HOUSTON PUBLIC WORKS

BUILDING CODE ENFORCEME
PLAN REVIEW REQUEST FOR DEFERRED SUBMITTAL

NOTE: Completed Form Must Accompany the Plan Submittal Package

PROJECT INFORMATION

Project Address: 4502, 4504, 4506 Terry Street Bldg/Ste. No:

City Project Number: 24016565, 24016566, & 24016567 Occupancy Classification: R-3

Construction Type: V-B Engineer of Record: Miguel Mills

DEFERRED REQUEST

Indicate items by placing a check in the box which a "Deferred Submittal" is requested. Include the date the plans will be submitted to the City for review.

	DEFERRED ITEMS	SUBMITTAL DATE
	Precast Panels – Non-Fire-Rated Construction Only *	
	Prefab Metal Building Plans – Non-Fire-Rated Construction Only*	
	Prefab Access Floor Systems	
	Prefab Curtain Wall Systems – Not Part of a Fire-Rated Assembly	
	Interior Retractable Bleachers	
	Canopies and/or Awnings*	
	Spires – Non-Fire-Rated Construction Only	
	Prefab Steel Stairs*	
	Prefab Steel Storage Racks (No High-Pile Storage)	
✓	Prefab Wood Truss Details & Layout*	5/24/24
	Texas PE Sealed – Emergency Responder Radio Coverage Plans	
	Helical Pile Foundation Systems	
	Other:	
	Other:	

*** REQUIRES AN APPROVED FABRICATOR**

ACKNOWLEDGMENTS By signing this form, the owner(s) and all responsible parties acknowledge and agree to all of the following statements.

- **Submittal** - All deferred plans will be submitted no later than 90 days from the original plan approval.
- **Inspections Withheld -** A final inspection cannot be scheduled, Certificate of Occupancy (CO) will not be issued, and the final release of the utilities will not be granted until all deferred items have been reviewed, inspected and approved.
- **Holds on Permit** - The project will have "Restrictive Holds" entered in the computer system to identify actions to be accomplished prior to final approval or issuing a CO. Notes will be added to print on the building permit identifying the deferred submittal items.
- **Installation Prohibited** - It is the Owner, the Owner's Project Manager, and the General Contractor's responsibility to coordinate the submittal and approval of all deferred submittal items according to the compliance date. No deferred submittal item may be installed or erected prior to the structural plans being submitted and approved for the deferred items.
- **Engineer of Record Approval** - All deferred submittal items must be reviewed and approved by the engineer of record prior to submitting the documents for plan review. The engineer must include in the structural plans the minimum required design / performance specifications. The manufacturer's title block or approval stamp on the shop drawing sheets must be marked (FOR CONSTRUCTION) and sealed on the structural plans, by the engineer of record.
- **Approved Fabricators -** All items designated with an asterisk (*) in the table require a City of Houston Approved Fabricator. A list of approved fabricators can be downloaded at https://www.houstonpermittingcenter.org/media/2146/download. For information about the Approved Fabricators Program, please contact 832-394-9043 or maher.khansa@houstontx.gov.

PRINT NAME OF OWNER OR PROJECT MANAGER Steve Kordish

OWNER'S SIGNATURE _____ DATE 1-24-24

PRINT NAME OF CONTRACTOR Steve Kordish

CONTRACTOR'S SIGNATURE _____ DATE 1-24-24

HOUSTON PUBLIC WORKS

BUILDING CODE ENFORCEMENT
GRADING PERMITS FOR EXCAVATION AND FILL WORKSHEET

Appendix J of the Houston Adopted 2015 International Building Code as Amended specifies permit requirements for grading a lot of any size on private property. Section 1 – Identifies when a separate "*Grading Permit*" is required. Section 2 – Identifies the type of grading permit required, "*Engineered Grading* or *Regular Grading*", when a "*Geotechnical Report*" is required in the plans, and when a "*Storm Availability Letter*" is required to be attached to the submittal documents.

Grading and/or excavation permits is required for any proposed work that includes excavations, grading, or fill, or combination thereof, and includes but is not limited to the following permit types:

- **Excavation Permit(s) –** Work proposing the mechanical removal or relocation of earth material.
- **Fill Permit(s) –** Work proposing deposit(s) and/or relocation of earth material placed by artificial means.

NOTE: THERE SHALL BE NO FILL LOCATED WITHIN A PUBLIC RIGHT-OF-WAY

SECTION 1: Are Permits and Plans Required?

A Grading Excavation permit and plans is required if "Yes" is answered to any question 1 through 4.

No — **(1)** Does the excavation work affect the lateral support or increase the stresses in, or pressure upon any adjacent or contiguous property?

No — **(2)** When excavating below finish grade for basements and footings of a building, retaining wall or other structures authorized by a valid building permit, will there be an unsupported excavation height greater than 5-feet after completion of such structure?

No — **(3)** Will there be any excavation greater than 5-feet in depth?

No — **(4)** Will the excavation create a cut slope 2-feet or more in height but less than 5-feet, with a slope steeper than 1-unit vertical in 1.5-units horizontal? (66.7% slope)

A Grading Fill permit and plans is required if "Yes" is answered to any question 5 through 10.
(50 cubic yards = 1,350 square feet @ 1-foot depth)

No — **(5)** Does the fill work affect the lateral support or increase the stresses in, or pressure upon any adjacent, or contiguous property?

No — **(6)** Does the scope of work include fill that is 3-feet or more in depth?

No — **(7)** Does the scope of work include fill greater than 1-foot but less than 3-feet, with a slope that is equal to or greater than 1-unit vertical in 5-units horizontal? (20% slope)

No — **(8)** Does the scope of work include fill that is greater than 50 cubic yards on any one lot?

Yes — **(9)** Does the proposed fill obstruct any natural and/or previously constructed drainage course?

No — **(10)** Is proposed fill greater than 1-foot in depth and intended to support a structure, "now or in the future"?

SECTION 2: What Type of Permits and Plans Are Required?

NOTE: When the building official has cause to believe that site geologic factors exist, grading will be required to conform to recommended grading, inspection, and testing by a *Texas Professional Engineer*.

Engineered grading plans are required if "Yes" is answered to question 11. Plans shall be designed, sealed, signed, and dated by a Texas professional engineer. These grading permits shall be designated as *"Engineered Grading".*
(1,000 cubic yards = 27,000 square feet, @ 1-foot depth)

No — **(11)** Does the proposed project include an aggregate grading in excess of 1,000 cubic yards?

Grading plans shall be designated "*Regular Grading*" if "Yes" is answered on question 12: *(no engineered plans required.)*

Yes — **(12)** Is the grading less than or equal to 1,000 cubic yards?

A Geotechnical Report is required if "Yes" is answered to any one of questions 13, 14 or 15:

No — **(13)** Will there be any cut slopes steeper than 1-unit vertical in 2-units horizontal (50% slopes)?

No — **(14)** Is there any grading that requires an engineered design? (*Reference item 11 above and Chapter 19 of the City Code.*)

No — **(15)** Does the site include any special geological features and/or considerations?

No — **(16)** Is the property located in the 100- or 500-year flood plain? Review by Flood Department required!

A Stormwater information form is required to be included with the submitted documents if "Yes" is answered to questions 16 or 17:

No — **(17)** Does the scope of work to lots exceeding 15,000 square feet, include any new impervious cover?

No — **(18)** Does the project include connection to the city's public storm sewer system?

