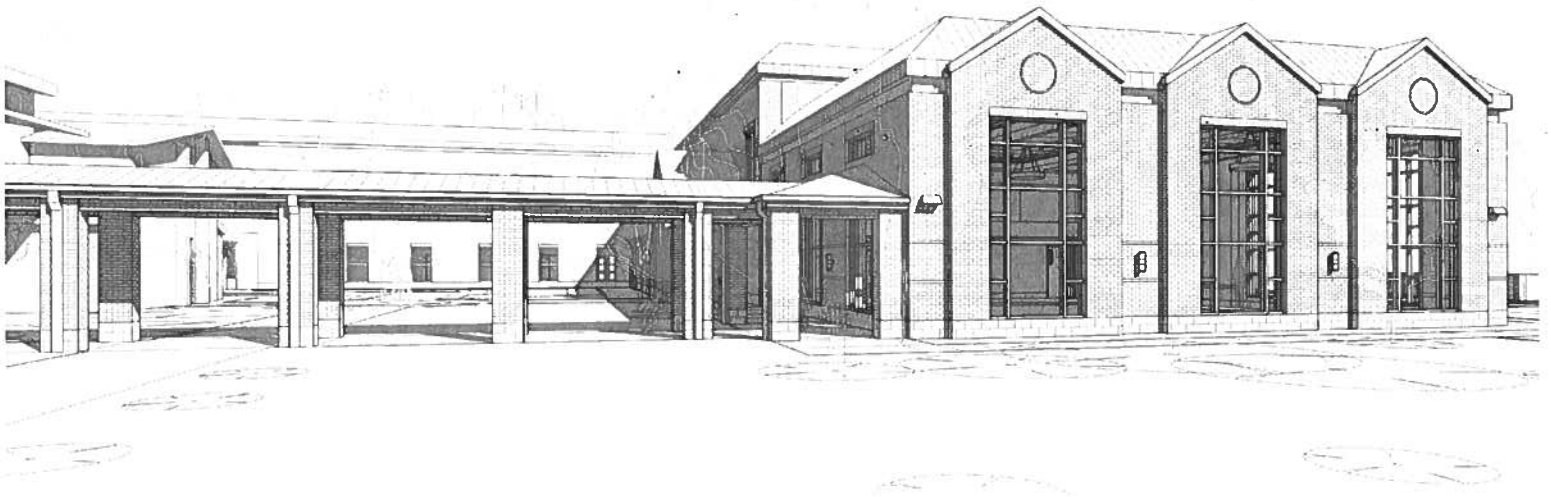


St. Francis Episcopal Church

New Parish Hall Facilities, Covered Walkways, & Playground
Relocation

**Addendum for January 27, 2022
Planning and Zoning Meeting and Additional Exhibits**



345 Piney Point Rd.
City of Piney Point Village



Concept Rendering - Aerial Shot



Concept Rendering - Parish Hall

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Addendum Letter



Addendum Letter

ST. FRANCIS EPISCOPAL CHURCH

The Rev. Stuart A. Bates
Rector

January 11, 2022

City of Piney Point Village
Members of Planning & Zoning Commission
7676 Woodway
Suite 300
Houston, TX 77063

Dear Planning & Zoning Commission Members:

St. Francis Episcopal Church ("SFEC") would like to thank the members of the City of Piney Point Village Planning & Zoning Commission for conducting the Public Hearing on behalf of SFEC's "Parish Hall Project" on September 23, 2021. The meeting was held at SFEC in the Parish Hall that is proposed to be demolished as per the church's application request for a Special Use Permit ("SUP").

At 70+ years of age, the current Parish Hall is woefully in need of replacement. It is past being able to be effectively repaired and/or renovated due to cost, new building and safety standards, and the need for more and different spaces due to changing worship customs.

The following construction project items are included in the SUP application:

- Construction project timeline
- Demolition of the current Parish Hall
- Demolition of four existing wood-frame structures
- Removal of 14 trees for construction and 17 trees that are in poor condition
- Planting of 204 Piney Point Village qualified trees with a caliper of at least 3 inches. Forty-two out of the 204 trees will be planted along the property line to shield the Cheska homes
- Installation of a drip irrigation system
- Creation of a 30-foot wide greenbelt along the north side of the property
- Improvements to drainage along the 30-foot greenbelt including three lots on Cheska: 19, 20 and 21
- Parish Hall building is located 84 feet from the property line
- With the proposed two-story building, the impervious area at 49.95% is in compliance with the Piney Point Village regulations
- New monument sign
- Repositioning of playground equipment to be outside the 30-foot wide greenbelt
- Shielded from view, a commercial-grade HVAC system will be located on the rooftop of the new Parish Hall
- Church security separation from the school
- Covered walkway connection to the new Parish Hall from the church

Addendum Letter

Details of Parish Hall Building

The proposed Parish Hall is a two-story building approximately 24,000 square feet. It consists of a parish hall, kitchen, clergy/administration offices, guild room, nursery, storage, foyer, vestibule, Christian education rooms with fixtures and furniture, and screening for the second level north-facing windows. Also being added are covered walkways, parish breezeway, parking lot and drainage improvements, signage, 204 trees, irrigation, and landscaping. The materials for the new Parish Hall will be Type II fire-resistive, and the building will be energy-efficient, sprinkled, and the latest building code and ADA compliant. The architecture of the new proposed Parish Hall matches that of the other structures on the property and will present a welcoming "front door" to the public.

SFEC has worked diligently to design the Parish Hall building that fits its needs based on input from the parishioners and in conjunction with the City of Piney Point Village ordinances. Most of the Christian education and community gatherings occur on weekdays during daytime or early evening.

In addition to the September 23, 2021, Public Hearing, neighbors were invited to two "meet and greets" held on March 21, 2021, and May 12, 2021, during which comments were made on the proposed Parish Hall Project. While only one "meet and greet" is required, SFEC held two "meet and greets" so that more neighbors could be given the opportunity to learn about the Parish Hall Project, to ask questions, and to give comments.

