cubic foot of aggregate (the volume of the base will need to be 2.5 times the volume of water to be stored).

Chart A: Permeable Base

AASHTO #57 permeable sub base material defined as:

Sieve Size		Percent Passing	
mm	In.	#57	Typical
37.5	1-1/2	100	100
25	1	95-100	97
19	3/4		75
12.5	1/2	26-60	45
9.5	3/8		25
4.75	#4	0-10	5
2.36	#8	0-5	2

PRODUCT GUIDE SPECIFICATION

SECTION 32 14 33.13 – PERMEABLE PLASTIC PAVING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Base material, over sub base prepared by others.

B. Porous pavement system with S-flexural joints for seasonal expansion and contraction.

C. Parking, fire lane, and traffic delineation.

D. Gravel fill.

E. Grass fill.

1.2 RELATED REQUIREMENTS

A. Section 31 20 00 – Earth Moving: Subgrade Preparation.

B. Section 33 41 00 – Subdrainage: Subsurface Drainage.

C. Section 32 10 00 – Bases, Ballasts, and Paving.

D. Section 32 80 00 – Irrigation: Irrigation System.

E. Section 32 30 00 – Site Improvements.

F. Section 32 92 00 – Turf and Grasses.

1.3 PREINSTALLATION MEETINGS

A. Convene pre-installation meeting a minimum of two weeks prior to start of porous paving systems Specifier Notes:

B. Verify project requirements, subbase and base conditions, manufacturer's installation instructions and coordinate with other related work.

C. Require attendance of parties directly affecting work of this section, including the contractor, architect, engineer, and installer. Manufacturer's representative may attend by phone conference as needed.

1.4 SUBMITTALS

A. Submit under provisions of Section 01.

B. Product Data: Submit manufacturer's product data.
   1. Preparation instructions and recommendations.
   2. Storage and handling requirements and recommendations.
   3. Installation methods.

C. Shop drawings: Submit manufacturer's shop drawings including laying pattern and parking delineation locations.

D. Samples: Submit two square samples of TRUEGRID Paver units.

E. LEED and other Sustainable Design Submittals: Provide documentation of how the requirements for credit/certification will be met including, but not limited to: Recycled content, stormwater management, heat-island mitigation, water use reduction, site development, and regional materials.

F. Manufacturer's Certificates: Certify products meet or specified requirements.

G. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic fertilizing and maintenance.

1.5 QUALITY ASSURANCE

A. Manufacturer's Qualifications: Manufacturer with a minimum of five years documented experience with products specified.

B. Installer Qualifications: Installer experienced in performing work of this section that has specialized in installation of work similar to that required for this project. Installer must also be able to provide skilled workman with satisfactory record of performance on landscaping or paving projects of comparable size and quality.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Store products in manufacturer's unopened packaging until ready for installation.

B. Protect porous paver units from damage during delivery and store under tarp when the time from delivery to installation exceeds 30 days.

C. Protect materials during handling and installation to prevent damage.

1.7 SEQUENCING

A. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.

1.8 PROJECT CONDITIONS

A. Maintain environmental conditions recommended by manufacturer for desired results. Do not install products under conditions outside manufacturer's absolute limits.

B. Do not begin installation of porous pavements until all hard surface paving adjacent to porous pavement areas, including concrete walks and asphalt paving, is completed.

C. Install turf when ambient air temperature is at least 55 degrees F.

D. In wet weather, do not build on wet, saturated or muddy subgrade.

E. In cold weather, do not use frozen materials or materials coated with ice or frost, and do not build on frozen base or wet, saturated or muddy subgrade.

F. Protect partially completed porous paving against damage from other construction traffic when work is in progress.

G. Protect grass fill / sodded paving areas from traffic until grass root system has matured for at least 3 to 4 weeks. Use barricades to only permit access by emergency and fire equipment.

1.9 WARRANTY

A. Provide the manufacturer's 10-year limited warranty.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: TRUEGRID Pavers; 2500 Summer St., Suite 3225, Houston, TX 77007. Phone: 1-855-355-GRID. Email: info@truegridpaver.com Website: www.truegridpaver.com.

B. Substitutions: Not permitted.

2.2 PRODUCTS

A. Permeable Pavers, TRUEGRID PRO LITE for grass or gravel applications.
   1. AASHTO H20, HS20 Rated.
   2. Manufactured in the USA.
   3. High density polyethylene (HDPE): 100 percent post-consumer recycled materials
   4. Recycled and recyclable content: 100 percent.
   5. S-Flexural joints molded in for soil seasonal expansion and contraction.
   6. Color: black- carbon black additive for long-term UV stabilization.
   7. Paver size: 24 inches by 24 inches by 1 inch.
   8. Pre-assembled: 4-foot by 4-foot sections.
   9. Cylindrical cell design for column strength.

10. Cell size: 3.25 inch inside diameter.
11. Co-joined cells at 48 places for strength.
12. Wall thickness: 0.115 inches /.250-inch nominal.
13. A minimum of 2 co-joined common walls per cell for structural integrity.
14. Connections:
    a. No clips or stakes necessary.
    b. No additional parts or tools needed.
    c. Integral male-female three-point locking system.
    d. Wall thickness at tabs: 0.290 inch.
15. Molded in X-anchors to stabilize pavers: no stakes necessary.
16. Nominal Coverage per Paver: 4 square feet.
17. Weight per paver: 2.63 lbs.
18. Permeability of System: 100 percent.
19. Compressive Strength (filled): 864,000 psf; 6000 psi.
20. Material Safety: Groundwater neutral, 100 percent inert.
21. Chemical Resistant: Excellent: highly resistant to hydrocarbons, oils.

B. Parking Delineators: TRUEGRID SuperSpots for grass or gravel applications.
1. H20, HS20 rated.
2. Domed and ribbed for super strength.
3. Long-term UV stabilized.
4. 0.40-inch profile above grid.
5. 3.25-inch diameter.
6. Available Colors: Yellow, white, blue, and red.

C. Base Material: TRUEGRID PRO LITE was developed to accept multiple acceptable base materials. Locally sourced angular stone/clean for base material. Crushed granite, sandy gravel material, crushed concrete, limestone rock, and crushed lava are some of the acceptable materials. Common base materials include:
1. AASHTO #57 Stone.
2. Hard, clean, angular, and open-graded (uniform size) drain rock -- from 3/4” to 1-1/2”.
3. Base Course: Graded aggregate base course conforming to the following sieve analysis and requirements:

a. Percent Passing: 100 - Sieve Size: 3⁄4 – 1 inch
b. Percent Passing: 85 - Sieve Size: 3/8 inch
c. Percent Passing: 60 - Sieve Size: #4
d. Percent Passing: 30 - Sieve Size: #40
e. Percent Passing: <3 - Sieve Size: #200

D. Gravel Fill: Obtain clean, washed angular rock to fill the 1-inch-tall TRUEGRID PRO LITE cells and spaces between. TRUEGRID PRO LITE can be filled to top of cells and exposed or overfilled to hide cells. Fill rock should be 5/8 inch to 3/4-inch diameter.
1. TRUEGRID PRO LITE's design does not require anchors on level ground or slopes up to 10 degrees. TRUEGRID PRO LITE's is designed for slopes above 10 degrees. However, as a precaution, anchors/staking may be considered per each sloped install above 10 degrees.
2. Fill rock, level to the top of cells for ADA compliance.

E. Base Course for Grass Filled TRUEGRID: Use base course from above *Section 2.2 D-3 o*r comparable base material suitable for grass growth and traffic loads. Choose materials with neutral pH ranges and avoid sources from recycled/reclaimed concrete or asphalt.

F. Grass Surface with Soil Fill: A sandy loam or loam soil should be used to fill the empty TRUEGRID PRO LITE grid. The selection of sandy loam or loam soil should be made based upon the soil requirements of the turf variety selected for the project. Other soils if compatible with type of seed or sod are acceptable.
1. Choose turf grasses with deep-growing vertical roots, high wear capacity, and for the local growing zone and climate.
2. Grass – Choose either sod or seed:
   a. Seed – The Preferred Method: Hydro-seeding/mulching is recommended with a wood or paper cellulose commercial mulch.
   b. Sod shall be grown in sand or sandy loam soils only. Sod grown in soils of clay, silt, or high organic materials such as peat, will not be accepted.
3. Geofabric or geogrid by others.
   a. Choose for properties suitable for soil conditions, loading requirements, and permeability / impermeability requirements.

PART 3 EXECUTION

3.1 EXAMINATION

A. Before beginning installation, verify site conditions are as indicated on the drawings. Notify the Architect if site conditions are not acceptable. Do not begin preparation or installation until unacceptable conditions have been corrected.

B. Ensure that adjacent hard-surfaced paving work is completed before installing porous pavement system.

3.2 PREPARATION

A. Subgrade:
   1. Prepare subgrade as specified in Section 33 41 00. Verify subgrade in accordance with porous paving system manufacturer's instructions.
   2. Excavate area allowing for unit thickness and the engineered base depth (where required).
   3. Provide adequate drainage from excavated area if area has potential to collect water when working with in-place soils that have poor permeability.
   4. Ensure in-place soil is relatively dry and free from standing water.
   5. Uniformly grade base.
   6. Level and clear base of large objects, such as rocks and pieces of wood.
   7. Install irrigation, if applicable, in accordance with Section 32 80 00.
   8. Install and secure geofabric or geogrid mesh as needed for soil stabilization and loading requirements.

B. Install Base as specified in Section 32 10 00. Verify engineered base is installed in accordance with porous paving system manufacturer's instructions.
   1. Coordinate base installation and preparation with subdrains specified in Section 33 41 00.
   2. If required, place a geotextile separation layer between the natural ground and the engineered base.

3. Place base course material over prepared sub base to grades indicated on the drawings or from manufacturer's recommended depths per application type.
4. Place in lifts not to exceed 4 inches, compacting each lift separately to 95 percent Modified Proctor for non-open grade material. Open grade base material to be leveled and heavily compacted in 4-inch lifts to settle and lock in angular stone.
5. If required, install irrigation in accordance with Section 32 80 00.
6. Leave minimum 1 inches for Permeable Paver unit for final elevation.

3.3 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Install TRUEGRID PRO LITE Permeable Paver units by placing cells face up. Sheets are preassembled in 4-foot by 4-foot sheets are connected with friction fit interlocking connectors. No tooling is required to connect or disconnect units. Sheets may be separated into 4 Individual 24 inch by 24-inch pieces and reconfigured as needed. Cut units around curves and organic shapes with an electrical handsaw. Place units to maintain a 1-inch clearance to any pre-installed object or surface structure. Top of cells shall be between 0.25 inch to 0.5 inch below the surface of adjacent hard-surface pavements. Utilize TRUEGRID's S-Flexural joints for undulations or grade reversals when required by design or in freeze-thaw climates for expansion and contraction.

C. Parking, Traffic, and Fire Lane Delineators: Install TRUEGRID SuperSpots as indicated on the drawings or per manufacturer's recommendations.
   1. Align SuperSpots locking tabs with grooves in TRUEGRID PRO LITE grid.
   2. Push SuperSpots TRUEGRID PRO LITE grid until it locks.
   3. All TRUEGRID delineators and markers can be removed and repositioned by disconnecting the locking tabs and pulling out of the grid.

D. Gravel Surfacing: Install Gravel into TRUEGRID cavities by back dumping directly from dump truck or from buckets mounted to tractors. Hand shoveling fill gravel into the cells is also acceptable for smaller jobs.
   1. Direct vehicles to exit the site by driving forward. Avoid sharp turns over unfilled rings.
   2. Spread gravel fill using steer loaders, power brooms, blades, flat-bottomed shovels, and/or wide "asphalt rakes" to fill the cells.

3. Compact gravel when the cells are at capacity with a roller for larger areas or vibrating plate for smaller areas.
4. If fully covering TRUEGRID cells, typical coverage is 0.25 inch to 0.5 inch above cells.

E. Grass Surfacing:
1. Install soil into TRUEGRID cavities by back dumping directly from dump truck or from buckets mounted to tractors. Hand shoveling soil mix into the cells is also acceptable for smaller jobs.
   a. Fill level to the top of the TRUEGRID wall – 1" – for seeding application and thin-cut sod (1/2" soil thickness).
   b. Fill soil mix to the top of the TRUEGRID wall minus the depth of soil on the thick-cut sod (greater than ½" soil thickness).
2. Hydroseeding/Hydro-Mulch Surfacing: Provide and place as specified in 32 92 00 – Turf and Grasses. Homogeneously mix a combination of water, seed, and fertilizer in a truck mounted tank. Spray the seed mixture onto the site at specification rates. Coverage should be uniform and complete. Following germination of the seed, areas lacking germination larger than 8-inches by 8-inches must be reseeded immediately. Seeded areas must be fertilized and kept moist during development of the turf.

F. Sod: Provide and place as specified in 32 92 00 – Turf and Grasses.
1. Preferred: Use ½" (soil thickness) rolled sod from a reputable grower. Species should be wear resistant, free from disease, and in excellent condition.
2. Spray the sod rolls until saturated.
3. Use a heavy sod roller over entire sodded area to ensure root contact with the fill soil and TRUEGRID interface.

3.4 PROTECTION

A. Protect installed products until completion of project.

B. Gravel fill: Avoid sharp turns or "jack knifes" in trailered vehicles when cells are empty. Damage due to buckling can occur. TRUEGRID can be driven on pre-fill by gravel trucks and construction equipment to speed the installation process.