ADDRESS 4502, 4504,4506 Terry Street **PROJECT #** 24016565 - 24016567 **DATE** 3/7/24

PRINT
NAME OF APPLICANT Tonya Powell **SIGNATURE** Tonya Powell

HOUSTON PUBLIC WORKS

BUILDING CODE ENFORCEM
CALCULATION OF IMPERVIOUS PERCENTAGE

PROJECT INFORMATION

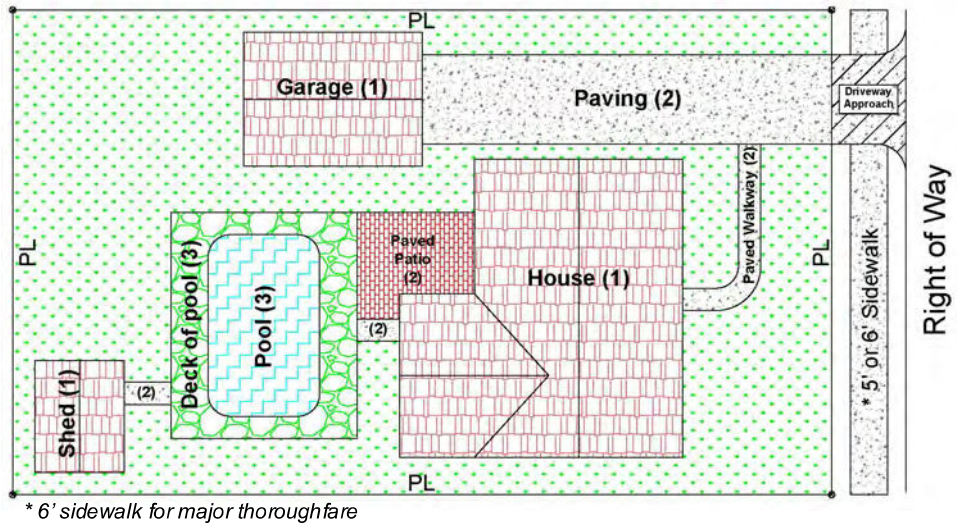
City Project Number: 24016567 Date: 3/7/24

Address: 4502, 4504,4506 Terry Street

Applicant's Printed Name: Tonya Powell Applicant's Signature: Tonya Powell

CALCULATION OF IMPERVIOUS AREA PERCENTAGE

A. Total area of impervious cover located on private property.



** 6' sidewalk for major thoroughfare*

This diagram is to assist in identifying the various items considered impervious.

IMPORTANT NOTES

1. *If > 65%, refer the Infrastructure Design Manual (IDM), Chapter 9, Section H for additional provisions and provide calculation in the submitted plans for review.*
2. *Permeable Paver/Pavement System must be considered impervious in the table below.*
3. *Stormwater Quality Permit is requested (according to IDM, Ch. 9) for using these Low Impact Development (LID) techniques.*
4. *All drainage plans will be reviewed by the Storm Review team.*

	Existing Sq. Ft.		Proposed Sq. Ft.		Final Sq. Ft.	Disturbed Sq. Ft.
1. Building(s) (e.g., house, garage, shed, carport)		+	798 ⇨	=	798 ⇩+	798 ⇩+
2. Paving (e.g., driveway, sidewalk, patio. etc.)		+	136 ⇨	=	136 ⇩+	136 ⇩+
3. Detention Ponds, etc.		+	⇨	=	⇩+	⇩+
4. Swimming Pool		+	⇨	=	⇩+	⇩+
5. Others		+	⇨	=	⇩+	⇩+
Totals		+	934	=	934 *sq. ft. (A)*	934 *sq. ft.*

B. Total Area of Lot: 1475 *sq. ft.*

C. Percentage Impervious Area Calculation

(934 (A) ÷ 1475 (B)) X 100 = 63.32 (C) %

HOUSTON PUBLIC WORKS

BUILDING CODE ENFORCEM
CALCULATION OF IMPERVIOUS PERCENTAGE

PROJECT INFORMATION

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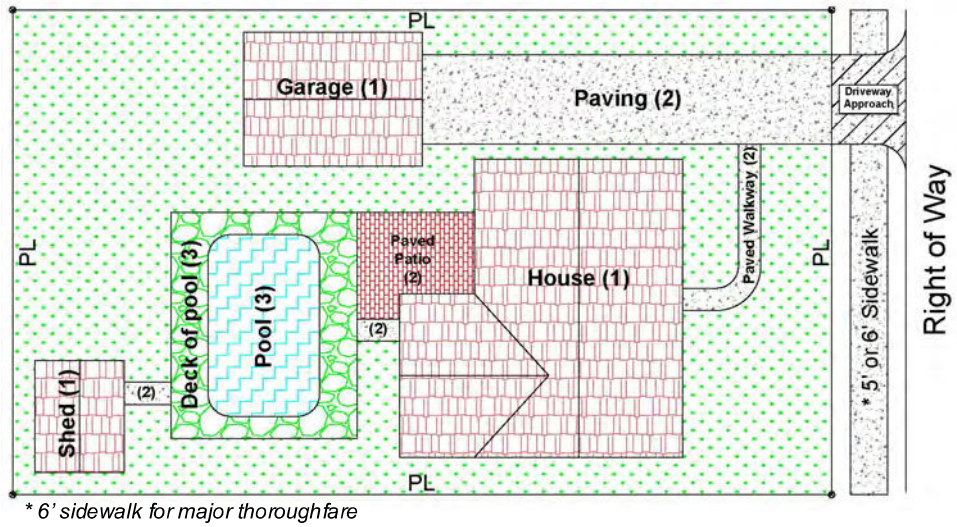

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HOUSTON PUBLIC WORKS

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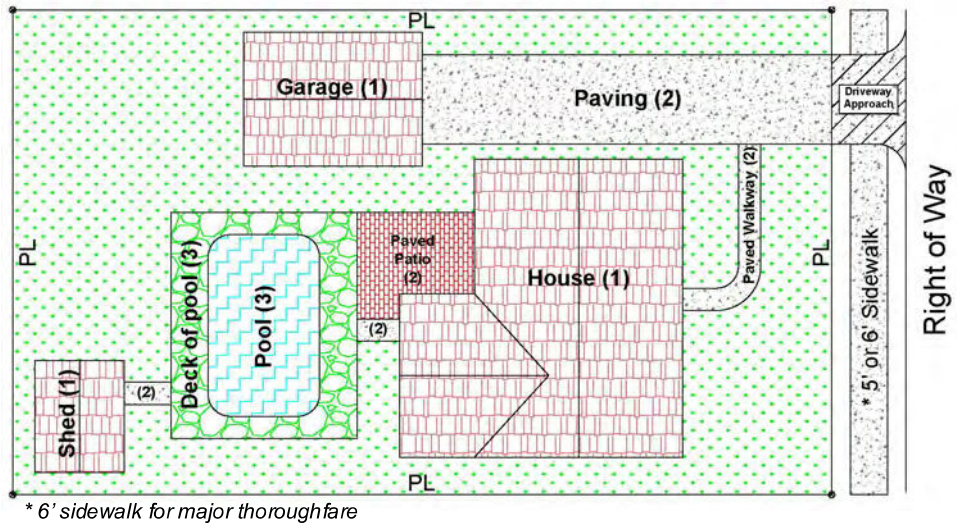

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GEOTECHNICAL STUDY
FOR THE
PROPOSED THREE NEW TOWNHOMES AT
1501 AMUNDSEN STREET
HOUSTON, TEXAS 77009

PREPARED FOR

MR. STEVE KORDISH
TREEHOUSE DEVELOPMENT LLC
FRIENDSWOOD, TEXAS

PREPARED BY

ARM SOIL TESTING LLC
CYPRESS, TEXAS

PROJECT NO: G23-552

October 9, 2023

ARM SOIL TESTING LLC
Texas Registered Engineering Firm F-10790
17240 Huffmeister Road, Suite 102, Cypress, Texas 77429 • (832) 593-7510 • Cell 832-755-9941
Web: ***www.ArmSoilTesting.com***

October 9, 2023
Project Number: G23-552

Mr. Steve Kordish
Treehouse Development LLC
1903 Blue Quail Drive
Friendswood, Texas 77546

Reference: GEOTECHNICAL INVESTIGATIONS FOR THE PROPOSED NEW TOWNHOMES AT AMUNDSEN STREET IN HOUSTON, TEXAS

Dear Mr. Kordish:

ARM Soil Testing LLC is pleased to submit the results of the geotechnical exploration study for the above-referenced project. This report briefly presents the findings of the study along with our conclusions and recommendations for the design of the foundation for the proposed new townhomes at Amundsen Street in Houston, Texas.