In response to the comments received from these three meetings, SFEC is presenting an auxiliary addendum to the original presentation with additional information. These main sections are briefly listed below.

Item	Detail
Brief History of St. Francis Episcopal Church	<ul style="list-style-type: none">• Details are attached
Playground	<ul style="list-style-type: none">• Drainage plans presented and signed off on• Setback repositioned to 30 feet from property line• Size of playground reduced to 4,235 square feet from 6,387 square feet, still keeping within safety standards• Schema attached
Monument Sign	<ul style="list-style-type: none">• Signage complies with PPV Ordinance 74-281 (a)(2) a.• Signage measures 14 feet wide by 4 feet height and is made of brick and cast stone• Verbiage on the signage is "St. Francis Episcopal Church and School", address numbers on the sides – 345 for the church and 335 for the school• Drawings and perspectives are included in report
North Facing Windows in the Christian Education Rooms – Second Story	<ul style="list-style-type: none">• Film covering the north-facing windows on the second story obstructs the outward view. Film samples will be available for inspection• Proposed Parish Hall is located 84 feet from the property line further obstructing the outward view. To contrast, residential setbacks are 30 feet.

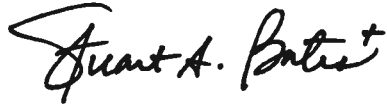
Addendum Letter

Item	Detail
Parking	<ul style="list-style-type: none"> • Before construction – parking spaces available – 213 • Parking spaces allocated to construction team – 44 • Parking spaces available during construction – 171 • Contingency for additional spaces – Ecclesia – 18 • After construction – parking spaces available – 215 • No parking on the street
Traffic Patterns	<ul style="list-style-type: none"> • Traffic assessment during construction is attached • Police officers on duty for morning and afternoon traffic control
Overall Lot Coverage	<ul style="list-style-type: none"> • Final coverage is 49.95%
Drainage – Additional Information	<ul style="list-style-type: none"> • 30-foot greenbelt drainage improvements, including improvements for lots 19, 20, and 21 on Cheska
Proposed Parish Hall Building Usage	<ul style="list-style-type: none"> • Community usage of Parish Hall – example is Mayors from PPV, HC, and BH doing a crime prevention meeting • Christian education is primarily during the week in the daytime and early evening • Storage • Security separation between school and church • Attached information from the Rector, The Rev'd Stuart A. Bates, detailing usage
Trees	<ul style="list-style-type: none"> • SFEC has complied with PPV tree ordinances • Changed some of the trees along backside of Cheska from public comments • Drip irrigation will be provided • PPV Arborist has reviewed the tree plans and signed off on the plans
Project Construction Hours	<ul style="list-style-type: none"> • Construction work will comply with PPV ordinances
Project Construction Timeline	<ul style="list-style-type: none"> • Construction will take approximately eleven months • School will be in session for about seven and a half months of the construction period • Demolition to start once school is out in May 2022 • Schedule is attached including bid months
Project Construction Letter – to Neighbors	<ul style="list-style-type: none"> • Revised letter includes COVID-19 information
HVAC Equipment	<ul style="list-style-type: none"> • SFEC will have commercial-grade HVAC that betters the City of Houston sound level limit of 55 dBA by 11.9 dBA. Refer to page 69 of original packet • Low profile • Energy efficient • Quieter than old models • SFEC did not take the cheap models • Significantly fewer units; to replace ten outdated units with six new efficient units on roof
Project Construction Deliveries	<ul style="list-style-type: none"> • Scheduled times for deliveries • Flaggers to assist
2000 SUP	<ul style="list-style-type: none"> • 21 years later, usage of proposed building differs • Updated Christian education practices and requirements for space • Storage requirements • Security protocol

Addendum Letter

Again, St. Francis Episcopal Church thanks the Planning & Zoning Commission for its hard work on our SUP application. We look forward to the meeting on January 27, 2022.

Peace & Grace,

A handwritten signature in black ink that reads "Stuart A. Bates" with a small cross symbol at the end.

The Rev'd Stuart A. Bates
Rector, St. Francis Episcopal Church

A handwritten signature in black ink that reads "Louise Richman".