C. Grass Fill / Seeded: Protect seeded areas from any traffic, other than emergency vehicles, for a period of 4 to 6 weeks, or until the grass is mature to handle traffic. Avoid sharp turns or “jack knifes” in trailered vehicles when cells are empty. Damage due to buckling can occur.

D. Grass Fill / Sodded: Sodded areas must be protected from any traffic, other than emergency vehicles, for a period of 3 to 4 weeks, or until root system has been established.

E. Dumpster areas: A concrete pad is recommended for dumpster areas due to the drop and drag action. Permeable pavers are not recommended in these areas under and directly around the dumpster.

F. Repair or replace damaged products before substantial completion.

3.5 MAINTENANCE

A. For gravel fill surfaces, maintain a 0.5 in (13 mm) surcharge of aggregate as a surface wear course. Surface should be inspected from time to time to identify signs of slight cell infill loss.

B. Maintain grass in accordance with manufacturer's instructions and as specified in Section 32 92 00 – Turf and Grasses.

C. Monitor pavement to ensure traffic frequency and loading does not exceed the pavement design.

D. When snow removal is required, keep a metal edged plow blade from coming in contact with the surface during plowing operations to avoid causing damage to the units. Use a plow blade a minimum of 1 inch above the surface and with a flexible rubber edge or with skids on the lower outside corners so the plow blade does not come in contact with the units.

END OF SECTION

The Montgomery Grove is a unique Family Friendly experience that caters to people of all ages! Come visit The Grove and enjoy being able to just hang out and kick back in our scenic naturally shaded outdoor areas, or cool off in our Country Home indoor seating area all while enjoying amazing food and drink from The Grove Kitchen or our Food Truck, Dizzy Pies.

The Business Operational Plan for The Montgomery Grove is to start with small projects we do on our own, and then have the restaurant reconstructed by our general contractor Scott Stefaniak. We began this by opening our Food Truck Dizzy Pies in March of 2022. Before we were able to operate the food truck four days a week, we first had to do some re construction and improvements to the property in order for the property to be functional for use. These reconstruction and improvement projects with dates will be listed below.

- Built 30 picnic tables for outdoor seating (January 2022)
- Cut down dead trees, and trimmed dead limbs due to possible falling hazards (January 2022)
- Cleaned out building 3 so that we could store leftover restaurant equipment ie..tables, chairs, kitchen supplies…..etc. from previous owners (January 2022)
- Began small demo projects on old Heritage House building, so we could visibly inspect the construction (January 2022)
- Reconstruction of existing parking lot (February 2022) Graded the existing crushed asphalt and laid new crushed asphalt on top of existing asphalt.
- Built a raised Cornhole Area (February 2022) out of Rail Road Ties, Sand, Stabilized Sand and topped with professional astro turf.
- Set poles in ground (February 2022) to be able to run string lights for eating, drinking and seating areas. We also set poles around Cornhole Area for Solar Lights, so that playing area would be usable in the evenings.
- Portable restrooms installed for public use (February 2022)
- Cleaned the existing Annie's building for storage and had bathroom operational for employees only (February 2022)

FUTURE PLANS:

- Begin Reconstruction of Heritage House building (May 2022?)
- Get Certificate of Occupancy for Building 2 and Building 3 to use for storage and employee restroom (May 2022?)
- Add additional lighting in parking lot, seating areas, and dark areas so that we can make the whole property visible (June or July 2022?)

Caption

- Build wood plank fence on east side of property (June 2022?)
- Build Wood 3-Beam Fence on the North Entry side of property (June 2022)
- Build small stage for local music acts, movie nights, and other events. (July or August 2022)
- Build small covered storage area on east side of Cornhole area for golf cart, mower, and outdoor games check out area. (June 2022)

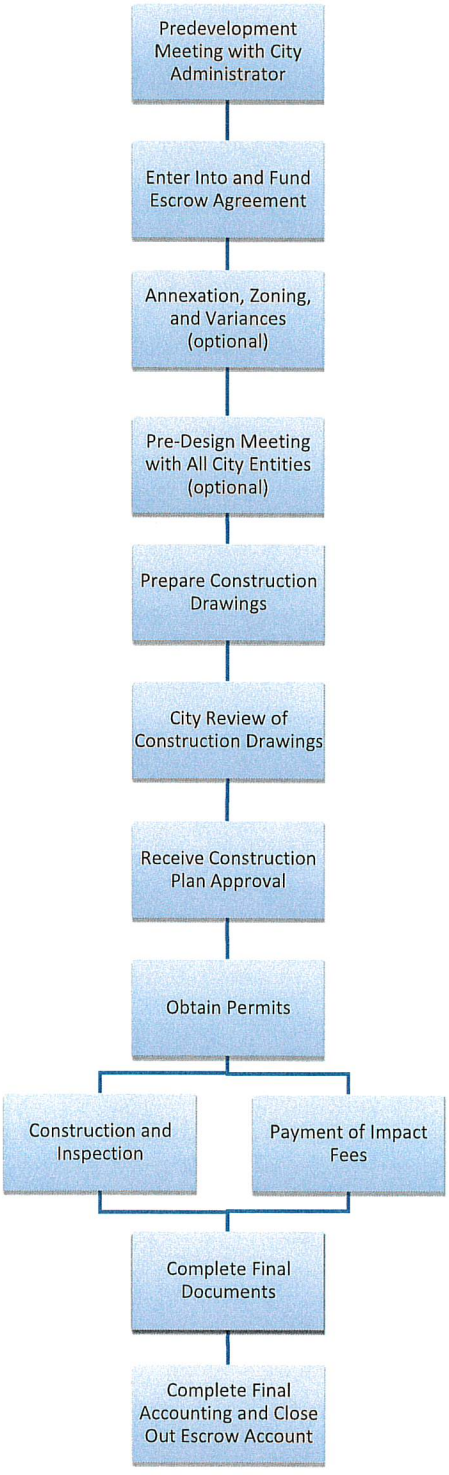
SOLID WASTE MANAGEMENT:

- We have large trash cans with closable lids stationed around the property for trash. The waste will be dumped into the dumpster nightly upon closing. Trash cans will be cleaned and stored each night out of sight (Behind Dizzy Pies Food Truck)

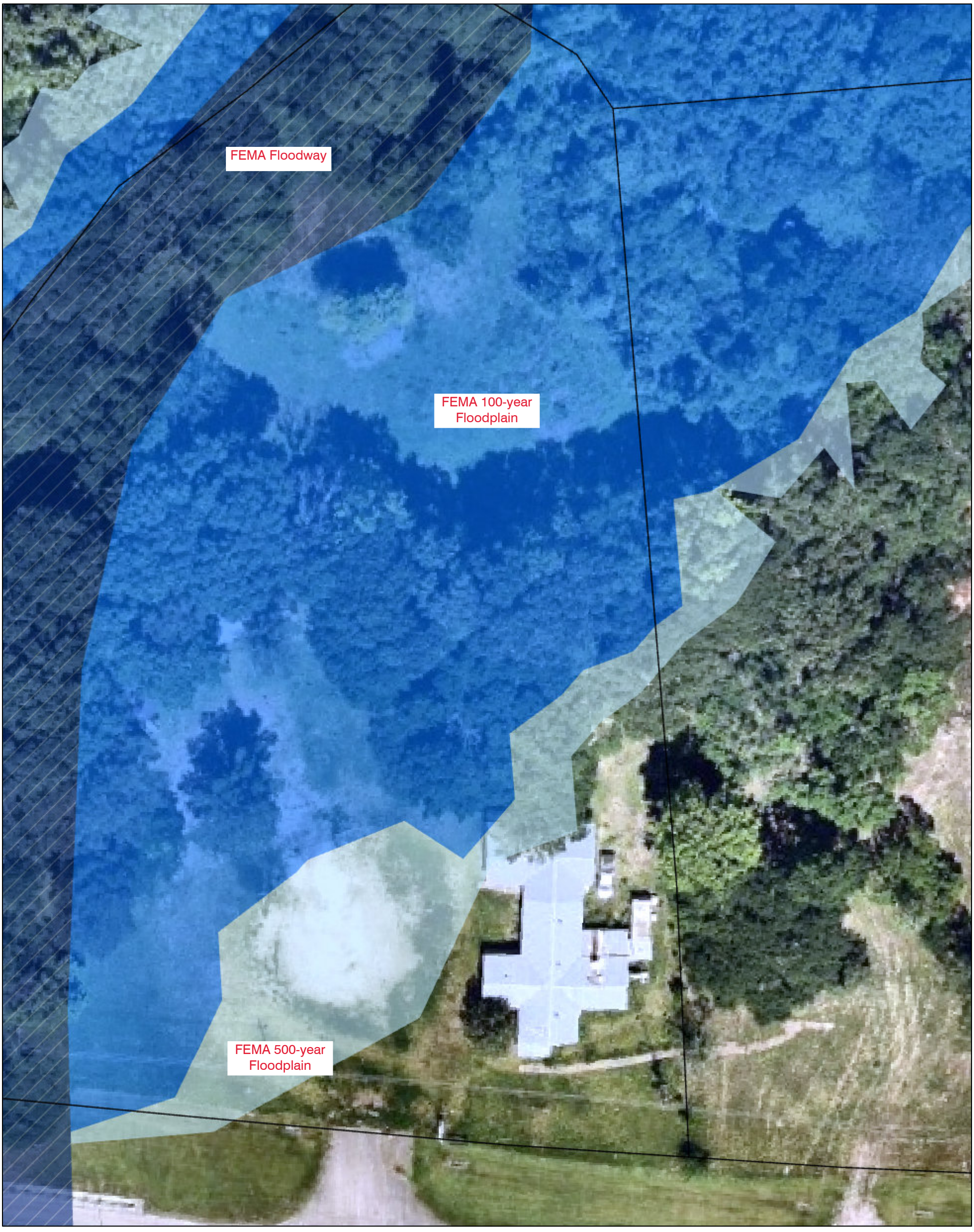
- We have one large dumpster on the property that is being picked up once a week on Tuesdays by Waste Management. This will increase to two days a week once the restaurant is open.
- The property will be walked by Staff throughout the day to make sure there is no trash around the property.

Caption

City of Montgomery, Texas
Commercial Redevelopment/Previously Platted Development Process Flow Chart



Montgomery Grove Site



1 inch equals 47 feet

Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones & Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

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Date: 3/17/2022

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: October 4, 2022	**Budgeted Amount:**
Department: Administration	**Prepared By: Dave McCorquodale**

Subject

Consideration and possible action on a proposed freestanding sign for Hodge Podge Lodge located at 300 Prairie Street in the Historic Preservation District.

Recommendation

Consider the proposed sign and act as you see fit. I have no objections and the City has existing safeguards in place should the sign fall into a state of disrepair.

Discussion

Jeff Angelo, the owner of Hodge Podge Lodge, is requesting to add a sign that faces Eva Street/SH 105 to increase visibility. The property currently has a freestanding sign on Prairie Street at the entrance to the parking lot. The proposed sign is unique in design and concept—synthetic boxwood/greenery background with white lettering that is internally lit at night. Framework for the sign would utilize the existing fence structure but be separated slightly at either end to meet the requirements of a freestanding sign.

A few considerations come to mind with the proposed sign:

- Given it's almost on the property line, maintenance requires access from the adjacent property.
- The adjacent property is currently vacant, though when developed the location and visibility of the sign might be obtrusive or incongruent with the adjacent business.
- Longevity of the synthetic greenery material is unknown since this concept is new.

Freestanding signs outside of the Historic Preservation District are limited to 100 square feet with a maximum of 10-feet tall. There are no restrictions on size or form for signs in the Historic Preservation District. The proposed sign is 7-feet tall and 25-feet wide for a total of 175 square feet including the greenery background. The actual lettering of the sign appears to be roughly 85 square feet.