We appreciate the opportunity to serve you and look forward to working with you in other future projects.

Should you have any questions regarding this report, please do not hesitate to email us at info@armsoiltesting.com or call us at (832) 593-7510 at any time.

Respectfully submitted,
ARM SOIL TESTING LLC

Sam Mohammad
Graduate Engineer

Texas Registered Engineering
Firm F-10790

Mohammad Tamoozi, P.E.
Chief Engineer

STATE OF TEXAS
MOHAMMAD TAMOOZI
82399
REGISTERED
PROFESSIONAL ENGINEER

TABLE OF CONTENTS

LIST OF FIGURES

INTRODUCTION

Planning is underway for construction of three new townhomes at 1501 Amundsen Street in Houston, Texas. Information on this project was supplied by the client. The project consists of three new townhomes. Structural details such as column and wall loads are not known at this time but are not expected to exceed 50 kips and 2.0 kips per foot.

PURPOSE AND SCOPE

A geotechnical study was performed for the purposes of (1) exploring the subsurface conditions of the site (2) evaluating the pertinent engineering properties of the subsurface materials (3) providing recommendations concerning suitable types of foundation systems for support of the planned structure and (4) providing geotechnical construction guidelines.

Analyses of slope stability, bulkhead or any other features at the site is not within the scope of this investigation and, therefore, ARM is not responsible for any problems caused by these features. The settlement analysis was not within the scope of this study.

Narrative descriptions of our findings and recommendations are contained in the body of the report. A Boring Location Plan and the boring logs are included in Plates 1 through 5 of the report.

SUBSURFACE EXPLORATION

Conditions at this site were explored with three (3) borings located approximately as shown on the Location of Borings plan found in the Plate 1 of this report. The borings were drilled to the depths of 20 and 15 feet each below existing site grades on October 2, 2023. After the soil samples were obtained and the borings completed, final groundwater levels were measured in the boreholes and they were backfilled with soil cuttings prior to leaving the site.

Undisturbed and disturbed sampling procedures were performed at selected depths during the field exploration phase to obtain samples for laboratory testing and stratigraphy identification. Three-inch diameter thin-wall tube samplers for cohesive materials and two-inch diameter split samplers for cohensionless soils were utilized to obtain undisturbed samples. Thin-wall tube samples were mechanically extruded in the field, visually classified, labeled according to boring number and depth, then packaged in protective boxes for transport back to the laboratory.

LABORATORY TESTING

Upon completion of drilling operations, the soil samples were transported to the laboratory for testing and further study. The laboratory testing was performed in order to evaluate the strengths, classifications and volume change characteristics of the major soil strata. Atterberg limits tests and minus 200 sieve analyses were performed using selected soil samples to determine the index properties of the subsurface materials. Results of laboratory classification tests, in-situ moisture contents and strength tests are presented on the boring log included in the Appendix of the report.

SITE CONDITIONS

Site Description

The project site is relatively flat. The project site is vacant and covered with grass and few large size trees. All trees and root system within the building and pavement area should be removed and the soils compacted as specified in the report.

Soil Stratigraphy

The subsurface conditions present at the boring location are presented on the Log of Borings. A summary of the various strata and their approximate depths and thicknesses which were encountered in the borings are presented on the following TABLE 1. SUMMARY OF SUBSURFACE CONDITIONS. Note that depths on the log and in the following table are referenced from the ground surface, which existed at the time of the field exploration.

TABLE 1
SUMMARY OF SUBSURFACE CONDITIONS

Stratum	Description	First Encountered (ft)	Bottom of Stratum (ft)
SAND (SP)	Medium dense gray sand	Ground Surface	2
SANDY CLAY (CL)	Very stiff to hard gray to light gray and tan sandy clays	2	12 to 13
SAND (SP)	Medium dense gray sand	12 to 13	20

The sands of stratum I are medium dense. The Standard Penetration Test (SPT) counts ranges from 12 to 15 blows per foot. These soils are relatively permeable and may become susceptible to perched groundwater conditions. At present conditions, these soils are not suitable for support of floor slabs. Please refer to Perched Groundwater Section for details.

The sandy clays of stratum II are considered moderate clays. The sandy clays are moderate to high plastic with plasticity indices ranging from 24 to 29. The sandy clays are very stiff to hard in consistency.

The sands of stratum III are medium dense. The Standard Penetration Test (SPT) count is 10 to 12 blows per foot.

The above subsurface description is of a generalized nature to highlight the major subsurface stratification features and materials characteristics. The boring logs included in Plates 2 through 5 should be reviewed for specific information at the boring locations. These records include soil /rock descriptions, stratifications, penetration resistances, and locations of the samples and laboratory test data. The stratifications shown on the boring logs represent the conditions only at the actual boring location.

Groundwater Conditions

The borings were monitored at the time of drilling for evidence of groundwater. At the time of drilling, groundwater was not encountered within the upper 20 feet.

Water traveling through the soil (subsurface water) is often unpredictable and may be present at other locations and depths at the site. Due to the seasonal changes in groundwater and the unpredictable nature of groundwater paths, groundwater levels will also fluctuate. Therefore, it is necessary during construction to be aware of groundwater in excavations in order to determine if any changes are necessary in the construction procedures due to the presence of the water.

Perched Water Conditions

Approximately 2 feet of relatively permeable sands were encountered at the boring locations. Less permeable clays underlie these soils. During inclement weather, it is possible that water may become trapped in the upper sandy soils. As a result, these soils may lose strength and become unsuitable to provide adequate support for floor slabs as well as any foundations. Either of the following two options can be utilized to minimize the perched groundwater conditions:

- Undercut upper 2 feet of existing permeable sands and replace with compacted low plasticity structural fill.

- Stabilize the upper 2 feet of these soils with 10% cement or lime-fly ash.

If none of these options is feasible, use drilled piers with a structural slab.

ANALYSIS AND RECOMMENDATIONS

Suitable Building Foundation

The foundation for the proposed structure must satisfy two independent criteria. First, the maximum design pressure exerted at the foundation level should not exceed the allowable bearing pressure based on an adequate factor of safety with respect to soil shear strength. Secondly, the magnitude of slab-on-grade and foundation movement due to soil volume changes or settlement must be such that structural movement is within tolerable limits. Considering the subsurface conditions encountered at the boring locations, the proposed structure may be supported on drilled and underreamed piers foundation.

Drilled and Underreamed Piers

The structural loads for the proposed structure may be supported on the foundation system in the table below.

Foundation recommendations are presented as follows:

Foundation Type	Depth, below existing grade (feet)	Allowable Bearing Capacity (psf) Dead Plus Sustained Live Load Factor of Safety = 3	Allowable Bearing Capacity (psf) Total Load Factor of Safety = 2
Drilled and Underreamed Piers	10	3,000	4,500

The drilled and underreamed piers should be founded at least two (2) bell diameters measured center to center and the bell/shaft ratio for the piers can be 3:1.