Louise Richman
St. Francis Episcopal Church Vestry Representative & Treasurer

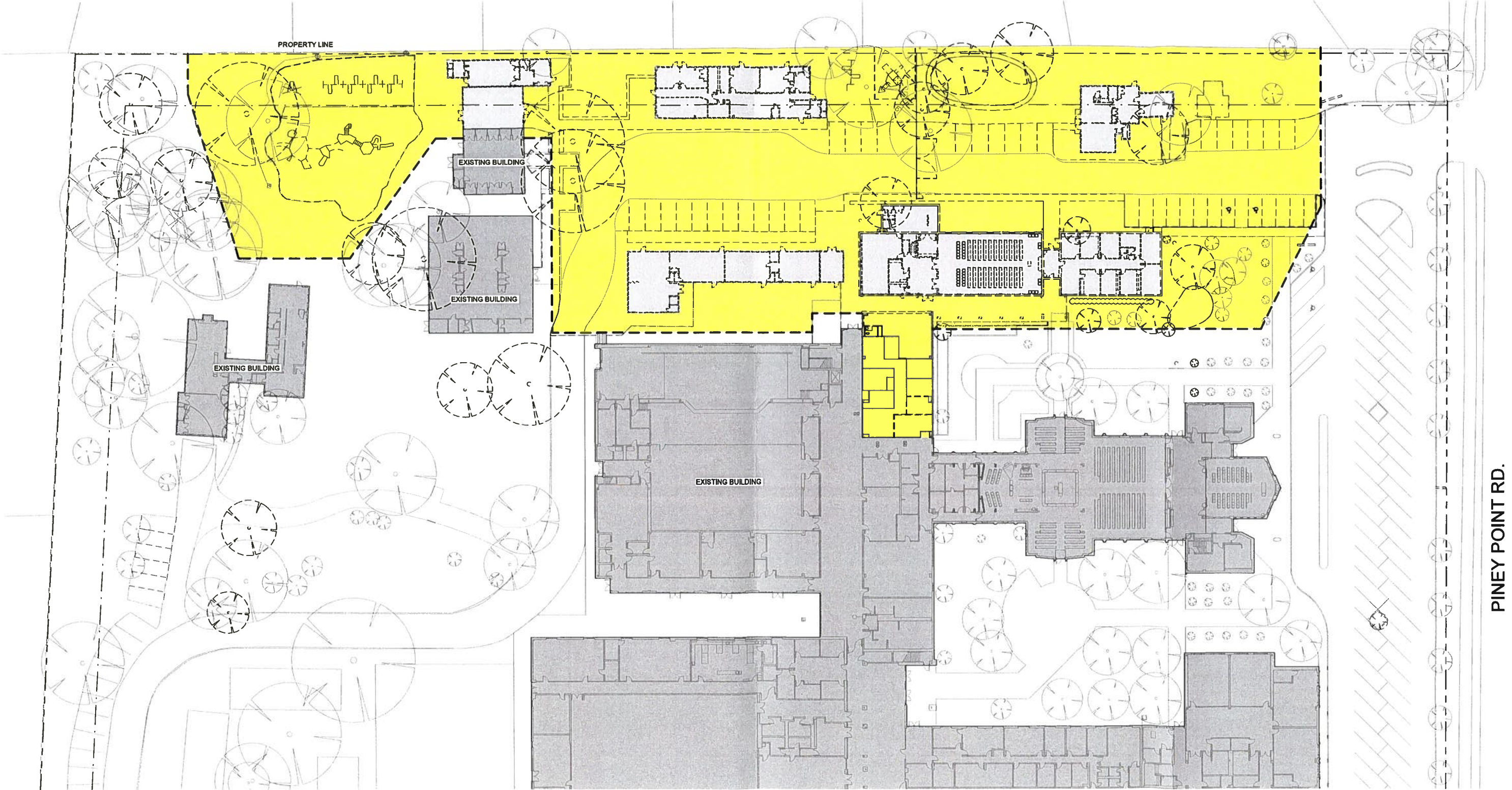
History of SFEC

Brief History of St. Francis Episcopal Church

#	Years	Description
1.	1949 - 1950	Organization of St. Francis Episcopal Church
2.	1950 - 1955	Land purchased on Piney Point Road (prior to incorporation of Piney Point Village in 1955) & Parish Hall constructed
3.	1955	Growth of the congregation
4.	1956 - 1984	Various construction for church and school
5.	1956 - 1978	Land purchased for school and church
6.	2000	Master Plan – school and church
7.	2001	Construction completed on church
8.	2018	PPV notified of the Generations of Faith Capital Campaign to build a new Parish Hall
9.	2020	Vision – New Parish Hall, church administration office, nursery. Second floor will be for Christian education, Scouts and EYC, and church meeting rooms.