Approved By

Interim City Administrator	Dave McCorquodale	Date: 09/29/2022

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG
WWW.MONTGOMERYTEXAS.GOV

Sign Permit Application

CITY OF MONTGOMERY
101 Old Plantersville Road
Montgomery, Texas 77356
936-597-6434
permits@ci.montgomery.tx.us

SIGN PERMIT APPLICATION EXPIRES IN 180 DAYS (NON-TRANSFERABLE)

TEMPORARY SIGN?	YES		NO	✔
PERMANENT SIGN?	YES	✔	NO	
Pre-Existing OR New	Pre-Existing	✔	NEW	✔

Permit:

Date: 09/09/2022

JOB ADDRESS: 300 Prairie St	BUSINESS NAME: Hodge Podge Lodge	
BUSINESS OWNER: Jeff Angelo	MAILING ADDRESS: 300 Prairie St	TELEPHONE: 8322565555
APPLICANT: Jeff Angelo	MAILING ADDRESS: 300 Prairie St	TELEPHONE: 8322565555
CONTRACTOR LICENSE (if electrical):		

IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT?	YES ✔ NO	IS THE SIGN ILLUMINATED?	YES ✔ NO

SIGN PLACEMENT:
Section of wooden partition to be covered with boxwood greenery and WT led letter

SIGN DESIGN & COLOR SCHEME:
LED lettering on Boxwood faux Greenery. Lit up in the evening until 12 midnight

VALUATION:
Approx $4000

SIGN TYPE	
FREESTANDING MONUMENT SIGN	X
BUILDING WALL SIGN	
BANNER	
OTHER	

SIGN DIMENSIONS	
SIGN HEIGHT	7'
SIGN WIDTH	25'
TOTAL SQ FT	175'
SET BACK	138'
LOT LINEAR FOOTAGE	434'

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

NAME: Jeffry Angelo

SIGNATURE:

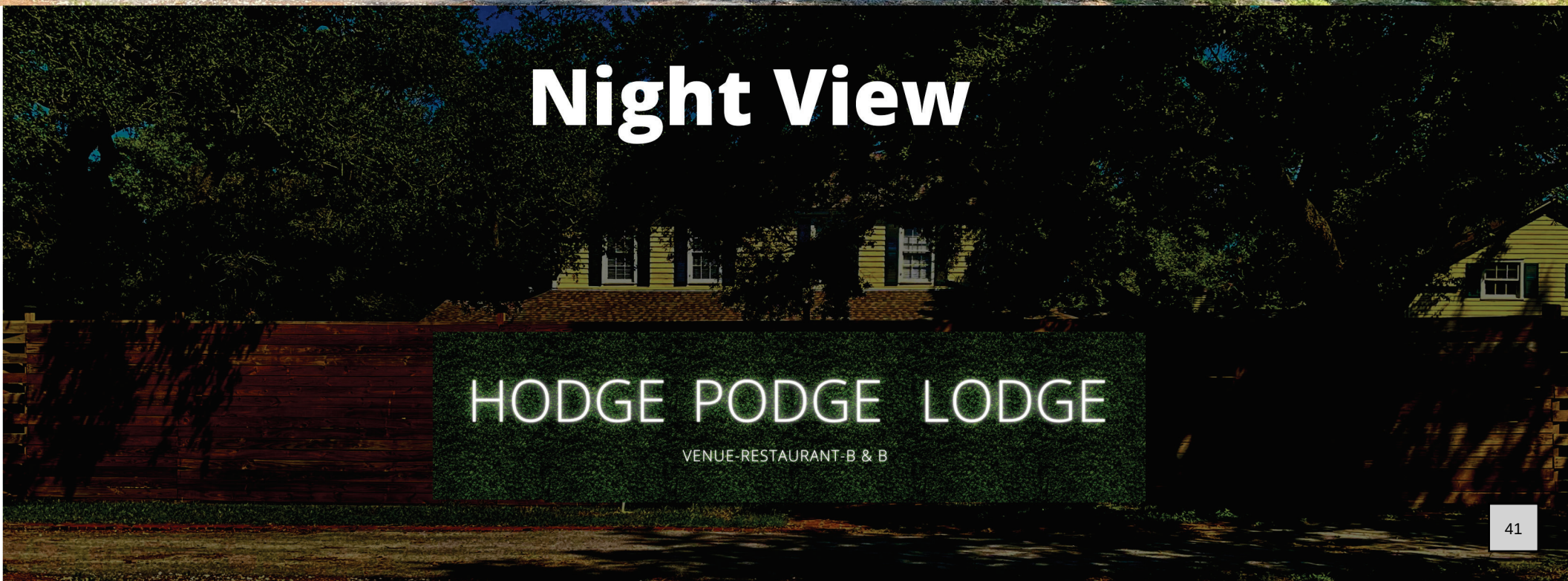
OFFICE USE ONLY

APPROVED		TOTAL FEE:	$
DATE			
COMMENTS:			

REVISED 06/12/2019


Cut out fence on each side by 1 foot to create a free standing sign structure with a 6" open gap on each side and 6"x6" wooden poles to hold the structure up.
25'
HODGE PODGE LODGE
VENUE-RESTAURANT-B & B
22"
7'

Night View


HODGE PODGE LODGE
VENUE-RESTAURANT-B & B

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: October 4, 2022	**Budgeted Amount:**
Department: Administration	**Prepared By: Dave McCorquodale**

Subject

Consideration and possible action regarding proposed exterior modifications to the Cozy Grape located at 14340 Liberty Street in the Historic Preservation District.

Recommendation

Approve the modifications for replacing the existing patio and adding the second-floor balcony.

Discussion

You will recall a proposed second story addition to the Cozy Grape restaurant approved in June. The owner and contractor have submitted a revised plan that does not include an enclosed second story. Instead, the proposed design shows the second story being an open-air balcony above the existing back patio area.

- As in the previous proposal, the existing back patio area would be completely demolished and rebuilt with a concrete slab in the same footprint as the existing patio.
- The structural design accommodates a roof and walls on the second floor, but the only portion being reviewed at this time is the open-air balcony. Adding a roof or walls to the second story in the future will require a separate building permit and P&Z review.
- The contractor has said they are not repainting the existing building and stated that any new paint will match the existing paint.
- If the second-story balcony overlooked a residential area, there would be privacy concerns for adjacent property. Given the location, the balcony will overlook a public street and adjacent commercial parking lots.
- The scale of the proposed addition is in proportion with the building and other structures in the downtown.
- The project will have to be approved by the Montgomery County Fire Marshal in addition to the City for building permits. No information was supplied for an emergency exit staircase, but there is a possibility that one may be required based on the expanded occupancy of the second floor.
- The restaurant currently has 15 spaces on the property and public parking in close proximity. Onsite parking would accommodate 6 employees and 76 seats based on City requirements.

Approved By

Interim City Administrator	Dave McCorquodale	Date: 09/28/2022


Parapet wall at roof to remain


Existing patios to be demolished

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

101 Old Plantersville Road,
Montgomery, Texas 77356
Phone: 936-597-6434 Fax: 936-597-6437
permits@ci.montgomery.tx.us

COMMERCIAL BUILDING PERMIT APPLICATION

For the erection of buildings, accessories, repairs, demolition, moving, etc.
Expires in 6 months (180 days)
Non-Transferable

DATE:

PERMIT NUMBER:

OWNER: Cozy Grape

JOB SITE ADDRESS: 14340 Liberty St, Montgomery, TX. 77356

CONTRACTOR: MBH, LLC

ADDRESS: 880 Beach Walk Blvd Conroe, TX. 77304

CONSTRUCTION TYPE(S) TELEPHONE: 936-697-5443

CLASS OF WORK (CHECK ALL THAT APPLY)

NEW ☐ EXTERIOR ☒

ADDITION ☒ INTERIOR ☐

GROSS SQ FT: 1972 ZONING DISTRICT: VALUE OF TOTAL PROJECT: $200,000

Superintendent Email:

$0.00 - $1,000	$60.00 FLAT FEE
$1,001 - $50,000	$15.00 FOR FIRST $1,000 + $5.00 FOR EACH ADDITIONAL $1,000 OR FRACTION THEREOF
$50,001 - $100,000	$260.00 FOR FIRST $50,000 + $4.00 FOR EACH ADDITIONAL $1,000 OR FRACTION THEREOF
$100,001 - $500,000	$460.00 FOR FIRST $100,000 + $3.00 FOR EACH ADDITIONAL $1,000 OR FRACTION THEREOF
OVER $500,001	$1,660.00 FOR FIRST $500,000 + $2.00 FOR EACH ADDITIONAL $1,000 OR FRACTION THEREOF

$760

PLAN REVIEW FEE IS HALF OF PERMIT FEE - DUE UPON SUBMITTAL

NOTICE: SEPARATE PERMITS ARE REQUIRED FOR PUBLIC UTILITIES, ELECTRICAL, PLUMBING, HEATING, VENTILATION, AIR CONDITIONING, GRADING, ALARMS, ROOFING, LANDSCAPING, FIRE SPRINKLERS, LAWN SPRINKLERS AND POOLS.

I hereby certify that I have read and examined this application and know the same to be true & correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of this permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction of the performance of construction.

Name of Applicant: Barrett Mitchell

Applicant Signature:

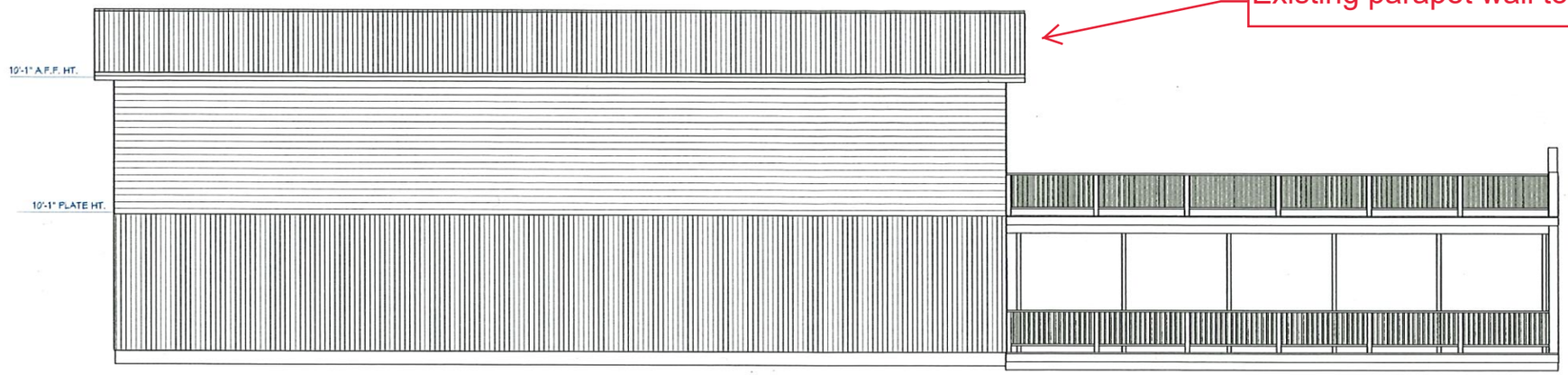
APPROVED BY:

Date:

TOTAL:

DATE PAID:

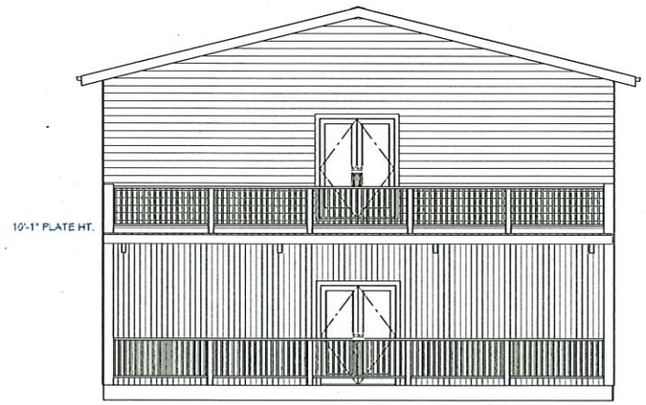
Existing parapet wall to remain here.



LEFT SIDE ELEVATION

1. You, the (Homeowner and or Builder), are responsible for ensuring compliance with local building codes. Local building jurisdictions may require Lateral analysis or other engineering services to be performed. Such services are best handled by those familiar with your local building codes. Only qualified personnel should undertake any revisions to these house plan sets. It is the responsibility of the builder to assure all work is in accordance with the latest edition of all applicable National, State & Local Building Codes. It is the builder's responsibility to ensure all work is conducted in accordance with the latest edition of all applicable Construction Standards. Engineering could cause specific items to be relocated for structural beam locations and special construction techniques or local and state ordinances which will take preference over architectural drawings.
2. Licensee should have a local electrical engineer, mechanical engineer or Builder review the drawings as may be required for permits and construction. The foundation plan associated details are provided as a basic guide for a typical foundation system. This typical foundation design is not site or location specific. Licensee should have a local licensed engineer review these plans and provide a site-specific foundation design if found necessary. Local building codes, laws, regulations or departments may require the designers plans to be stamped by an engineer and /or an architect. Revisions to these plans required by local building department or codes are not included in the sale these plans.
3. Every attempt has been made in the preparation of drawings and specifications to avoid mistakes. It is responsibility of the builder to verify all dimensions and details

Existing parapet wall to remain here.