The ultimate capacity of under reamed footings to resist uplift loads can be determined from the following equation provided the ratio of footing depth to bell diameter is greater than 1.5:

$$Q_u = 5.8\ c\ (D^2 - d^2)$$

where: Q_u= ultimate uplift capacity, pounds

c= Average shear strength above the footing grade, pounds per square foot. (use c = 800 PSF)
D= underream diameter, feet.
d= shaft diameter, feet.

A minimum factor of safety of 2.0 is recommended for final design.

The settlement analysis was not within the scope of this study.

Floor Slabs

The surficial soils within the proposed building lines consist of permeable sandy soils that are susceptible to perched groundwater conditions. A structurally supported floor slab with a void space would be most suitable floor system for the proposed construction. However, a grade-supported floor system may also used by undercutting upper 2 feet of existing permeable sands and replace with compacted low plasticity structural fill or the stabilizing at least upper 2 feet of surficial soils with cement (10% by dry weight) or lime-fly ash (2% lime and 8% fly-ash by dry weight).

Grade Beams

Grade beams used in conjunction with drilled shafts should be placed beneath all load bearing walls. Grade beams should be founded at a depth of 24 inches below the final grades and should be designed to support the imposed loads.

Stiffened Slab on-Grade

The stiffened slab on-grade may consist of either post-tensioned slab or conventional slab on-grade. Post-tensioned slab design parameters were obtained from the third edition of the Post-Tensioning Institute Design Manual. The conventional slab on-grade design parameters were based on BRAB design manual entitled “Criteria for Selection and Design of Residential Slabs on Ground”.

The criteria for the slab-on-grade, in accordance with Post Tensioning Institute (P.T.I.) is given:

A minimum of 24 inches of compacted select fill material pad should be used with post-tensioned slab system. All soft area must be excavated and replaced with compacted select fill.

Allowable soil bearing capacity	1000 PSF
Weighted average plasticity index (P.I.)	25
Atterberg Limits:	LL = 43 PL = 18 PI = 25
Clay Percent:	50 % (assumed)*
Depth to Constant Suction:	7 ft.
Thornwaite Moisture Index:	Im = 20
Cation Exchange Activity:	CEAc = 0.59
Clay Activity Ratio:	Ac = 0.50
Principal Clay Mineral:	Montmorillonite
Constant Suction Value:	PF = 3.4
Estimated Velocity of Moisture Flow:	c = 0.7 inch/month
Edge Moisture Variation:	em = 8.9 ft. (Center lift) em = 4.8 ft. (Edge lift)
Estimated Differential Swell:	Ym = 1.4 inch (Center lift) Ym = 1.2 inch (Edge lift)

* Clay percent is approximate and assumed based on past experience.

Maintenance Considerations

The site should be graded in such a manner to shed all rainwater away from the structure. Water should not be allowed to pond around the structure. Positive site drainage will reduce the exposure of the on-site clays to a moisture source thus eliminating swelling of the on-site clays.

Due to the presence of sandy clay soils, it is imperative to install a watertight plumbing system. Water leakage due to poor plumbing will have detrimental effects on the performance of the structure.

Roof gutters should be utilized to direct roof runoff away from the structure. Downspouts should not be allowed to discharge near the structure. Downspout extensions should be used to facilitate rapid rainwater drainage away from the structure.

Trees should be planted at a distance equaling the anticipated height of the mature tree. If trees are planted in close proximity to the structure, the roots will extend below the slab area causing distress to the slab. Root barriers should be constructed around the perimeter of the building in the event that trees are located less than the maximum anticipated height of the mature tree. Root barrier should extend at least four feet below grade.

The floor slabs should be provided with a moisture barrier to prevent migration of the capillary moisture through the slab. Six-mill Visqueen can be used. In addition, a two-inch layer of sand can be used for leveling purposes.

Pavement Recommendations

General

We were not provided with traffic type nor with traffic frequency for the drives and parking areas associated with this facility. As a result, we have provided general guidelines for pavement thicknesses.

Flexible asphaltic concrete pavement or rigid Portland cement pavement can be used at this site for automobile traffic use. Pavement subject to light truck traffic can also be rigid or flexible pavement. However, pavement design recommendations presented herein are not applicable for streets or major thoroughfares.

Pavement Sections

The following pavement sections are recommended for the project site. In parking lots and drives servicing only automobile traffic, 5 inches of asphalt concrete should provide adequate service. It is recommended that this be increased to a minimum of 6 inches in main drives and any areas subject to occasional light truck traffic. The section should consist of a 2-inch surface course meeting the requirements of THD Type D with a base course meeting the requirements of THD Type A or B. The coarse aggregate in the surface layer should be crushed limestone rather than gravel.

Portland Cement concrete pavements are recommended in areas subject to any heavy truck traffic such as garbage pickup and/or dumpster trucks and any heavy delivery trucks. We recommend the use of 5 inches of Portland Cement Concrete for general area pavements, which are not subject to truck traffic. A minimum 6-inch thick section is recommended in areas subject to truck traffic. The required thickness will depend on the number of truck passes per day. A minimum 7-inch thick Portland cement pavement thickness is recommended in areas subject to loading of dumpster type garbage trucks. We recommend that the Portland cement concrete in light duty pavement areas should have a minimum 28-day compressive strength of 3,500 pounds per square inch and in heavy duty pavement areas, a 28 day compressive strength of 4,000 psi.

Subgrade Stabilization

Based on the results of laboratory testing, the subgrade performance of the on-site soils can be improved by stabilization with cement or lime-fly ash. Stabilization is recommended below both pavement systems. It is estimated that the near surface clayey sandy soils below the future pavements will require 10% cement by dry unit weight. The subgrade can also be stabilized with 2% lime and 8% fly-ash by dry weight instead of cement. This assumes soil properties of the subgrade soils will be similar to the soils existing in the areas where the borings were drilled. The stabilized clays should be compacted to a minimum of ninety-five (95) percent of the maximum density in a moisture content range of -1% to +4% of the soil/lime mixture's optimum moisture content as determined by ASTM D-698.

A minimum stabilized subgrade depth of 6 inches is recommended below the bottom of the proposed pavement. We recommend that the depth of stabilized subgrade be increased to 8-inch for heavy traffic areas. It is to be noted that the actual amount of lime required be determined after stripping of the subgrade.

The prepared subgrade should be protected and moist cured or sealed with a bituminous material until the pavement materials are placed. Finished pavement subgrade areas should be graded at all times to prevent ponding and infiltration of excessive moisture on or adjacent to the pavement subgrade surface.

It is recommended to extend the pavement stabilization five feet beyond the perimeter of the pavement in order to preclude edge failure. It is also highly recommended to maintain positive drainage away from the pavement throughout the life of the pavement.

Hot Mixed Asphaltic Concrete (HMAC)

All hot mix asphaltic concrete used on this project for new construction shall comply in all respects to Item 340 of the current edition of the Texas Department of Highways and Public Transportation's Standard Specifications (TSDHPT) except as modified for this project. The paving mixture for the wearing surface for new pavement for this project is recommended to be a Fine Graded Surface Course (Type D). The paving mixture for the HMAC base course for this project should be a coarse graded or fine graded Base Course (Type A or Type B). The coarse aggregate in the surface layer should be a crushed limestone rather than gravel.

Portland Cement (Rigid) Concrete

The Portland cement concrete (PCC) used on this project should comply in all respects with Item 360 of the current edition of the TSDHPT Standard Specifications except as may be modified for this project. Type I cement is recommended for use in the concrete pavement.