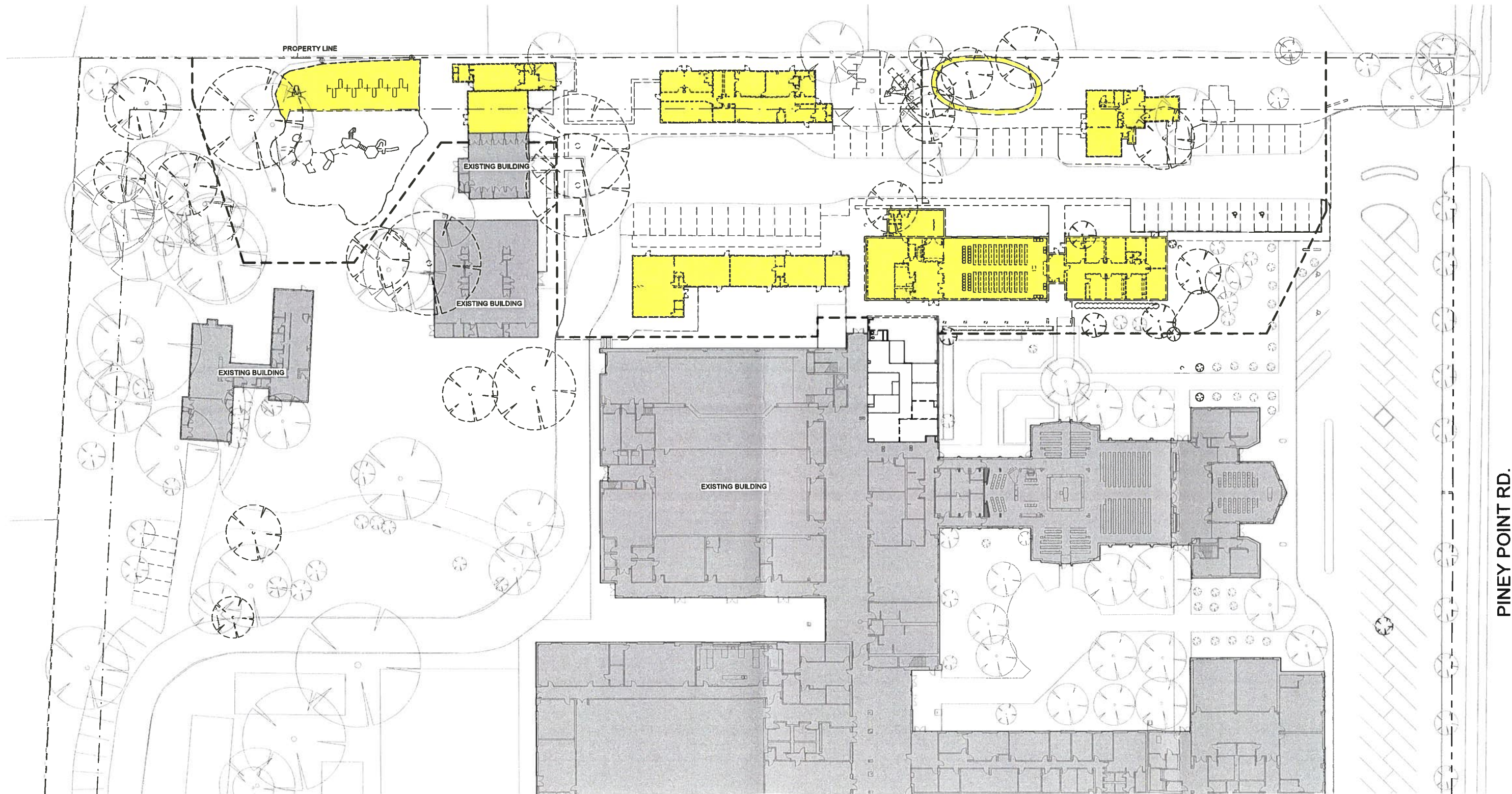
Limits of Work

Demolition, New, and Construction Area

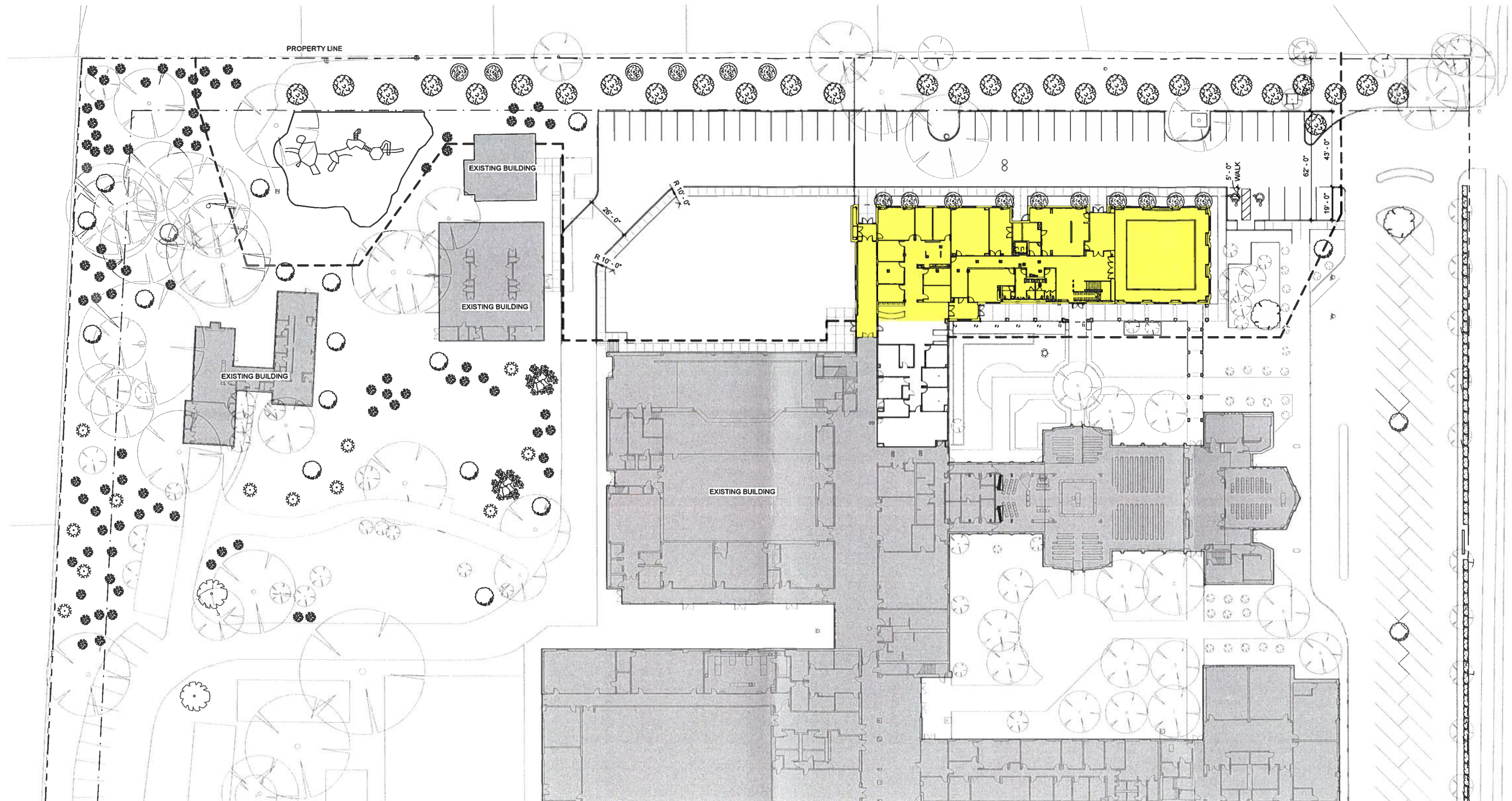


Limits of Construction

PINEY POINT RD.