FRONT ELEVATION

1ST FLOOR ADDITION ____ 4'
2ND FLOOR ADDITION ____ 4"
TOTAL ADDED AREA ____ 2788'

ELEVATIONS

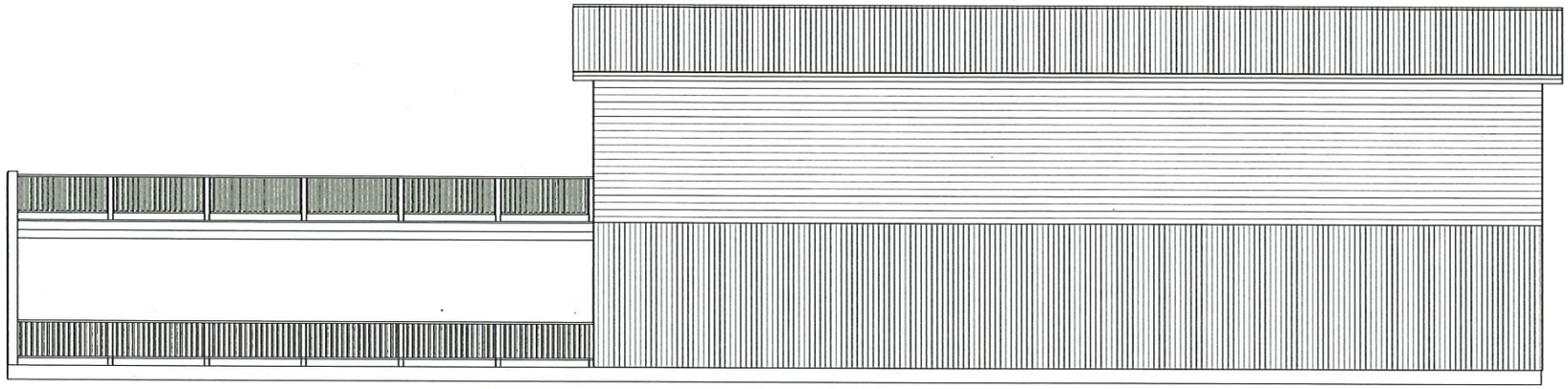
MBH/COZYGRAPE

TERRY COLLINS & ASSOCIATES
CUSTOM HOME DESIGN

DATE: 9/16/2022

SCALE: 1/4" = 1'

SHEET: A-1



RIGHT SIDE ELEVATION

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3. Every attempt has been made in the preparation of drawings and specifications to avoid mistakes. It is responsibility of the builder to verify all dimensions and details

1ST FLOOR ADDITION	1394'
2ND FLOOR ADDITION	1394'
TOTAL ADDED AREA	2788'

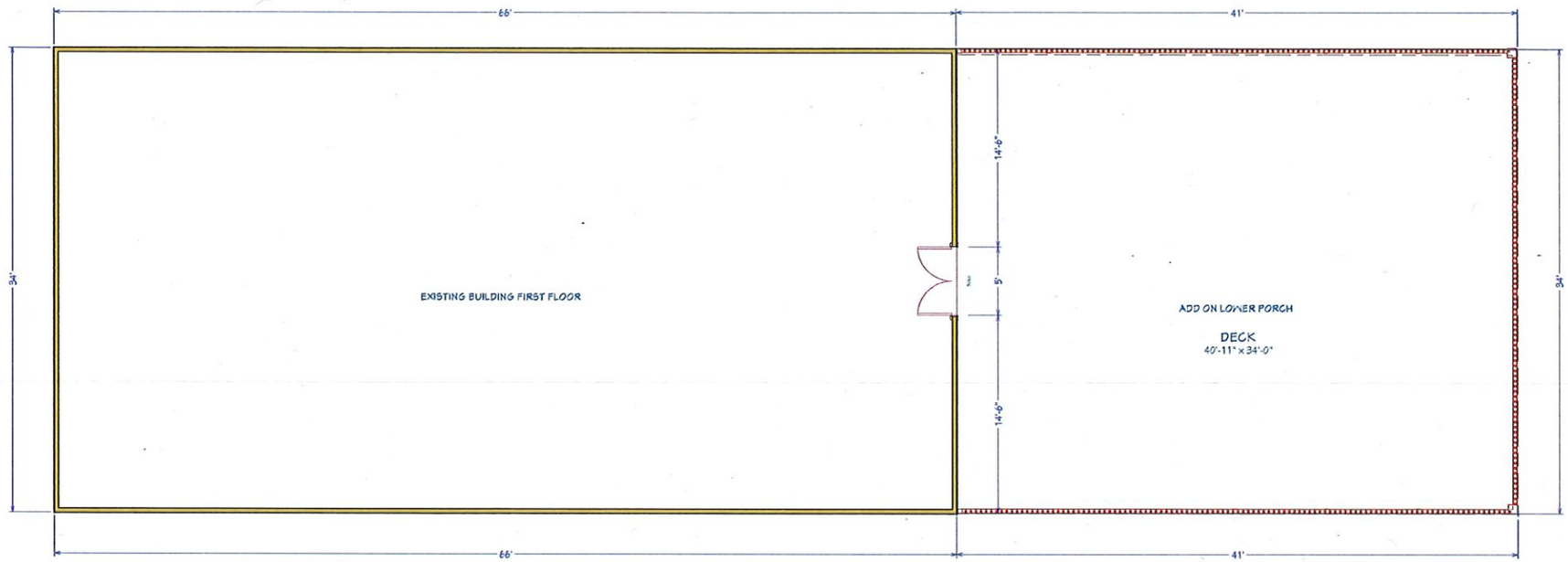
MBH/COZYGRAPE

TERRY COLLINS & ASSOCIATES
CUSTOM HOME DESIGN

DATE: 9/16/2022

SCALE: 1/4" = 1'

SHEET: A-2



LIVING AREA
3833 sq ft

1st FLOOR

ALL PLATE HEIGHTS 10'-1"
CEILING HEIGHTS PER PLAN

1. You, the (Homeowner and or Builder), are responsible for ensuring compliance with local building codes. Local building jurisdictions may require Lateral analysis or other engineering services to be performed. Such services are best handled by those familiar with your local building codes. Only qualified personnel should undertake any revisions to these house plan sets. It is the responsibility of the builder to assure all work is in accordance with the latest edition of all applicable National, State & Local Building Codes. It is the builder's responsibility to ensure all work is conducted in accordance with the latest edition of all applicable Construction Standards. Engineering could cause specific items to be relocated for structural beam locations and special construction techniques or local and state ordinances which will take preference over architectural drawings.
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1ST FLOOR ADDITION	1394'
2ND FLOOR ADDITION	1394'
TOTAL ADDED AREA	2788'

FLOOR PLAN

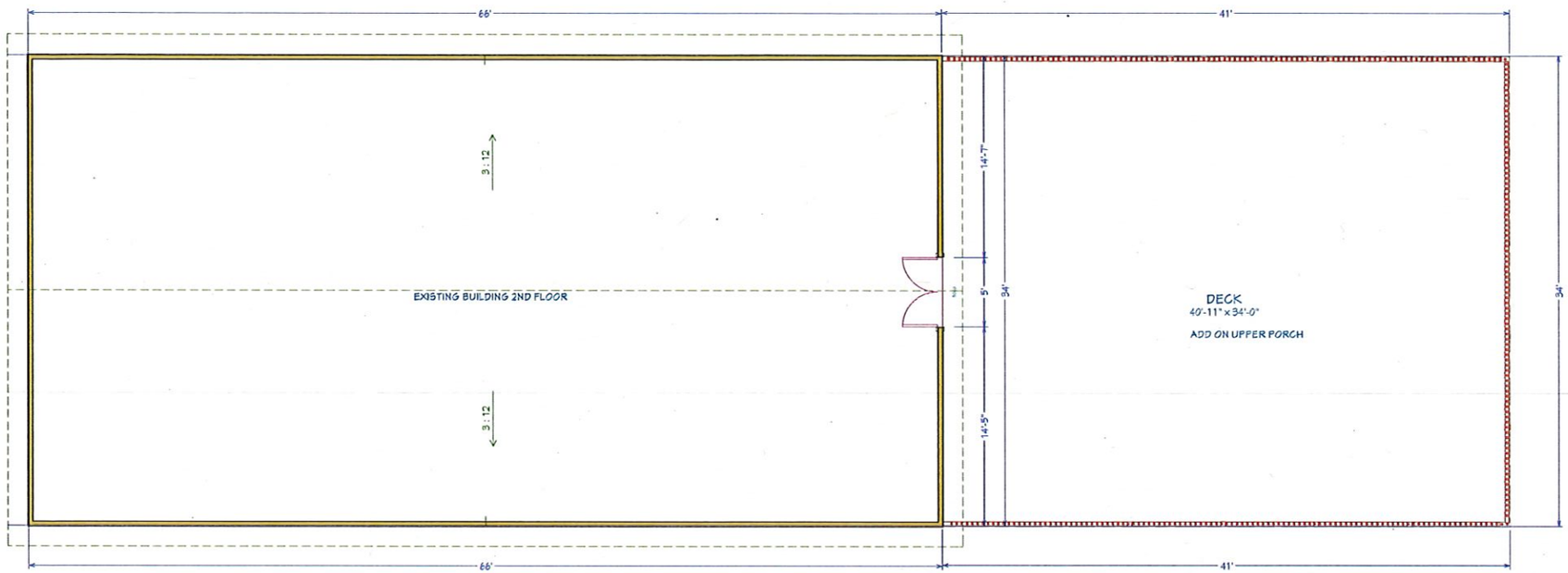
MBH/COZYGRAPE

TERRY COLLINS & ASSOCIATES
CUSTOM HOME DESIGN

DATE: 9/16/2022

SCALE: 1/4" = 1'

SHEET: A-3



LIVING AREA
2244 sq ft

1. You, the (Homeowner and or Builder), are responsible for ensuring compliance with local building codes. Local building jurisdictions may require Lateral analysis or other engineering services to be performed. Such services are best handled by those familiar with your local building codes. Only qualified personnel should undertake any revisions to these house plan sets. It is the responsibility of the builder to assure all work is in accordance with the latest edition of all applicable National, State & Local Building Codes. It is the builder's responsibility to ensure all work is conducted in accordance with the latest edition of all applicable Construction Standards. Engineering could cause specific items to be relocated for structural beam locations and special construction techniques or local and state ordinances which will take preference over architectural drawings.
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3. Every attempt has been made in the preparation of drawings and specifications to avoid mistakes. It is responsibility of the builder to verify all dimensions and details.

2ND FLOOR PLAN

1ST FLOOR ADDITION ____ 1394'
2ND FLOOR ADDITION ____ 1394'
TOTAL ADDED AREA ____ 2788'

FLOOR PLAN

MBH/COZYGRAPE

TERRY COLLINS & ASSOCIATES
CUSTOM HOME DESIGN

DATE:
9/16/2022

SCALE:
1/4" = 1'

SHEET:
A-4

FOUNDATION GENERAL NOTES:

1. GENERAL:
A. THIS FOUNDATION HAS BEEN DESIGNED AS A SOIL SUPPORTED STIFFENED GRID TYPE BEAM AND SLAB FOUNDATION; AND AS SUCH, WILL MOVE WITH THE SOILS UPON WHICH IT BEARS.
B. CONTRACTOR IS TO VERIFY ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, AND BLOCK OUT LOCATIONS WITH THE ARCHITECT'S FLOOR PLAN.
C. CONTRACTOR SHALL VERIFY ANY DEVIATION FROM THE INFORMATION ON THIS FOUNDATION DESIGN WITH ENGINEER OF RECORD.
D. THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE UNTIL ENGINEER OF RECORD HAS CONDUCTED A PRE-POUR INSPECTION AND HAS GIVEN APPROVAL TO PLACE THE CONCRETE.
E. CONTRACTOR IS TO CALL ENGINEER OF RECORD IF FOUNDATION REQUIRES MULTIPLE CONCRETE POURS OF THREE (3) OR MORE.
F. CONTRACTOR SHALL FURNISH THE LABOR, MATERIALS, EQUIPMENT AND SUPERVISION NECESSARY TO PERFORM ALL WORK SHOWN ON PLANS AND SPECIFICATIONS.
G. IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO NOTIFY THE HOMEOWNER OF THE IMPORTANCE OF ITEMS 2C AND 2D BELOW AND OF THE LIMITATIONS AS EXPRESSED IN ITEM NO. 1 ABOVE. NO OTHER WARRANTIES ARE EXPRESSED OR IMPLIED.

2. FOUNDATION SITE PREPARATION & FINISH:
A. AREA OF FOUNDATION IS TO BE CLEARED AND GRUBBED OF ALL DELETERIOUS AND ORGANIC MATERIALS DOWN TO A SOLID BASE.
B. PROVIDE A VAPOR BARRIER BENEATH THE FLOOR SLAB BY USING A WATERPROOFING MEMBRANE OF 6 MIL POLYETHYLENE. THE MEMBRANE SHALL BE TAPED AT ALL SPLICES AND TEARS. THE MEMBRANE SHALL EXTEND TO WITHIN 6-INCHES OF THE BOTTOM OF THE BEAM TRENCHES.
C. POSITIVE DRAINAGE AWAY FROM THE PERIMETER OF THE FINISHED FOUNDATION MUST BE PROVIDED. THE TOP OF THE FOUNDATION SLAB SHOULD BE A MINIMUM OF 8-INCHES ABOVE THE FINISHED GRADE. THE GROUND ADJACENT TO THE FOUNDATION SHOULD SLOPE AWAY A MINIMUM OF 6-INCHES IN THE FIRST 5-FEET.
D. ANY TREES PLANTED AFTER PLACEMENT OF THE FOUNDATION SHOULD BE PLANTED NO CLOSER TO THE FOUNDATION THAN ONE-HALF THE POTENTIAL HEIGHT OF THE TREE.
E. ALL AIR CONDITIONING CONDENSER DRAIN LINES SHOULD DISCHARGE A MINIMUM OF 5-FEET FROM THE PERIMETER OF THE FOUNDATION.

3. CONCRETE:
A. CONCRETE TO BE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS, AND SHALL BE IN ACCORDANCE ACI 301. CEMENT SHALL BE TYPE 1 AND FLY ASH (IF USED) SHALL BE MONEX RESOURCES CLASS C. IF FLY ASH IS USED, IT SHALL NOT EXCEED 20% OF THE TOTAL AMOUNT OF FLY ASH AND CEMENT USED BY WEIGHT. NO AIR ENTRAINMENT OR CALCIUM CHLORIDE SHALL BE USED. CONTRACTOR SHALL SATISFY HIMSELF THAT THE MIX DESIGN IS ACCEPTABLE FOR IT'S INTENDED PURPOSE.
B. CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 302.1R. FINISH TOLERANCE SHALL BE IN ACCORDANCE WITH ACI 117. A MINIMUM SET OF TWO TEST CYLINDERS FOR 28-DAY COMPRESSIVE STRENGTH TESTS ARE RECOMMENDED TO BE PERFORMED IN ACCORDANCE WITH ASTM C42.
C. PLACE 1/2" X 10" EMBEDMENT ANCHOR BOLTS FOR ALL SILL PLATES ON EXTERIOR WALLS NOT EXCEEDING 4'-0" O.C. AND A MINIMUM OF 2 ANCHOR BOLTS PER WALL AND NOT FARTHER THAN 12-INCHES FROM WALL ENDS.