The concrete in light duty pavement areas should have a minimum 28 day compressive strength of 3,500 pounds per square inch and in heavy duty pavement areas, a 28 day compressive strength of 4,000 psi is recommended. Assuming a nominal maximum aggregate size of 1 to 1 1/2 inches, it is recommended that the concrete have entrained air of 5 percent (±1%) with a maximum water cement ratio of 0.50.

Portland cement concrete pavement types for standard or heavy duty traffic pavements in this area are generally jointed reinforced concrete pavements (JRCP). Due to construction over swelling clays, unreinforced pavement is not recommended. Reinforcing steel and joint systems for the pavement should be properly designed.

CONSTRUCTION GUIDELINES

Site Preparation

Soft soils should be removed until firm soil is reached. The soft soils can be aerated and placed back in eight-inch loose lifts and compacted to 95% as specified by ASTM D-698. Tree stumps, tree roots, old slabs, old foundations and existing pavements should be removed from the structure area. If the tree stumps and roots are left in place, settlement and termite infestation may occur. Once a root system is removed, a void is created in the subsoil. It is recommended to fill these voids with structural fill or cement-stabilized sand and compact to 95% as specified by ASTM D-698.

Any low-lying areas including ravines, ditches, swamps, etc. should be filled with structural fill and placed in eight-inch lifts. Each lift should be compacted to 95% of the maximum dry density as specified by ASTM D-698.

The exposed subgrade should be scarified to a minimum depth of six (6) inches in the driveway and slab areas. The subgrade should then be compacted to 95% of the maximum density as determined by the Standard Moisture Density Relationship (ASTM D-698). In the event that the upper six (6) inches cannot be compacted due to excessive moisture, we recommend that these soils be excavated and removed or chemically stabilized to provide a firm base for fill placement. Proof rolling should be performed using a heavy tired loaded truck or pneumatic rubber-tired weighting about 15 to 20 tons equipment.

The fill soils should extend at least five feet beyond the perimeter of the structure. In addition, the floor slab should be placed as soon as possible after the building pad is prepared. If the building pad is left exposed to rainfall, perched groundwater conditions may develop which will undermine the integrity of the floor slab. All trenches (water, cable, electrical) should be properly backfilled and compacted to 95% of the maximum dry densities. Sand or permeable materials should not be used as backfill. Improperly backfilled and improperly compacted trench, if left exposed will also be another source for perched groundwater conditions. In general perched water tends to be trapped within the fill. The trapped groundwater tends to soften the subgrade. Positive drainage should be maintained across the entire building pad.

A qualified soil technician should monitor all earthwork operations. Field density tests should be conducted on each lift using a nuclear density gauge. The gauge should be calibrated every day. Prior to field density tests, a 50-pound sample from the subgrade soils should be obtained. A similar sample should be obtained from the fill soils. A Standard Moisture Density Relationship (ASTM D-698) should be performed on each sample in order to obtain an optimum moisture content and a maximum dry density. The field density tests should be compared to these results every time the soils are tested in the field.

The above recommendations are applicable to slabs, driveways, pavements and any structures that are supported directly on-grade.

Vegetation Control

Existing Trees

Existing tree roots absorb moisture from their surrounding soils. This results in formation of pockets of isolated dry soils around the tree roots with a moisture content significantly lower than the soil moisture contents away from these roots. When the trees are cut, the roots die and stop absorbing moisture from their surrounding soils. With time and seasonal rainfall as well as by capillary action, these dry pockets of soils will undergo increases in moisture content and as a result heave. If the tree is cut and a building or paving is immediately constructed on it, then these isolated areas of dry soils will have more than the soils at other areas of the building/paving or site. This will result in differential heaving under the structure of pavement. Where large trees are cut and building built over it, the slab should be stiffened to resist the higher differential heave. Alternatively, a safer option would be to structurally support the building slab on deeper footings with a void space larger than the anticipated maximum heave of the drier soils. Positive drainage should be developed and maintained all around the building at all times.

New Trees

New trees should be avoided near the building slab especially larger trees. No tree should be planted closer than 20 feet or half the canopy diameter of fully matured trees. Alternatively, root barriers may be used to prevent the migration of tree roots underneath the buildings. Use of large shrubs should be avoided immediately adjacent to the building slab.

Low Swell Potential Structural Fill

Low swell potential select fill should consist of cohesive soils free of organics or other deleterious materials and should have a plasticity index not less than 10 or more than 20. Sandy clays are recommended for use.

The low swell potential select fill should be cleaned and free of organic matter or other deleterious material. The fill should be placed in maximum 9-inch loose lifts and compacted to a minimum of 95 percent of the maximum dry density as determined by ASTM D 698 (Standard Proctor). The moisture content at the time of compaction should be at, or above the optimum value as defined by ASTM D 698. The referenced moisture content and density should be maintained until construction is complete.

Drainage

Roof drainage should be collected by a system of gutters and down spouts and transmitted to a paved surface where water can drain rapidly away from the structure. Sidewalks, parking areas, building access drives, and the general ground surface should be sloped so that water will drain away from the structure. Water should not be allowed to pond near the building foundations.

Footing Construction

Concrete should be placed in footings immediately following drilling and inspection. Significant seepage into excavations from groundwater is anticipated if excavations remain too long. If water collects in excess of 1-inch depth at the bottom of the footing excavations, it should be pumped out prior to concrete placement or the concrete should be tremied in place. We recommend that footing installations be monitored by the testing laboratory.

Groundwater Control

In general, the highest groundwater level during construction should be at least three (3) feet below the bottom of the excavation to ensure excavation stability. Presence of groundwater above the excavation depths may require de-watering. However, it is the contractor's responsibility to select the proper de-watering systems for the proposed constructions.