Limits of Demolition

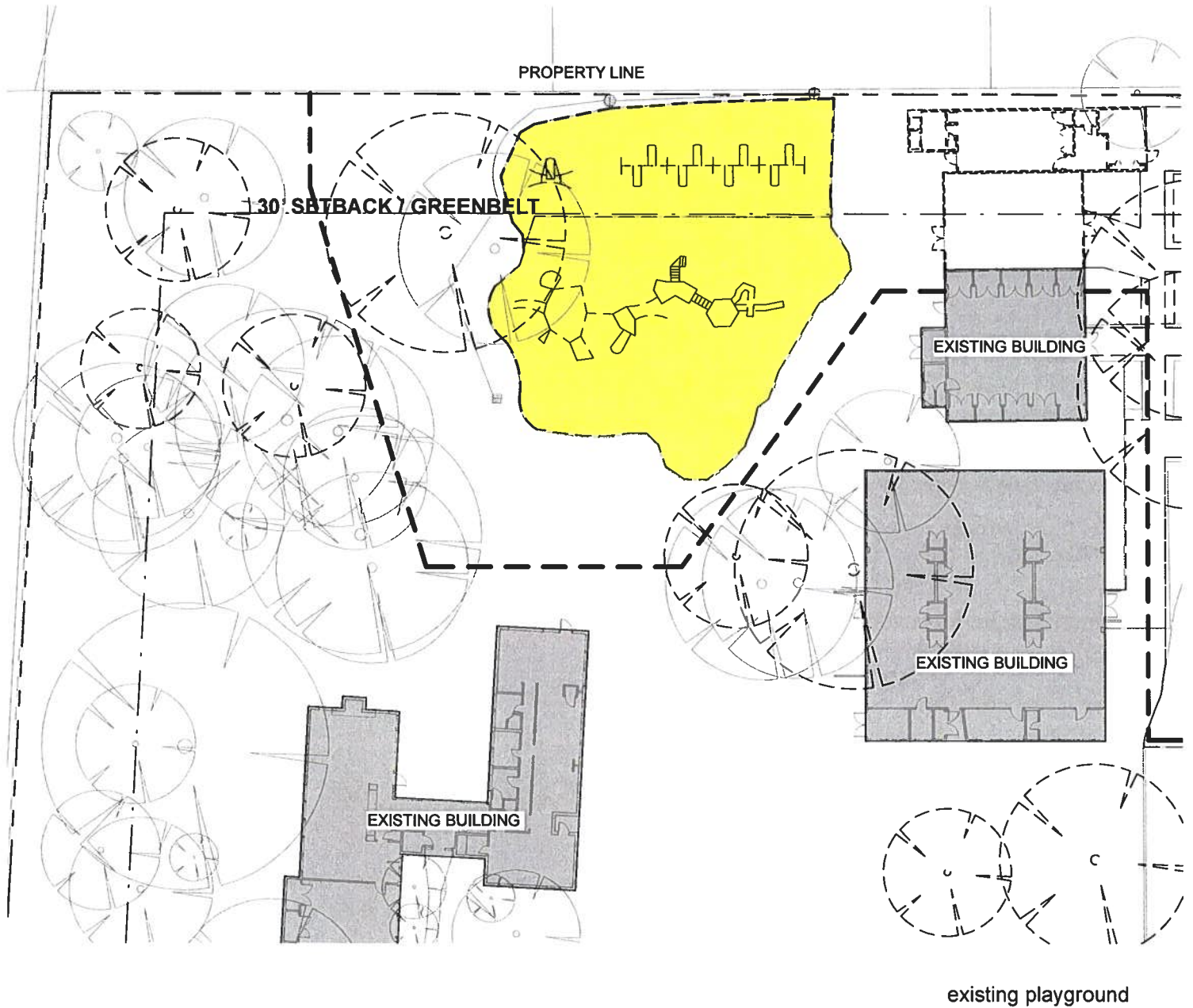


PINEY POINT RD.