4. GRADE BEAMS:
A. ALL GRADE BEAM DEPTHS MAY BE REDUCED WHEN BEARING ON SOLID UNFRAGMENTED ROCK. ROUGHEN THE ROCK SURFACE A MINIMUM OF 3" AND MAINTAIN A MINIMUM OF 8" ABOVE THE GRADE. FOR DOWNSLOPING EXTERIOR BEAMS MORE THAN 5% GRADE, REMOVE A 10" DIAMETER BOULDER EVERY 6' TO PROVIDE ADDITIONAL ROUGHNESS AND ENGAGEMENT TO THE HILL.
B. FOR GRADE BEAMS WITH DEPTHS EQUAL TO OR IN EXCESS OF 36-INCHES, INCREASE THE AMOUNT OF REINFORCING STEEL BY ADDING TWO- #4 BARS HORIZONTALLY EVERY 18-INCHES OF VERTICAL. IF THE EXTERIOR GRADE BEAMS EXCEED 8-FEET IN DEPTH, SEE DETAIL 16 PER THIS DRAWING.

5. REINFORCING STEEL:
A. REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A615 GRADE 60.
B. LAPS AND SPLICES PER TABLE 1 THIS SHEET
C. ALL BARS TO BE SUPPORTED IN THE FORMS AND SLAB WITH CHAIRS OR WIRE BOLSTERS, AND SHALL BE TIED AT EVERY OTHER INTERSECTION.
D. ALL BARS SHALL HAVE A MINIMUM CLEAR COVER OF 3-INCHES FROM THE BOTTOM AND SIDES OF THE BEAMS. SLAB REINFORCEMENT SHALL BE IN MID PLANE.
E. CORNER REINFORCING BARS: TWO CORNER BARS AT EACH CORNER OF THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 14, AND FOUR CORNER BARS AT THE INTERSECTION OF ALL INTERIOR GRADE BEAMS WITH THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 13.

6. CONSTRUCTION:
A. FOR ALL SLAB DROPS GREATER THAN 36-INCHES, THE CONTRACTOR SHALL CONSTRUCT A FRENCH DRAIN SYSTEM OF CAPACITY SUFFICIENT TO INTERCEPT AND TRANSPORT WATER FROM BENEATH THE FOUNDATION TO A POINT AWAY FROM THE FOUNDATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE DIRECTION OF FLOW AND POINT OF DISCHARGE TO DAYLIGHT. DISCHARGE OUTLET TO BE A MINIMUM OF 5-FEET AWAY FROM FOUNDATION. SOLID WALL PIPE MAY BE USED OUTSIDE OF FOUNDATION. WRAP ALL PERFORATED PIPE WITH MIRAFI N-SERIES FILTER FABRIC.
B. ALL FOUNDATIONS THAT ARE TO HAVE A FILL DEPTH GREATER THAN 2-FEET BELOW BOTTOM OF INTERIOR GRADE BEAM SHALL MEET ONE OF THE FOLLOWING:
1. INTERIOR GRADE BEAMS MAY BE DEEPENED TO MAINTAIN 2-FEET MAXIMUM DEPTH OF FILL BELOW BOTTOM OF BEAM. INTERMEDIATE BARS PER NOTE 4-B SHALL BE ADDED IF REQUIRED.
2. IF BEARING ON SOLID ROCK – 14-INCHES DIA. PIERS, FORMED WITH SONO-TUBES, SHALL BE PLACED AT ALL INTERIOR BEAM INTERSECTIONS. PIERS ARE TO BE REINFORCED WITH A MINIMUM OF FOUR-#4 VERTICAL BARS WITH #3 TIES @ 12-INCHES O.C. VERTICALLY. REFER TO DETAIL 15.
3. IF EARTH SUPPORTED – SELECT FILL EQUAL TO TXDOT NO. 2 BASE SHALL BE COMPACTED TO A MINIMUM 95-PERCENT MODIFIED PROCTOR PER ASTM D-1557. FILL IS TO BE PLACED IN 8-INCH LIFTS AND TESTED BY A SOILS TESTING LAB.
4. ALTERNATIVELY, IF EARTH SUPPORTED – CRUSHED LIMESTONE BASE FILL WITH 100% PASSING 1 1/2-INCH SIEVE, AND 0% PASSING NO. 4 SIEVE, CAN BE PLACED WITHOUT COMPACTION. BEFORE INSTALLATION OF BASE FILL, FILTER FABRIC SUCH AS MIRAFI N-SERIES IS TO BE PLACED OVER EXISTING EARTH.
C. WHERE PIPES PASS THROUGH BEAMS, INCREASE BEAM SIZE AT PIPE PENETRATIONS TO MANTAIN MINIMUM BEAM WIDTH AND HEIGHT. PLACEMENT OF OVERSIZED DIAMETER SLEEVES IS ALSO RECOMMENDED.
D. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE SLAB PERIMETER DURING CONSTRUCTION.
E. CONCRETE SHALL NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE, AND ALL BEARING SURFACES SHALL BE FREE OF LOOSE SOIL, PONDED WATER, AND DEBRIS PRIOR TO PLACING THE CONCRETE.

SOILS INFORMATION

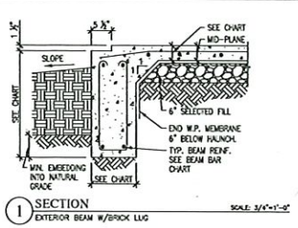
DESIGN LEVEL	SOIL TYPE	P.I.	BY	DATE
E	CLAY	---	---	-----

BEAM AND SLAB INFORMATION

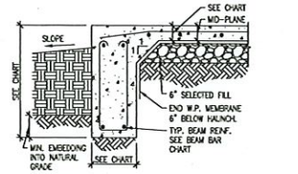
BEAM WIDTH	EXT. BEAM DEPTH	EXT.BM. DEPTH IN GRADE	INT. BEAM DEPTH	BEAM BARS	STIRRUP EXT. BEAM	STIRRUP INT. BEAM	PAD BARS	SLAB THICKNESS
12"MIN.	30"MIN.	12"MIN.	30"MIN.	2-#6 TOP 2-#6 BOT.	#3 @16"O.C.	#3 @16"O.C.	#3 @12"O.C.	4"

TABLE 1 REBAR SPLICE DISTANCES (INCHES) FOR 3000 PSI CONCRETE

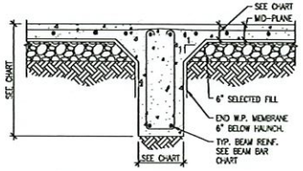
BAR SIZE	BEAM TOP BARS	OTHER BARS
3	22	17
4	29	22
5	36	28
6	43	33
7	63	48
8	72	55
9	81	62



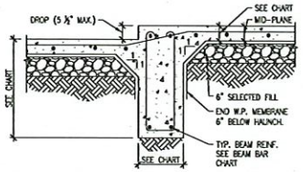
1 SECTION
EXTERIOR BEAM W/BRICK LUG
SCALE: 3/4"=1'-0"



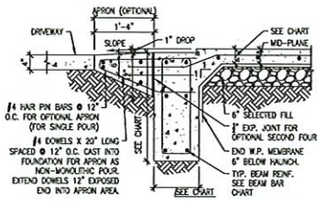
2 SECTION
EXTERIOR BEAM – NO BRICK LUG
SCALE: 3/4"=1'-0"



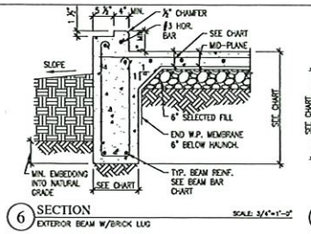
3 SECTION
TYPICAL INTERIOR BEAM DETAIL
SCALE: 3/4"=1'-0"



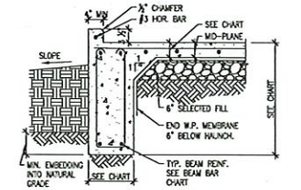
4 SECTION
DROPS 5 1/2" OR SMALLER
SCALE: 3/4"=1'-0"



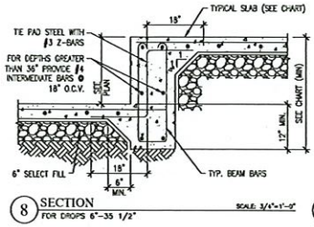
5 SECTION
GARAGE RAMP DETAIL
SCALE: 3/4"=1'-0"



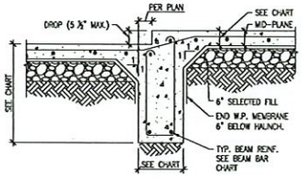
6 SECTION
EXTERIOR BEAM W/BRICK LUG
SCALE: 3/4"=1'-0"



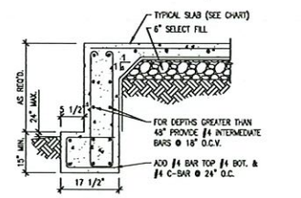
7 SECTION
EXTERIOR BEAM W/BRICK LUG
SCALE: 3/4"=1'-0"



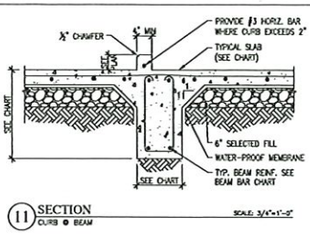
8 SECTION
FOR DROPS 6"–35 1/2"
SCALE: 3/4"=1'-0"



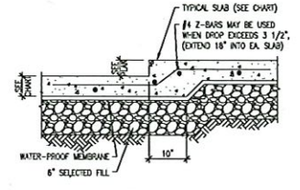
9 SECTION
DROPS IN BEAM AREA UP TO 5 1/2" OR SMALLER
SCALE: 3/4"=1'-0"



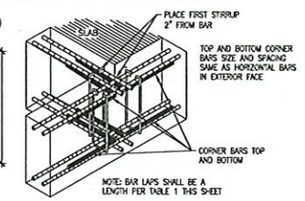
10 TYP. DROP LUG
EXTERIOR DROP BRICK/ROCK LUGS
SCALE: 3/4"=1'-0"



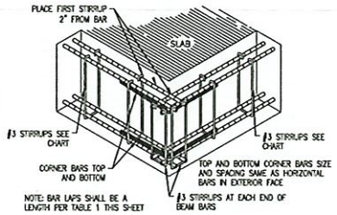
11 SECTION
CURB @ BEAM
SCALE: 3/4"=1'-0"



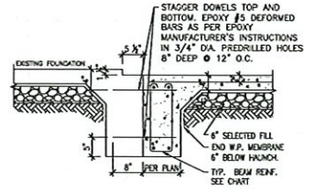
12 SECTION
DROPS IN BEAM AREA UP TO 5 1/2" OR SMALLER
SCALE: 3/4"=1'-0"



13 DETAIL
SCALE: 3/4"=1'-0"



14 DETAIL
SCALE: 3/4"=1'-0"



15 SECTION
EXISTING SLAB TO NEW SLAB
SCALE: 3/4"=1'-0"

General Notes

1.CONTRACTOR SHALL VERIFY ALL DIMENSIONS & COORDINATE WITH TRADES TO ENSURE CONFORMANCE TO THESE PLANS & SPECIFICATIONS.

STATE OF TEXAS
NOAMM BEAGHVARAM
136277
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PROFESSIONAL ENGINEER
07/24/2022

No.	Revision/Issue	Date
	FOR CONSTRUCTION	7/24/22
1	A / FOR REVIEW	7/1/22

Firm Name and Address
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14340 Liberty St
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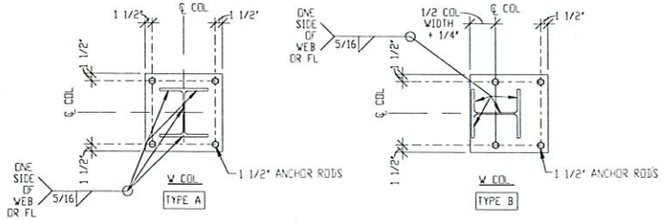
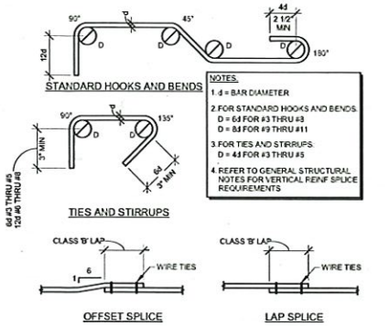
FOUNDATION DETAILS

Project: STR-2185-DWG-1
Date: 7/19/2022
Scale: As Noted
Sheet: S-1



BASE PLATE DETAIL
NO SCALE

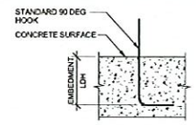


TYP BENDING DETAILS
NO SCALE

CONCRETE REINFORCING LAP REQUIREMENTS

EMBEDMENT OF STD HOOKS

BAR SIZE	FC (PSI) 3000	4000
3	6"	5"
4	8"	7"
5	10"	9"
6	12"	10"
7	14"	12"
8	16"	14"
9	18"	15"