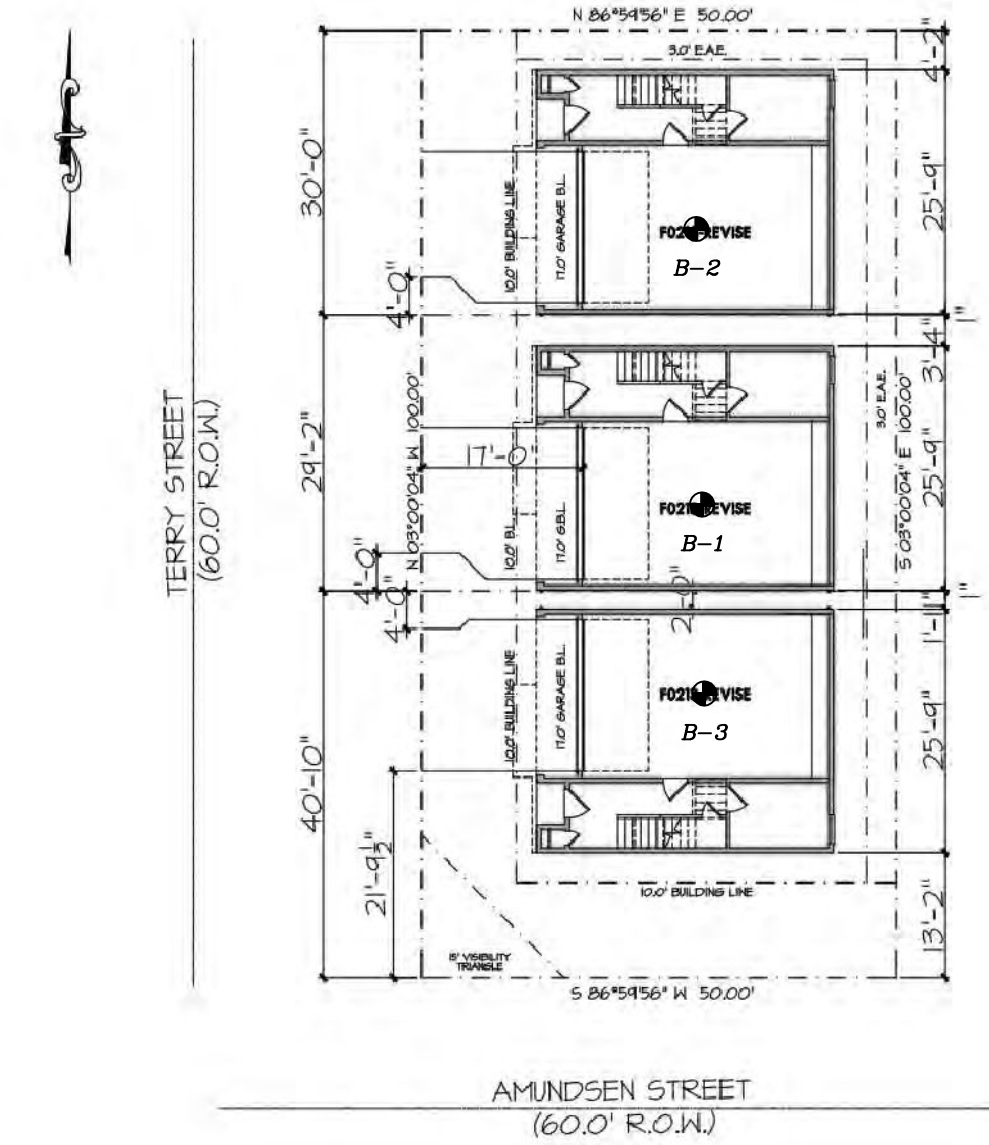
LIMITATIONS

The conclusions reached in this report are based on the conditions at the boring location. In any subsurface exploration, it is necessary to assume that the subsoil conditions between exploratory borings do not change significantly. Therefore, careful observations must be made during excavation to detect significant deviations from conditions encountered in the test borings. If such deviations are detected, this office should be contacted immediately.

In the event that any changes in the nature, design or location of the structures are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions of this report are modified and verified in writing.

We have conducted this geotechnical study using the standard of care and diligence normally practiced by recognized engineering firms now performing services of a similar nature under similar circumstances. Unless specifically stated otherwise, any environmental or contaminant assessment efforts are beyond the scope of work for this report. We intend for this report, including all illustrations, to be used in its entirety. If this report is made available to potential contractors, it should be for information only and not as a warranty of subsurface conditions.

This report has been prepared for the specific application to the proposed three new townhomes at 1501 Amundsen Street in Houston, Texas.



SITE PLAN

A.R.M. SOIL TESTING
17240 HUFFMEISTER ROAD, SUITE 102
CYPRESS, TEXAS 77429

PROPOSED THREE NEW TOWNHOMES
1501 AMUNDSEN
HOUSTON, TEXAS

SCALE: N.T.S.

DRAWN BY: OA

PROJECT NO.: G23-552

PLATE NO. 1

LOG OF BORING B- 1

PROJECT NAME: PROPOSED THREE NEW TOWNHOMES | **PROJECT NUMBER: G23-552**

PROJECT LOCATION: 1501 AMUNDSEN IN HOUSTON, TEXAS | **DATE DRILLED: 10/2/2023**

Type of Boring: Auger

Boring Location: See Plan of Borings

Surface Elevation: Existing

DEPTH, FT.	SAMPLE TYPE	STANDARD PENETRATION TEST	LEGEND	POCKET PENETROMETER (tsf)	UNCONFINED COMP. (tsf)	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	LIQUID LIMIT (%)	PLASTIC LIMIT	PLASTICITY INDEX	#200 SIEVE (%)	MATERIAL DESCRIPTION	GROUP SYMBOL
		15				8						Medium dense gray **SAND**	SP
2.0													
				4.5+	4.10	12	128	44	18	26		Hard gray **SANDY CLAY**	CL
4.0													
				4.5+		13						.. light gray and tan with roots and calcareous nodules below 4 feet	
6.0													
				4.50		14						.. very stiff below 6 feet	
8.0													
				4.00	2.50	15	122	45	18	27			
10.0													
				4.5+		14						.. hard below 10 feet	
12.0													
		10				12						Medium dense gray **SAND**	SP
15.0													
		12				10					6		
20.0													
												Boring Was Terminated at 20 feet	
25.0													

Water Level Measurements:

Initial Reading: Dry **Final Reading: Dry**

Drilled by: TXDC

Logged by: David

LOG OF BORING B- 2

PROJECT NAME: PROPOSED THREE NEW TOWNHOMES | **PROJECT NUMBER: G23-552**

PROJECT LOCATION: 1501 AMUNDSEN IN HOUSTON, TEXAS | **DATE DRILLED: 10/2/2023**

Type of Boring: Auger

Boring Location: See Plan of Borings

Surface Elevation: Existing

DEPTH, FT.	SAMPLE TYPE	STANDARD PENETRATION TEST	LEGEND	POCKET PENETROMETER (tsf)	UNCONFINED COMP. (tsf)	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	LIQUID LIMIT (%)	PLASTIC LIMIT	PLASTICITY INDEX	#200 SIEVE (%)	MATERIAL DESCRIPTION	GROUP SYMBOL
		14				10						Medium dense gray **SAND**	SP
2.0													
				4.5+	4.40	14	126	43	18	25		Hard gray **SANDY CLAY** with calcareous nodules	CL
4.0													
				4.5+		12						.. light gray and tan below 4 feet	
6.0													
				4.5+	4.00	13	128	47	18	29			
8.0													
				4.50		14						.. very stiff below 8 feet	
10.0													
				4.00	2.50	16	120	42	18	24			
12.0													
		11				11						Medium dense gray **SAND**	SP
15.0													
												Boring Was Terminated at 15 feet	
20.0													
25.0													

Water Level Measurements:

Initial Reading: Dry **Final Reading: Dry**

Drilled by: TXDC

Logged by: David

LOG OF BORING B- 3

PROJECT NAME: PROPOSED THREE NEW TOWNHOMES | **PROJECT NUMBER: G23-552**

PROJECT LOCATION: 1501 AMUNDSEN IN HOUSTON, TEXAS | **DATE DRILLED: 10/2/2023**

Type of Boring: Auger

Boring Location: See Plan of Borings

Surface Elevation: Existing

DEPTH, FT.	SAMPLE TYPE	STANDARD PENETRATION TEST	LEGEND	POCKET PENETROMETER (tsf)	UNCONFINED COMP. (tsf)	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	LIQUID LIMIT (%)	PLASTIC LIMIT	PLASTICITY INDEX	#200 SIEVE (%)	MATERIAL DESCRIPTION	GROUP SYMBOL
2.0		12				9						Medium dense gray **SAND**	SP
4.0				4.5+	4.50	14	125	45	18	27		Hard gray **SANDY CLAY**	CL
6.0				4.5+		12						.. light gray and tan below 4 feet	
8.0				4.5+		13							
10.0				4.5+	4.10	14	123	44	18	26		.. with calcareous nodules and roots below 8 feet	
12.0				3.00		16						.. very stiff below 10 feet	
15.0		10				13					7	Medium dense gray **SAND**	SP
20.0												Boring Was Terminated at 15 feet	
25.0													

Water Level Measurements:

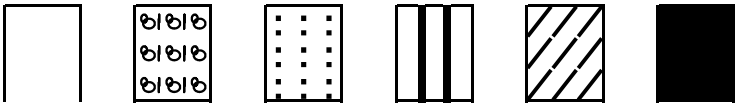
Initial Reading: Dry **Final Reading: Dry**