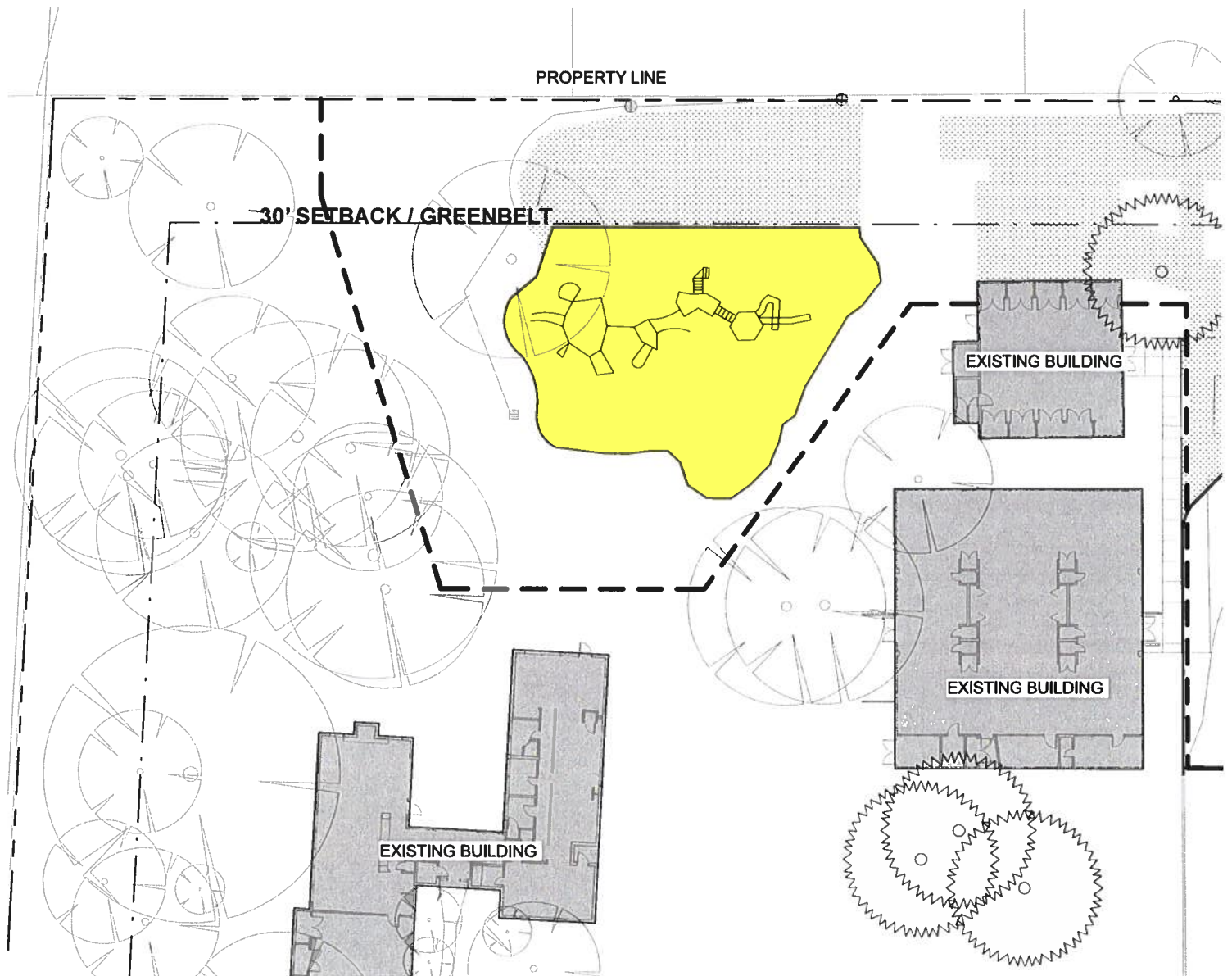
Limits of New Two-Story Construction

Playground Adjustment

Playground Adjustment



Playground Adjustment



proposed playground area reduction
- pulls out of 30' setback

Vehicle Queue (Stacking) Assessment Current and During Construction

Voigt Associates, Inc.

Professional Traffic Engineers
Texas Registered Firm F-5333

Vehicle Queue Assessment

2631 Lakecrest Drive
Pearland, Texas 77584
832.264.0429
tony@voigtassociates.com

November 22, 2021

Technical Memorandum

To: Colin Gallatin
Merriman Hold Powell Architects

From: Anthony Voigt, P.E., PTOE
Voigt Associates, Inc.

Project: St. Francis Episcopal School
Pick-Up Queue Assessment During Construction



The St. Francis Episcopal School will undergo on-campus construction as part of site modifications. This construction activity on the north side of the campus will disrupt the existing on-site circulation for parent drop-off and pick-up activity for the campus. The school site currently has about 2,150 linear feet of stacking space, with about 600' double stacked and 950' single stacked queuing distance beginning on the north side of campus and wrapping around to the south side of campus (see Exhibit 1, attached in Appendix A).

During construction, the circulation path will be forced to enter the school at the south driveway, circulate through the front parking area that fronts Piney Point Road, and circulate to the south side of the building for drop-offs and pick-ups (see Exhibit 2, attached in Appendix A).

Per the Institute of Transportation Engineers Trip Generation Manual, a 590-student private school with grades K-8 would produce 596 morning trips (334 entering and 262 exiting) and 354 afternoon trips (166 entering and 188 exiting). The afternoon trip numbers are lower because more carpooling takes place and at this campus some middle school students are bused to the Couper Campus (at 2300 South Piney Point Road) for after school sports practice.

While the morning drop off operations will be impacted by construction, parents typically have a longer time period to drop-off (over about an hour) and the arrivals are distributed more evenly across that hour. For this reason, the morning period is less sensitive to on-site stacking requirements. The afternoon operation is much more critically impacted by construction as parents arrive before the last bell and queue for pick-up.

The school currently has about 590 students in nine grades (K through 8). However, the bell schedule is staggered over 50 minutes per the following schedule:

- K – 1st Grade: 3:05 PM release
- 2nd – 4th Grade: 3:25 PM release; and
- 5th – 8th Grade: 3:50 PM release.

With some variation year to year, but with 590 students, the average grade contains about 66 students, resulting in about 130 students in K and 1st grade, 200 students in 2nd through 4th grades, and 260 students in 5th through 8th grades.

A study of charter schools in the Dallas-Fort Worth area by Lee Engineering indicated that charter and/or private schools generate queues, on average, at about 4.4 feet per student. The study also indicated that the queue rate (feet per student) decreased with and increased number of dismissals, increased time between dismissals, and higher number of pick-up locations.

With a 4.4' per student queue rate, the three release times would have expected queues of:

- K – 1st Grade: 3:05 PM release – 130 students, 572 feet stacking required;
- 2nd – 4th Grade: 3:25 PM release – 200 students, 880 feet stacking required; and
- 5th – 8th Grade: 3:50 PM release – 260 students, 1,144 feet stacking required.

The available stacking space during construction is 1,130 feet, measuring from the entry driveway to the end of the existing turn-out on the south side of the building. If the pick-up area is extended to near the gym entrance, the available stacking space will be an additional 120' distance, or 1,250' total.

The 1,250' spacing would be considered adequate given the 4.4' queuing distance per student guideline for the release period with the most students – the middle school 5th through 8th grade period.

If during afternoon pick-up operations queues are extending back onto Piney Point Road, the school does have a few options to consider to shorten those queues:

- increase the number of pick-up locations or the length of the pick-up area;
- increase the time between dismissals to allow the queue for the previous group of students to depart. Often changes of as little as five minutes additional time between dismissals can significantly shorten the queues associated with the next group.
- Instruct parents to not arrive early – this will be critical since the single-lane path through the parking lot will not allow queue bypass; and/or
- add a fourth dismissal period.
- Use of the adjacent Ecclesia parking area to supplement the pick-up operation for the middle school time period. It may be advisable to designate the Ecclesia for pick-up of one of the middle school grades. Staff should escort those children to the Ecclesia to wait for pick-up.

Voigt Associates, Inc.