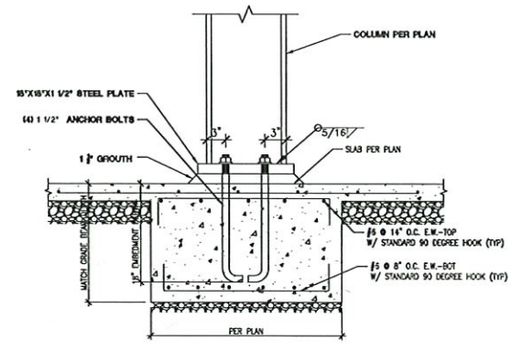


CLASS 'B' LAPS

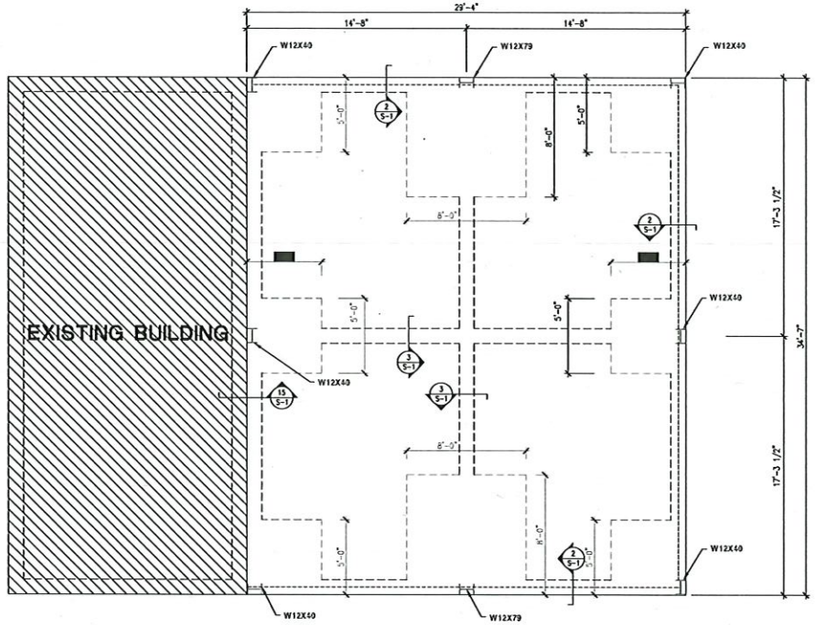
BAR SIZE	FC (PSI) 3000	4000	5000	6000
3	1'-10"	1'-7"	1'-5"	1'-4"
4	2'-5"	2'-1"	1'-11"	1'-9"
5	3'-0"	2'-7"	2'-4"	2'-2"
6	3'-8"	3'-1"	2'-10"	2'-7"
7	5'-5"	4'-8"	4'-1"	3'-9"
8	6'-2"	5'-3"	4'-8"	4'-3"
9	7'-0"	5'-10"	5'-3"	4'-9"

NOTES.
1. THESE TABLES ARE BASED ON THE FOLLOWING ASSUMPTIONS.
   A. CLEAR SPACING OF BARS GREATER OR EQUAL TO D_b
   B. CLEAR COVER GREATER OR EQUAL TO D_b
   C. STIRRUPS OR TIES PROVIDED THROUGHOUT DEVELOPMENT LENGTH GREATER THAN CODE MIN.
   OR
   D. CLEAR SPACING OF BARS GREATER OR EQUAL TO $2D_b$
   E. CLEAR COVER GREATER THAN D_b
2. FOR OTHER CASES, MULTIPLY LENGTHS SHOWN BY 1.5.
3. FOR TOP BAR SPLICES, MULTIPLY LENGTHS SHOWN BY 1.3. TOP BARS ARE SUCH THAT 12" OR MORE OF FRESH CONCRETE IS CAST BELOW THE SPLICE OR DEVELOPMENT LENGTH.
4. LIGHTWEIGHT CONCRETE, MULTIPLY LENGTHS SHOWN BY 1.3.
5. FOR HIGHER GRADE STEEL MULTIPLY LENGTHS SHOWN BY A RATIO OF HIGHER FY(KSI) OVER 60(KSI). ALL OTHER FACTORS LISTED STILL APPLY.
6. FOR COMPRESSION LAP SPLICE USE (0.0005FY-24) D_b

CONCRETE REINFORCING LAP REQUIREMENTS
NO SCALE



1 DETAIL
STEEL COLUMN FOOTING N.T.S.



FOUNDATION PLAN
Scale: 1/4"= 1'-0"

General Notes

1.CONTRACTOR SHALL VERIFY ALL DIMENSIONS & COORDINATE WITH TRADES TO ENSURE CONFORMANCE TO THESE PLANS & SPECIFICATIONS.

STATE OF TEXAS
ROMAN SEDAGHATFAR
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07/24/2022

No.	Revision/Issue	Date
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1	A / FOR REVIEW	7/19/22

Firm Name and Address
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14340 Liberty St
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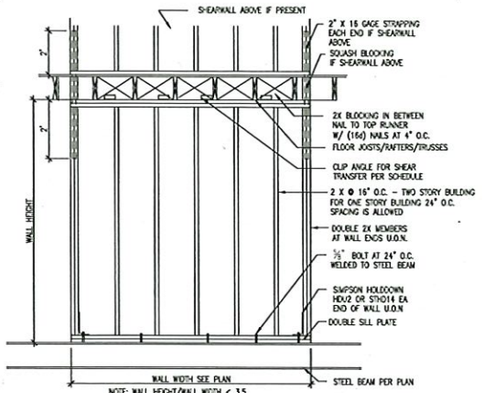
FOUNDATION PLAN

Project	Sheet
STR-2185-DWG-1	S-2
Date: 7/19/2022	
Scale: As Noted	



TYPICAL BRACED WALL DETAIL

NO SCALE

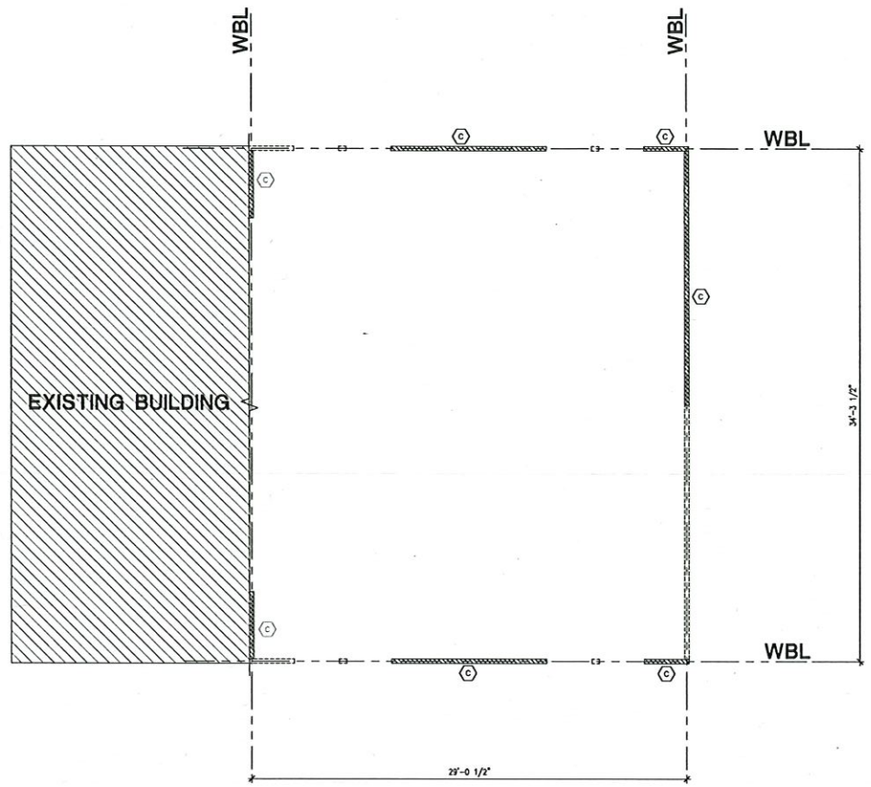
SHEAR WALL SCHEDULE

ALLOWABLE LOAD	MARK/TYPE	DESCRIPTION*	NO. OF SIDES	SILL BOLTING	SHEAR TRANSFER	SILL NAILING	ALT. SHEAR TRANSFER	IRC METHOD
150 PLF	(A)	1/2" GYP. BOARD @ INT. FACE BLOCKED W/ 6D COOLER NAILS @ 4" O.C. AND 1/2" GYP. SHEATHING @ EXT. FACE BLOCKED W/ 5D COOLER NAILS @ 4" O.C. (ALL SUPPORTS EA. FACE NAILED @ 4" O.C.)	TWO	1/2"#@ 80" O.C.	A35F @ 18"	16D @ 6" O.C.	A35 @ 29"	GB
175 PLF	(B)	1/2" GYP. BOARD BLOCKED W/ 6D COOLER @ 4" O.C. (ALL SUPPORTS NAILED @ 4" O.C.)	TWO	1/2"#@ 60" O.C.	A35F @ 15"	16D @ 3" O.C.	A35 @ 17"	GB
280 PLF	(C)	1/2" PLYWOOD STRUCT. 1 BLOCKED W/ 8D NAILS @ 6" O.C. EDGES AS ALTERNATIVE TO PLYWOOD USE RED T-PLY	ONE	1/2"#@ 60" O.C.	A35F @ 21"	16D @ 7 " O.C.	A35 @ 19"	WSP
560 PLF	(D)	1/2" PLYWOOD STRUCT. 1 BLOCKED W/ 8D NAILS @ 6" O.C. EDGES	TWO	1/2"#@ 18" O.C. OR 5/8"#@ 27" O.C.	A35F @ 10"	16D @ 3 1/2" O.C.	A35 @ 9"	WSP

1. NAIL ALL PANELS 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. (ALL PANEL EDGES SHALL BE BLOCKED.)
2. SHEATHING AT ONE SIDED WALLS MAY BE PLACED ON EITHER FACE OF STUDS. PLACE ON EXTERIOR FACE AT EXTERIOR WALLS. PLACE ON GUEST ROOM SIDE AT INTERIOR WALLS.

SHEAR WALL ANCHOR SCHEDULE

TYPE	DESCRIPTION	ANCHOR	EMBEDMENT	POST	CAPACITY [LBS]
1	MST48	N/A			
2	HDU2	⅝"	12"	4X4 MIN.	3075
3	HDU4	⅝"	14"	4X4 MIN.	4565
4	HDU5	⅝"	14"	4X4 MIN.	5645
5	HDU8	⅞"	16"	6X6 MIN.	8765
6	HDU11	1"	18"	6X6 MIN.	9335
7	STHD14	N/A		4X4 MIN.	3065



SECOND FLOOR WIND BRACING PLAN

Scale: 1/4"= 1'-0"

General Notes

1.CONTRACTOR SHALL VERIFY ALL DIMENSIONS & COORDINATE WITH TRADES TO ENSURE CONFORMANCE TO THESE PLANS & SPECIFICATIONS.

STATE OF TEXAS
ROSHNI SEADHWANA
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07/24/2022

No.	Revision/Issue	Date
	FOR CONSTRUCTION	7/19/22
1	A / FOR REVIEW	7/19/22

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Project Name and Address
14340 Liberty St
Motgomert, TX 77356

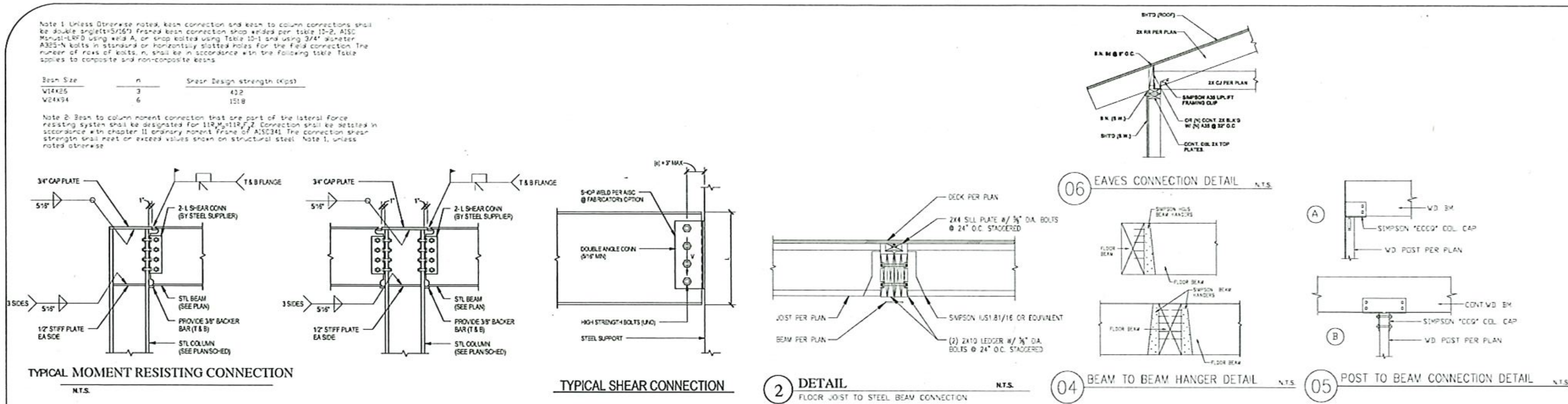
WIND BRACING PLAN

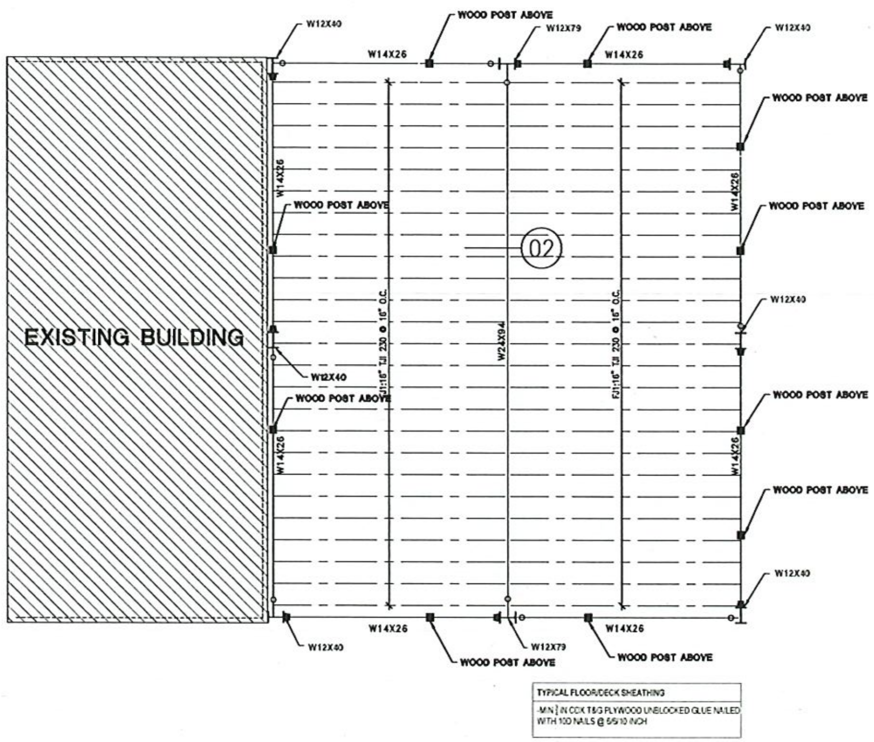
Project: STR-2185-DWG-1
Date: 7/19/2022
Scale: As Noted
Sheet: S-3