Drilled by: TXDC

Logged by: David

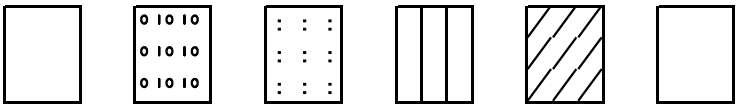
KEY TO LOG TERMS AND SYMBOLS

SOIL TYPE



SAMPLER TYPE

MODIFIERS



UNIFIED SOIL CLASSIFICATION SYSTEM - ASTM D 2487

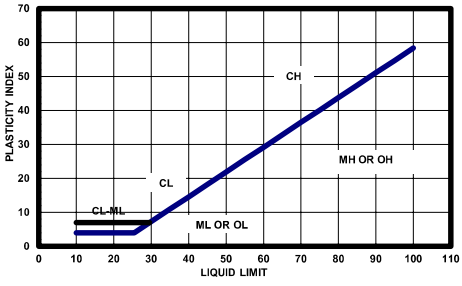
MAJOR DIVISIONS			LETTER SYMBOL	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS LESS THAN 50% PASSING NO. 200 SIEVE	GRAVEL & GRAVELY SOILS LESS THAN 50% PASSING NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES	GW	WELL GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES
			GP	POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES
		W/ APPRECIATE-BLE FINES	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
			GC	CLAYEY GRAVELS,GRAVEL-SAND-CLAY MIXTURES
	SANDS MORE THAN 50% PASSING NO. 4 SIEVE	CLEAN SANDS LITTLE FINES	SW	WELL GRADED SAND, GRAVELY SAND (LITTLE FINES)
			SP	POORLY GRADED SANDS, GRAVELY SAND (L.FINES)
		SANDS WITH APPREA. FINES	SM	SILTY SANDS, SAND-SILT MIXTURES
			SC	CLAYEY SANDS,SAND-CLAY MIXTURES
FINE GRAINED SOILS LESS THAN 50% PASSING NO. 200 SIEVE	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS & VERY FINE SANDS,ROCK FLOUR SILTY OR CLAYEY FINE SANDS OR CLAYEY SILT W/PI
			CL	INORGANIC CLAY OF LOW TO MEDIUM PI LEAN CLAY GRAVELY CLAYS, SANDY CLAYS, SILTY CLAYS
			OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PI
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS
			CH	INORGANIC CLAYS OF HIGH PLASTICITY FAT CLAYS
			OH	ORGANIC CLAYS OF MED TO HIGH PI, ORGANIC SILT
HIGHLY ORGANIC SOIL			PT	PEAT AND OTHER HIGHLY ORGANIC SOILS
UNCLASSIFIED FILL MATERIALS				ARTIFICIALLY DEPOSITED AND OTHER UNCLASSIFIED SOILS FILL MATERIALS

CONSISTENCY OF COHESIVE SOILS

CONSISTENCY	UNCONIFINED COMP. STRENGTH IN TSF
VERY SOFT	0 TO 0.25
SOFT	0.25 TO 0.5
FIRM	0.5 TO 1.5
STIFF	1.75 TO 2.75
VERY STIFF	3.0 TO 4.5
HARD	4.5+

RELATIVE DENSITY - GRANULAR SOILS

CONSISTENCY	N-VALUE (BLOWS PER FT)
VERY LOOSE	0-4
LOOSE	4-9
MEDIUM DENSE	10-29
DENSE	30-49
VERY DENSE	> 50 OR 50+



CLASSIFICATION OF GRANULAR SOILS

U.S. STANDARD SIEVE SIZE(S)

6"	3"	3/4"	4	10	40	200	
BOUL--DERS	COBBLES	GRAVEL		SAND			SILT OR CLAY / CLAY
		COARSE	FINE	COARSE	MEDIUM	FINE	
152	76.2	19.1	4.76	2.0	0.42	0.074	0.002

GRAIN SIZE IN MM

Plate No. 5

3
easmt
P

COMMON AREA UTIITY AND DRAINAGE, AND MAINTENANCE ACCESS EASEMENTS AND RESTRICTIONS

STATE OF TEXAS §
§
COUNTY OF HARRIS §

KNOW ALL BY THESE PRESENTS THAT:

WHEREAS, **Treehouse Development, LLC,** a Texas limited liability company ("**Declarant**"), is the sole current owner of the real property as hereafter described (the "**Subdivision**"), and as such Declarant desires hereby to facilitate the orderly development of the Subdivision by establishment and adoption of the easements and restrictions herein set forth.

NOW, THEREFORE, Declarant hereby establishes and subjects the Subdivision to the following easements and restrictions which run with said real property and are binding upon all successors and assigns.

1. The Subdivision. These easements and restrictions apply to the following real property:

AMUNDSEN PALMS PARTIAL REPLAT NO. 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 706476 of the Map Records of Harris County, Texas.

2. Drainage and Utility Easements and Devices. Perpetual, non-exclusive easements are hereby established within the Subdivision for the purposes herein stated as follows:

2.1 Applicability. These easements and restrictions apply to all areas contained within the Subdivision, including each lot, and including under (but not upon, across or above) any private driveways or streets with the Subdivision, SAVE, EXCEPT AND EXCLUDING all areas under the footprint of each residence, including each garage, as presently or as hereafter constructed upon any lot.

2.2 Purposes. The easements extend to and apply for the purposes of excavating, constructing, installing, maintaining, inspecting, repairing, replacing or removing (i) any utilities, including but not limited to, water, sewer, gas electric, cable television, telecommunications and other utilities (the "**Utility Easements**"), and (ii) any drainage swales, lines, drains and such other things and devices ("**Drainage Devices**"), including providing for, permitting and allowing sheet flow of water from and among the lots and common areas, from one lot to another lot, and otherwise throughout the Subdivision to the fullest extent deemed necessary or appropriate by Declarant for any drainage purposes (the "**Drainage Easements**"). These easements also include all necessary rights of ingress, egress and regress to and from the aforesaid easements.

2.3 Owner/Association Obligations. Once established and for so long as continued maintenance thereof is reasonably necessary, all Utility Easements, all Drainage Easements and all Drainage Devices must remain unaltered and unobstructed to the extent reasonably necessary for the purposes thereof. Each Drainage Device and all private utilities must be properly maintained by each owner of each lot or common area to which the same pertains and/or by a property owners' association established for the Subdivision and/or by a quasi-public or private utility company, and not by any city, county or other governmental entity except as to any such entity which expressly agrees to or is otherwise required by law to, and which in fact does, provide any such maintenance.

2.4 Limitations. THE FOREGOING MAY NOT BE CONSTRUED TO OBLIGATE DECLARANT TO INSTALL, CONSTRUCT, MAINTAIN, INSPECT, REPAIR, REPLACE OR REMOVE ANY SPECIFIC UTILITIES OR ANY DRAINAGE DEVICES OF ANY TYPE OR KIND WHATSOEVER, AND ANY REPRESENTATION, WARRANTY OR IMPLICATION AS TO THE SAME IS HEREBY SPECIFICALLY DISCLAIMED.

3. Maintenance Access Easement.

3.1 Applicability. The Maintenance Access Easement set forth herein applies to any property, including any lot or common area, upon which any new building or addition to an existing building, including any residence or garage, is or will be constructed within three feet of adjacent property to be used for or which is restricted to single-family residential use. The property upon which a new building or addition to an existing building is to be constructed is herein referred to as the "**Accessing Property**." The adjacent property to be accessed pursuant to the Maintenance Access Easement (as herein defined and provided) includes any lot or common area, or any part thereof, which is adjacent to the Accessing Property and the aforesaid building or addition thereon, all of which is herein referred to as the "**Access Easement Property**." The area of land on the Access Easement Property to which the Maintenance Access Easement applies is herein referred to as the "**Access Area**."