Note 1 Unless Otherwise noted, beam connection and beam to column connections shall be double angle(t=5/16") framed beam connection shop welded per table 10-2, AISC Manual-LRFD using weld A, or shop bolted using Table 10-1 and using 3/4" diameter A325-N bolts in standard or horizontally slotted holes for the field connection. The number of rows of bolts, n, shall be in accordance with the following table. Table applies to composite and non-composite beams

Beam Size	n	Shear Design strength (Kips)
W14X26	3	43.2
W24X94	6	151.8

Note 2: Beam to column moment connection that are part of the lateral force resisting system shall be designated for $1.1R_yM_p=1.1R_yF_yZ$. Connection shall be detailed in accordance with chapter 11 ordinary moment frame of AISC341. The connection shear strength shall meet or exceed values shown on structural steel Note 1, unless noted otherwise





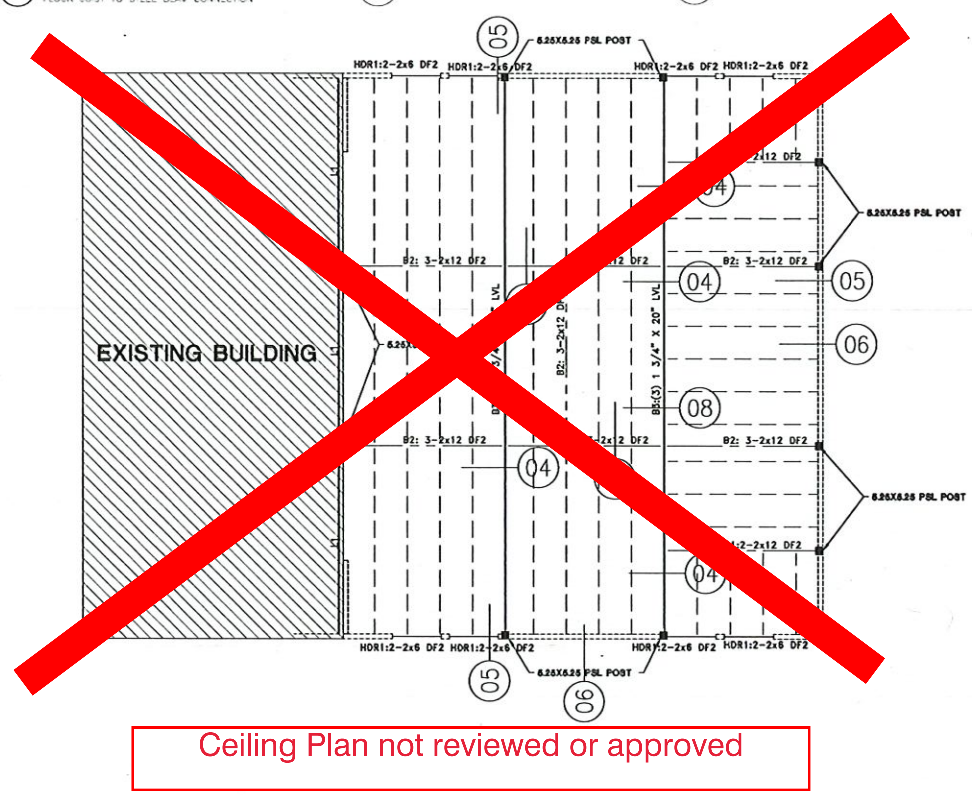
SECOND FLOOR FRAMING PLAN

Scale: 1/4"= 1'-0"

ALL FLOOR JOISTS TO BE FJ1: 16" TJI 230 @ 16" O.C.

▪

○ TYPICAL SHEAR CONNECTION



CEILING PLAN

Scale: 1/4"= 1'-0"

ALL CEILING JOISTS TO BE CJ1:2X6 @ 16" O.C.
CEILING HEIGHT TO BE 9FT

General Notes

1.CONTRACTOR SHALL VERIFY ALL DIMENSIONS & COORDINATE WITH TRADES TO ENSURE CONFORMANCE TO THESE PLANS & SPECIFICATIONS.

STATE OF TEXAS — 135277 — LICENSED PROFESSIONAL ENGINEER — 07/24/2022

No.	Revision/Issue	Date
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1	A / FOR REVIEW	7/19/22

Firm Name and Address

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Project Name and Address

14340 Liberty St
Motgomert, TX 77356

FRAMING PLANS

Project	Sheet
STR-2185-DWG-1	S-4
Date 7/19/2022	
Scale As Noted	

DESIGN CRITERIA NOTES

1. [illegible]TENDED DESIGN STANDARDS (LATEST EDITION) AND/OR CRITERIA ARE AS FOLLOWS:

GENERAL [illegible] INTERNATIONAL RESIDENTIAL/BUILDING CODE 2018 EDITION
WOOD
WOOD TRUSSES

2. DESIGN LOADS

DEAD LOADS
ROOF 15 [illegible]MPOSITION SHINGLE
FLOOR 20 PS[illegible]
LIVE LOADS
FLOORS 100 PSF
ROOF 20 PSF
CEILING JOIST 10 PSF

3. SNOW LOAD : 5PSF
4. WIND LOAD : 116MPH APPLIED PER I(B/R)C I = 1.0 [illegible] "B"
5. SEISMIC : SEISMIC CATEGORY "A"

ROUGH CARPENTRY

1. ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT [illegible]UM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE NO. 2 SYP OR BETTER.

2. ALL LOAD BEARING PARTIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LA[illegible] CORNERS.

3. ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEE[illegible]ER

4. ALL MULTIPLE GIRDERS, BEAMS AND JOISTS SHALL BE GANG NAILED

5. ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

6. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS, AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY "SIMPSON STRONG TIE" OR APPROVED EQUAL.

7. PREFABRICATED LVL'S, GLULAMS, AND PSL HEADERS AND BEAMS SHALL BE MANUFACTURED BY "TRUS JOIST MacMILLAN CORP." OR APPROVED EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:

LVL'S = 2,600 PSI
PSL'S = 2,900 PSI
GLULAMS = 2,400 PSI

8. ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED

9. INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES, GYPSUM WALLBOARD, CABINETRY , ETC.

10 ATTACH WOOD PLATES TO FOUNDATIONS WITH 1/2" ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM SPACING WITH AT LEAST 2 BOLTS PER PLATE.

11. INSTALL COLUMNS AT ALL LINTELS, BEAMS, HEADERS EQUAL TO THE WIDTH OF THE BEAM. ALL MEMBERS WITH SPANS LESS THAN 5 FOOT SHALL HAVE SINGLE JACK STUDS.

12. ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 8d NAILS AT 12" O.C. INTERMEDIATE SUPPORTS AND 6" O.C. EDGE SUPPORTS

13. THE CONTRACTOR SHALL INSURE THAT ALL LOADS AND REACTIONS FROM BEAMS, BEARINGS WALLS, COLUMNS, ETC. ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION.

14. ALL FLOOR SHEATHING SHALL BE A MINIMUM 3/4" TONGUE AND GROOVE SHEATHING GLUED AND NAILED AT 6" O.C. WITH 8d NAILS.

15. FLOOR DECK SHALL BE 3/4" T&G APA RATED SHEATHING WITH MINIMUM SPAN INDEX OD 48/24. NAIL PLYWOOD TO FRAMING MEMBERS WITH 10d NAILS AS FOLLOWS:

FLOOR ZONE:	FIRST 8' FROM SHEARWALLS –	OTHERS
PANEL EDGES	4" O.C.	6" O.C.
PANEL FIELD	6" O.C.	6" O.C.

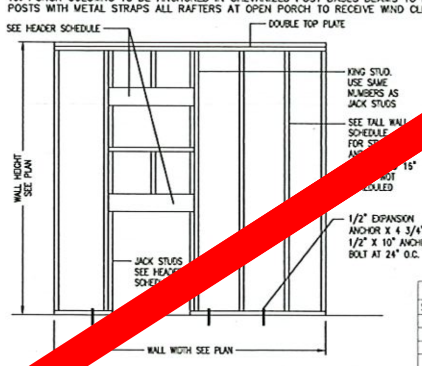
16. PLYWOOD ROOF DECKING SHALL BE 5/8" APA RATED CD INTERIOR WITH EXTERIOR GLUE. INSTALL PLYWOOD WITH FACE GRAIN ACROSS SUPPORTS. NAIL PLYWOOD TO FRAMING WITH 8d NAILS AS FOLLOWS:

ROOF ZONE:	FIRST 5' FROM END –	FIRST 4' FROM EDGE & RIDGE –	OTHERS & SHEAR WALLS
PANEL EDGES	4" O.C.	6" O.C.	6" O.C.
PANEL FIELD	6" O.C.	6" O.C.	6" O.C.

17. TAPERED END CUTS SHALL MEET MANUFACTURERS REQUIREMENTS.

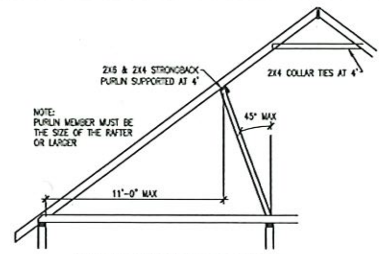
18. NOTCHING OF PREFABRICATED LUMBER SHALL NOT BE PERMITTED. WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

19. PORCH COLUMNS TO BE ANCHORED IN GALVANIZED POST BASES BEAMS TO BE CONNECTED TO POSTS WITH METAL STRAPS ALL RAFTERS AT OPEN PORCH TO RECEIVE WIND CLIPS, 1 PER RAFTER



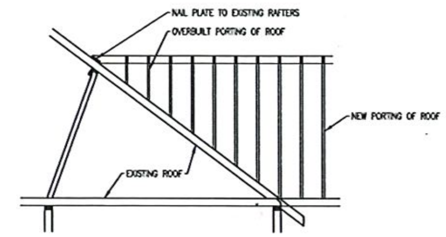
TYPICAL TALLWALL DETAIL
NO SCALE

TALL WALL SCHEDULE		
SECTION	SPACING	MAX HEIGHT
2X5	15" O.C.	10'-0"
2X5	12" O.C.	12'-0"
2X5	8" O.C.	14'-0"
2X5	4" O.C.	18'-0"
2X8	16" O.C.	15'-0"
2X8	12" O.C.	16'-5"
2X8	8" O.C.	15'-5"

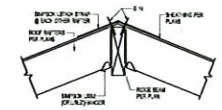


PURLIN SUPPORT FOR 2X6 RAFTERS @ 24"

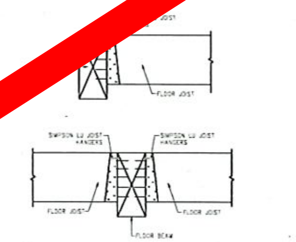
SIMILAR CONFIGURATION FOR LARGER RAFTERS WITH THE SUPPORT DISTANCE EQUAL TO ALLOWABLE SPAN



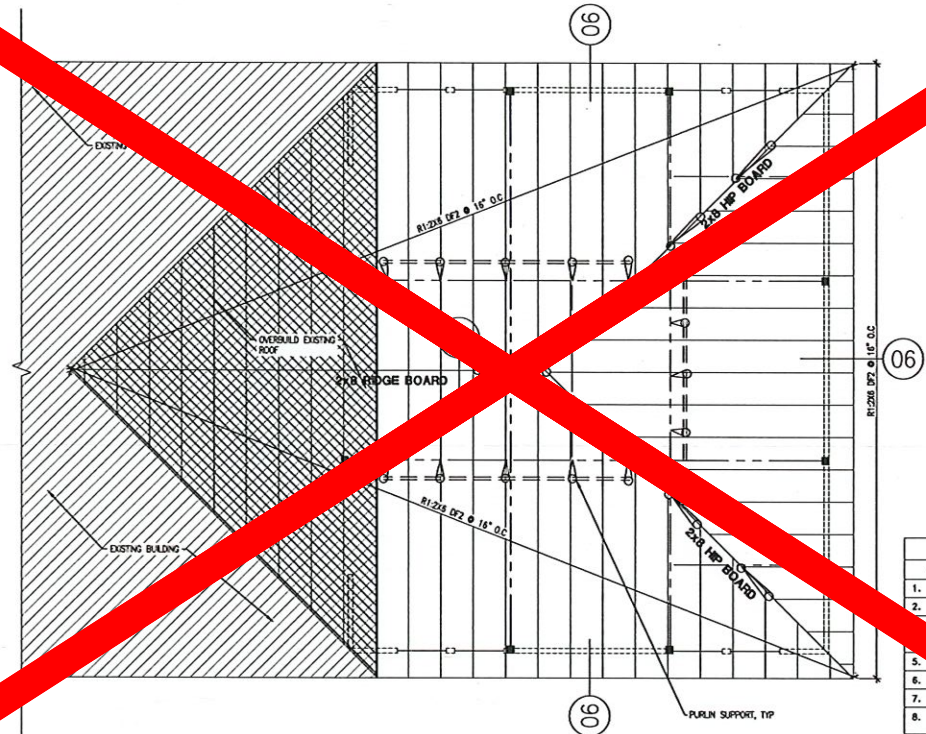
NEW TO EXISTING ROOF CONNECTION



07 TYPICAL RIDGE/HIP DETAIL



08 BEAM TO JOIST HANGER DETAIL N.T.S.



Roof Framing Plan not reviewed or approved

ROOF FRAMING PLAN
Scale: 1/4"= 1'-0"

ALL RAFTERS TO BE R1:2X6 @ 16" O.C.
ALL VALLEY BEAMS TO BE (2)2X8

NAILING SCHEDULE	
CONNECTIONS	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8D
2. BRIDGING TO JOIST, TOENAIL EA END	2-8D
[illegible] 1"X6" SUBFLOOR OR LESS TO EA JOIST, FACE NAIL	2-8D
[illegible] THAN 1"X6" SUBFLOOR TO EA JOIST, FACE NAIL	3-8D
5. [illegible]OR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16D
6. SOLE [illegible]OIST OR BLOCKING, FACE NAIL	16D @ 16" OC
7. TOP PLATE [illegible]ND NAIL	2-16D
8. STUD TO SOLE P[illegible]	4-8, TOENAIL OR 2-16D, END NAIL
9. DOUBLE STUDS, FACE NA[illegible]	16D @ 24" OC
10. DOUBLE TOP PLATES, FACE NA[illegible]	16D @ 16" OC
11. TOP PLATES, LAPS AND INTERSECTIO[illegible]IL	2-16D
12. CONTINUOUS HEADER, TWO PIECES	16D @ 16" OC ALONG EA EDGE
13. CEILING JOIST TO PLATE, TOENAIL	3-8D
14. CONTINUOUS HEADER TO STUD, TOENAIL	[illegible]-8D
15. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	[illegible]
16. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-[illegible]
17. RAFTER TO PLATE, TOENAIL	3-8D
18. 1" BRACE TO EA STUD AND PLATE, FACE NAIL	2-8D
19. 1"X8" SHEATHING OR LESS TO EA BEARING, FACE NAIL	2-8D
20. WIDER THAN 1"X8" SHEATHING TO EA BEARING, FACE NAIL	3-8D
21. BUILT-UP CORNER STUDS	16D @ 24" OC
22. BUILT-UP GIRDER AND BEAMS	20D @ 32" OC AT TOP AND BOTTOM AND STAGGERED 2-20D @ EA ENDS AND AT EA SPLICE
23. TRUSS TO PLATE, TOENAIL	3-16D

General No[illegible]

1.CONTRACTOR SHAL[illegible]NSIONS & COORDINATE WIT[illegible]SURE CONFORMAN[illegible]S & SPECIFICATIONS.

STATE OF TEXAS
HOOMAN SEDAGHAT JAHROMI
135277
LICENSED
PROFESSIONAL ENGINEER
07/24/2022

No.	Revision/Issue	Date
	FOR CONSTRUCTION	[illegible]
1	A / FOR REVIEW	7/19/22

Firm Name and Address
BuildEng
WWW.BUILDENGLLC.COM
INFO@BUILDENGLLC.COM

Project Name and Address
14340 Liberty St
Motgomert, TX 77356

ROOF FRAMING PLAN

STR[illegible]G-1
Date 7/19/202[illegible]
Scale As Noted
Sheet S-5

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: October 4, 2022	**Budgeted Amount:**
Department: Administration	**Prepared By: Dave McCorquodale**

Subject

Consideration and possible action on proposed canopy signage for the Simmons Bank ATM located at 14340 Liberty Street in the Historic Preservation District.

Recommendation

Approve the ATM canopy signage with a maximum height of 12 inches.

Discussion

As you may be aware, Spirit of Texas Bank was acquired by Simmons Bank in April of this year. The local branch at the corner of Eva Street / SH105 and FM 2854 was subsequently rebranded with Simmons Bank signage. As part of the rebranding effort, Simmons Bank is proposing to add canopy signage to the existing ATM located next to the Cozy Grape restaurant. While the property has a Liberty Street address, the ATM is located on the McCown Street side of the property. Spirit of Texas Bank did not discuss or request signage for the canopy over the ATM.

The sign contractor installed the signage in early September without a permit or P&Z approval and subsequently removed the signage after being contacted by the City. The proposed signs are 30-inches tall and match the length of the canopy. With the benefit of seeing the signs installed for several days, my perception is that the scale—specifically the height—of the proposed signs is larger than what is appropriate. I believe that branding is an appropriate and necessary part of business, though I do not feel an ATM should be the most visually dominant element of a streetscape, particularly in a historic downtown.

Approved By

Interim City Administrator	Dave McCorquodale	Date: 09/28/2022

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG
WWW.MONTGOMERYTEXAS.GOV

Sign Permit Application

CITY OF MONTGOMERY
101 Old Plantersville Road
Montgomery, Texas 77356
936-597-6434
permits@ci.montgomery.tx.us

SIGN PERMIT APPLICATION EXPIRES IN 180 DAYS (NON-TRANSFERABLE)

TEMPORARY SIGN?	YES		NO	
PERMANENT SIGN?	YES	✓	NO	
Pre-Existing OR New	Pre-Existing		NEW	

Permit:

Date: Sept 8, 2022

JOB ADDRESS: 14340 Liberty St

BUSINESS NAME: Simmons Bank

BUSINESS OWNER: 501 S. Main St

MAILING ADDRESS: Pine Bluff, AR 71601

TELEPHONE: (870) 541-1000

APPLICANT: Sign Remedy Inc

MAILING ADDRESS: 21281 Blair Rd Bldg. 10 Conroe TX 77385

TELEPHONE: (281) 634-1560

CONTRACTOR LICENSE (if electrical): 18185|351026

IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT? YES ✓ NO

IS THE SIGN ILLUMINATED? YES NO ✓

SIGN PLACEMENT: Atm Header

SIGN DESIGN & COLOR SCHEME: Red, black & white

VALUATION:

SIGN TYPE		SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN		SIGN HEIGHT	
BUILDING WALL SIGN		SIGN WIDTH	
BANNER		TOTAL SQ FT	
OTHER	✓ Atm Header	SET BACK	
		LOT LINEAR FOOTAGE	

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

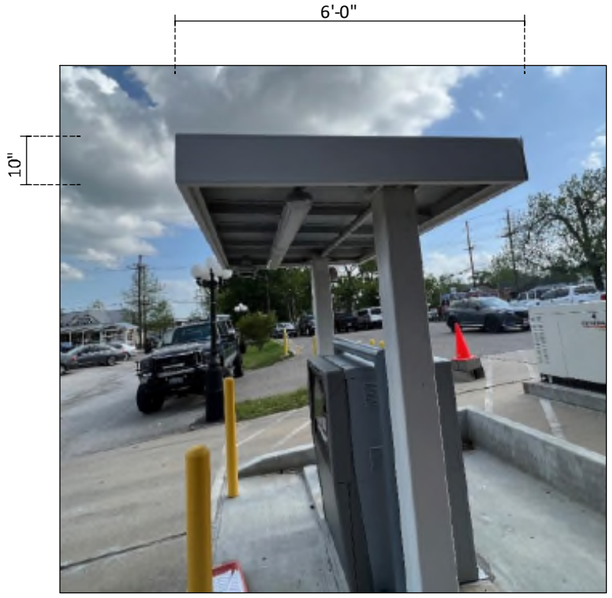
NAME: Stephanie Stewart

SIGNATURE: Stephanie Stewart

OFFICE USE ONLY

APPROVED		TOTAL FEE:	$
DATE			
COMMENTS:			

REVISED 06/12/2018



C3 EXISTING CONDITIONS TYPICAL SIDE

C3 EXISTING CONDITIONS TYPICAL FRONT / BACK

C3 PROPOSED SIGNAGE - TYPICAL SIDE

C3 PROPOSED SIGNAGE - TYPICAL FRONT / BACK

Design #	0417082A
Sheet	2 of 3
Client	SIMMONS BANK
Address	14340 Liberty St Montgomery, Texas
Account Rep.	MD
Designer	KMc
Date	6/18/22

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

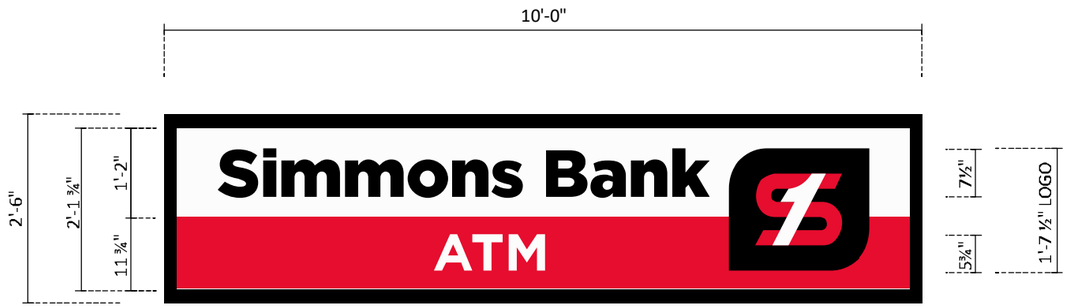
Revision / Date

CHANDLER SIGNS
chandlersigns.com

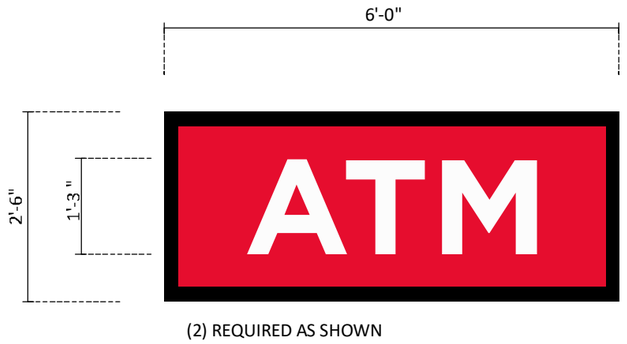
National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
Georgia	121 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 205 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF TH SIGN W LL BEAR UL LABEL(S).



(2) REQUIRED AS SHOWN

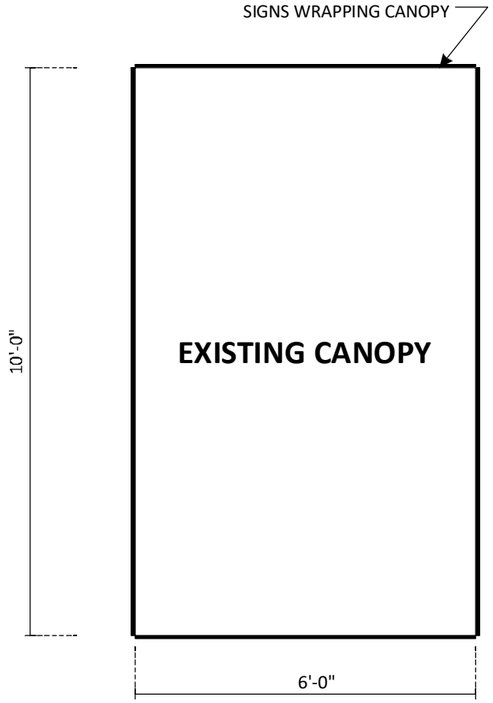


(2) REQUIRED AS SHOWN

C3 "ATM" S/F CANOPY PANELS WRAPPING EXISTING CANOPY

SCALE: ½" = 1' - 0"

(4) SIDES REQUIRED TOTAL



PLAN VIEW

SCALE: ⅜" = 1'-0"

.125 FLAT ALUMINUM PANELS PAINTED BLACK

1st SURFACE VINYL GRAPHICS -3630-33 RED, OPAQUE WHITE & BLACK

NON-ILLUMINATED

MOUNT FLUSH TO EXISTING CANOPY, BOTTOM OF PANELS FLUSH WITH BOTTOM OF CANOPY / EXACT MOUNTING METHOD TO BE DETERMINED

END VIEW

Design #	0417082A
Sheet	3 of 3
Client	SIMMONS BANK
Address	14340 Liberty St Montgomery, Texas
Account Rep.	MD
Designer	KMc
Date	6/18/22

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

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chandlersigns.com

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