3.2 Purposes; Access Area. Each Access Easement Property is subject to a non-exclusive access easement upon, over and across the Access Easement Property for the purposes hereafter stated (the "**Maintenance Access Easement**"). The Maintenance Access Easement also includes all necessary rights of ingress, egress and regress thereto and there from. The Maintenance Access Easement is for the use and benefit of the owner of the Accessing Property, and their agents, contractors or employees, for the purposes of inspection, construction, maintenance, repair or replacement of any building, including any residence or garage, or any addition to a building which is located on the Accessing Property within three feet of the Access Easement Property. The Access Area consists of a strip of land on the Access Easement Property abutting and extending along the entire common boundary line of the Accessing Property and the Access Easement Property which is adjacent to the building or addition thereto on the Accessing Property and which is located within three feet to the said common boundary line. Subject to paragraph 3.4, the Access Area extends from the said common boundary line, inward on the Access Easement Property for a distance of not less than three feet or more than six feet, as may be reasonably required.

3.3 Exclusions and Limitations. NOTWITHSTANDING PARAGRAPH 3.2 OR ANY OTHER PROVISIONS HEREOF, EACH MAINTENANCE ACCESS EASEMENT IS SUBJECT TO THE FOLLOWING EXCLUSIONS AND LIMITATIONS:

3.3.1 THE MAINTENANCE ACCESS EASEMENT DOES NOT EXTEND TO, AND THE ACCESS AREA DOES NOT INCLUDE, ANY AREAS UNDER THE FOOTPRINT OF OR TO ANY OTHER PART OF ANY SINGLE FAMILY RESIDENCE, GARAGE OR OTHER BUILDING LOCATED ON THE ACCESS EASEMENT PROPERTY, OR TO ANY ADDITION THERETO, AS PRESENTLY OR AS HEREAFTER CONSTRUCTED UPON THE ACCESS EASEMENT PROPERTY.

3.3.2 THE ACCESS AREA MAY BE UTILIZED ONLY WHEN AND TO THE EXTENT THE APPLICABLE INSPECTION, CONSTRUCTION, MAINTENANCE, REPAIR OR REPLACEMENT CANNOT BE REASONABLY CONDUCTED WITHIN THE BOUNDARIES OF THE ACCESSING PROPERTY.

3.4 Obstructions Prohibited; Supplementation. The Access Area must remain unobstructed, and no improvements of any kind are permitted to be placed, constructed or maintained upon or within the Access Area except for a lawn and other usual and customary landscaping which will not unreasonably interfere with the Maintenance Access Easement. The Access Area may be increased in particular instances upon written request and by written approval as may be provided in, and all Maintenance Access Easements are subject to such notice, duration, usage, restoration and other requirements and conditions as may be provided in, applicable covenants, conditions, restrictions, easements, rules and regulations as may hereafter be imposed by Declarant and/or a property owners' association established for the Subdivision.

4. Restrictions; Plat Changes. The provisions hereof are subject to covenants, conditions, restrictions, easements, rules and regulations as may hereafter be imposed by Declarant or a property owners' association established for the Subdivision. In the event of filing of any maps or plats of the Subdivision, or filing of any modifications, amendments, or replats thereof, this instrument will be deemed to be amended to the extent necessary to reference and include any such maps or plats, and any such modifications, amendments or replats, as applicable.

5. Amendment. The easements established hereby will continue for so long as continued maintenance thereof is reasonably necessary to the purposes thereof, and during such period of duration no easement rights once established may be materially and adversely affected by any subsequent amendment hereof, or by any subsequent covenants, conditions, restrictions, easements, rules or regulations applicable to the Subdivision. The foregoing does not limit subsequent abandonment, amendment, modification or termination of any such easement as otherwise permitted by law, or any rights of Declarant or a property owners' association as provided in paragraph 3.4. Subject to the foregoing, Declarant reserves the right to amend this instrument at any time and from time to time to the extent Declarant may deem necessary for the orderly development of the Subdivision.

Executed this 21 day of February, 2024.

Treehouse Development, LLC, IDR
A Texas limited liability company lll
"Declarant"

By: _____
Steve Kordish, Officer

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 21 day of February, 2024, by Steve Kordish, as Officer of Treehouse Development, LLC, a Texas limited liability company, on behalf of the company.

NOTARY PUBLIC STATE OF TEXAS
Susan Elizabeth Richards
My Commission Expires
01/27/2025
ID No 132894108

Susan Richards
Notary Public, State of Texas

Printed Name: Susan Richards

My Commission Expires: 1/27/2025

AFTER RECORDING RETURN TO:

JJ
Treehouse Development, LLC
1903 Blue Quail Drive
Friendswood TX 77546

FILED FOR RECORD

2:23:47 PM

Monday, February 26, 2024

Teneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Monday, February 26, 2024

Teneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

Jaime-Leon, Ramon - PD

From: IT - Houstontxdotgov
Sent: Tuesday, April 23, 2024 4:50 PM
To: Tonya@Powell-Permitting.com
Subject: Application for Modification of Sidewalk / Safety Buffer Standards Form Results

Importance: Low

Follow Up Flag: Follow up
Flag Status: Completed

Categories: New Item

Thank you for completing the form at https://www.houstontx.gov/planning/sidewalk-modification-of-standards.html. Below are your form results:

1. Date ... 2024-04-23

2. Project Number ... 24016565

3. Site Address ... 4502, 4504 & 4506 Terry Street

5. City Council District ... H

6. Neighborhood Association ... N/A

7. Contact Person Name ... Tonya Powell

8. Contact Person Phone ... 281-380-7794

9. Your Email ... Tonya@Powell-Permitting.com

10. Modification Fee Applicability ... Maintain full width of sidewalk, but modify width of the safety buffer (fee does not apply)

11. Street 1 Street Name ... Terry Street

12. Street 1 Required Sidewalk Width ... 5'

13. Street 1 Required Safety Buffer Width ... 4'

14. Street 1 Proposed Sidewalk Width ... 5'

15. Street 1 Proposed Safety Buffer Width ... 2'-7" around power pole

16. Street 2 Street Name ... Amundsen Street

17. Street 2 Required Sidewalk Width ... 5'

18. Street 2 Required Safety Buffer Width ... 4'

19. Street 2 Proposed Sidewalk Width ... 5'

20. Street 2 Proposed Safety Buffer Width ... 4'

21. Street 3 Street Name ...

22. Street 3 Required Sidewalk Width ...

23. Street 3 Required Safety Buffer Width ...

24. Street 3 Proposed Sidewalk Width ...

25. Street 3 Proposed Safety Buffer Width ...

26. The proposed standard modification meets one or more of the following: (Sec. 40-559(e)) ... b. The characteristics of existing lawfully permitted development, land uses, or other physical conditions within the immediate vicinity of the public street create unsafe conditions related to the practical use of the sidewalk that is otherwise contrary to sound public policy; OR (Sec. 40-559 (e)(1)(b))

27. Please explain how the proposed modification meets the criteria. ... The sidewalk buffer meets the 4' requirements along Terry Street and reduces to 2'-7" to get get around the power pole.

28. The circumstances supporting the approval are not the result of hardship created or imposed by the applicant. ... YES

29. Please explain your answer to Question 28 ... The sidewalk impairment is an existing Centerpoint power pole in the ROW, which is not the result of hardship created or imposed by the applicant.

30. The granting of the approval would create an alternative that furthers the intent and purposes of this article. ... YES

31. Please explain your answer to Question 30 ... Reducing the the required buffer around the power pole allows the sidewalk to consistently maintain the 5' width required without creating and unsafe pathway.

Questions? Contact the Planning Department at 832.393.6600 or email us at planningdepartment@houstontx.gov.