Professional Traffic Engineers
Texas Registered Firm F-5333

Appendix A – Exhibits

Existing Morning Drop-Off Circulation Plan

Existing Afternoon Pick-Up Circulation Plan

Proposed Drop-Off and Pick-Up Circulation Plan During Construction

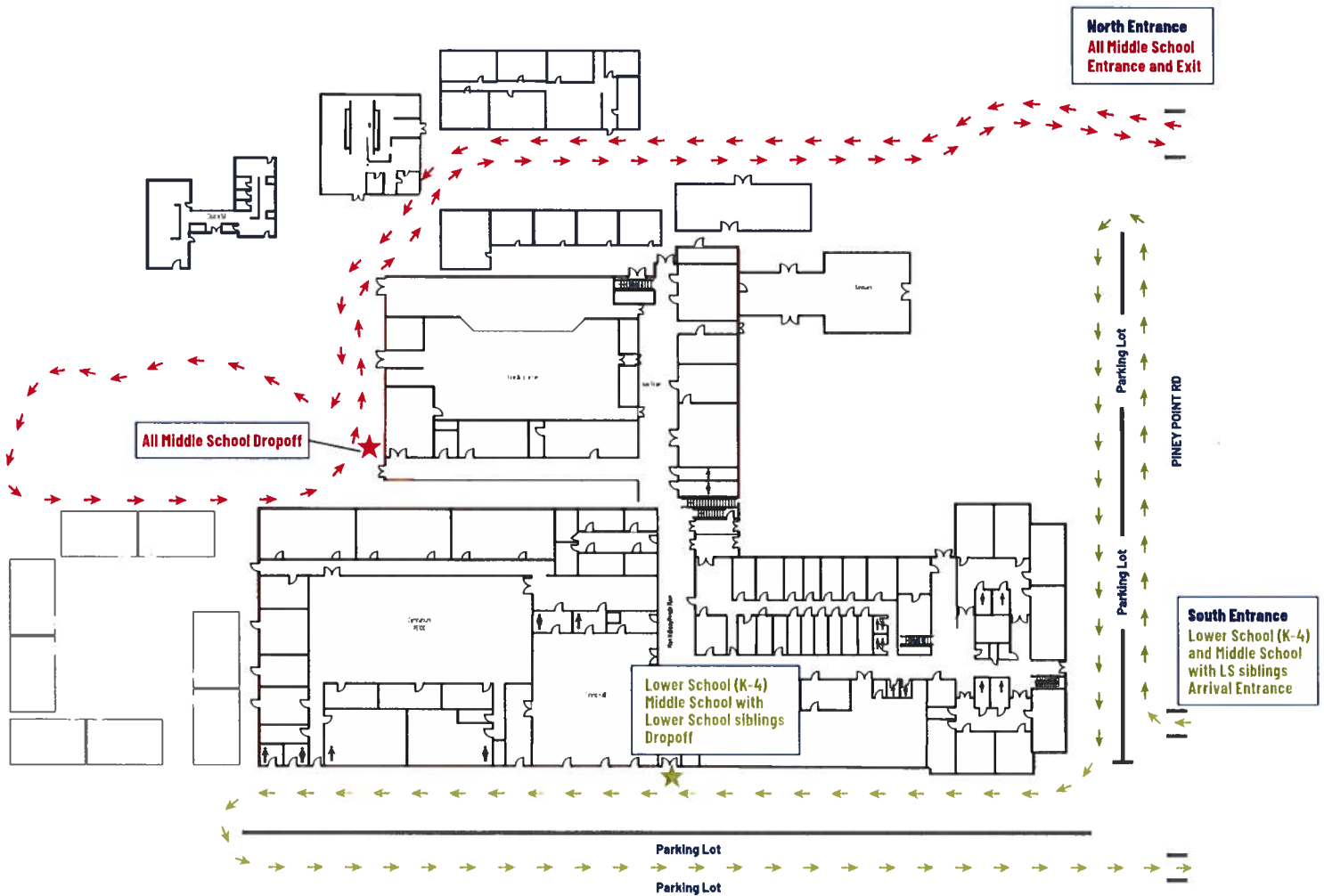
Vehicle Queue Assessment

Exhibit 1A



Lower School and Middle School Morning Carpool

Piney Point Campus

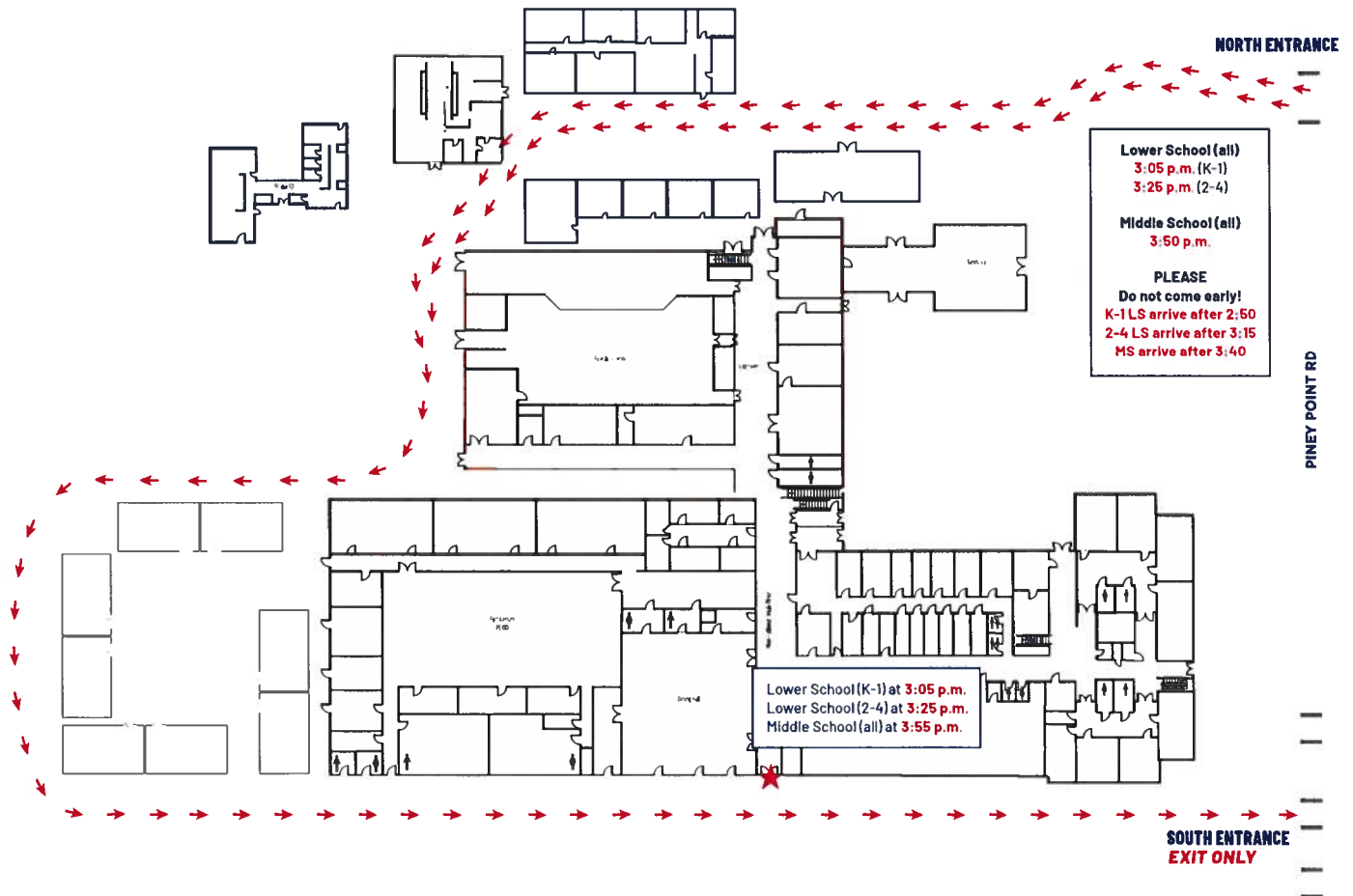


Vehicle Queue Assessment

Exhibit 1B

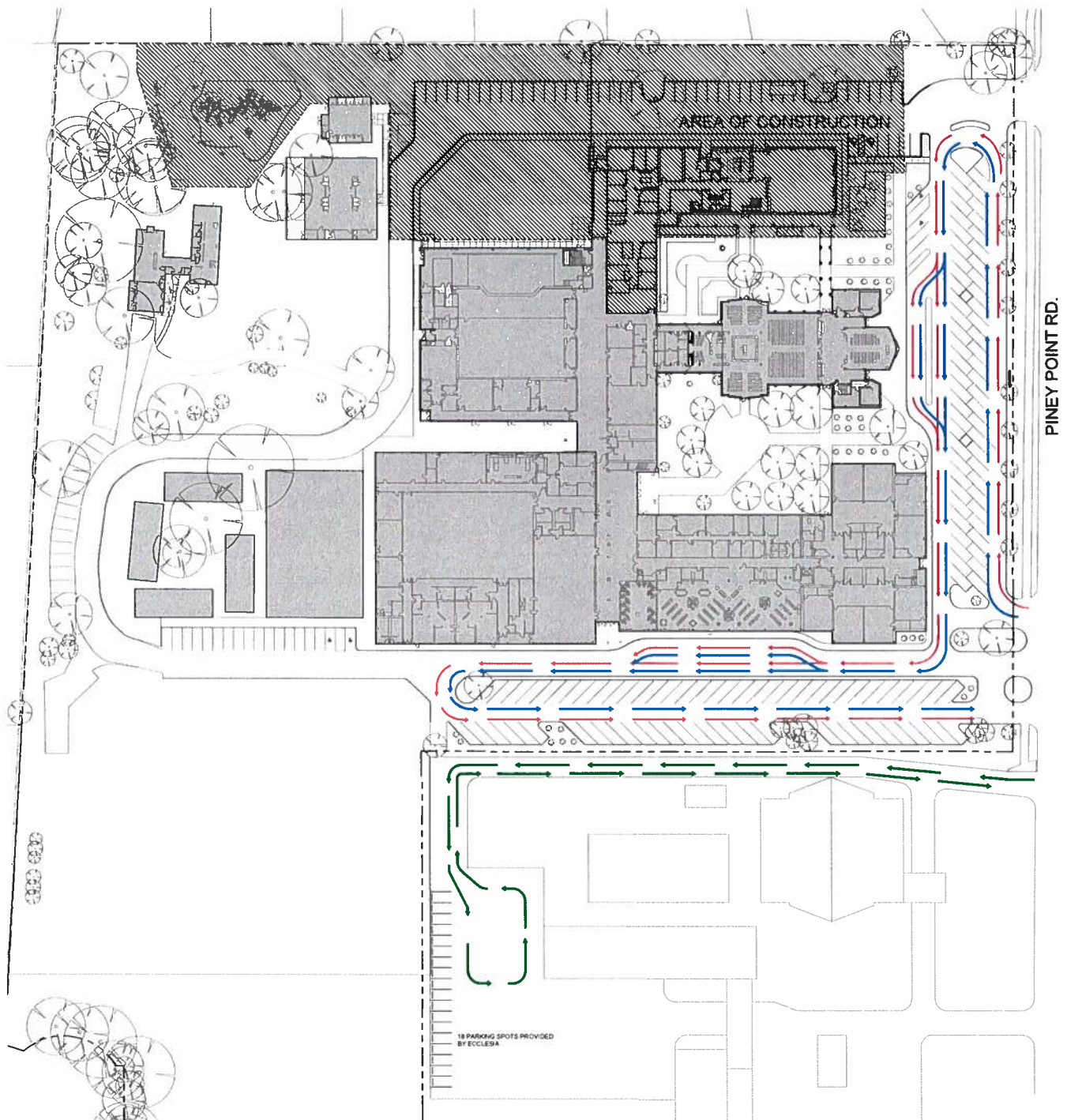


Lower School and Middle School Afternoon Carpool Pinev Point Campus



Vehicle Queue Assessment

Exhibit 2



DURING CONSTRUCTION

20' per car

MORNING	1,640 LINEAR FT =	82 STACKED CARS
AFTERNOON	1,640 LINEAR FT =	82 STACKED CARS
ECCLESIA	600 LINEAR FT =	30 STACKED CARS

During Construction Carpool

Head of School Report Queuing & Traffic Control



January 11, 2022

City of Piney Point
Planning & Zoning Committee
Piney Point, Texas

Dear City of Piney Point Planning & Zoning Committee,

I am writing to you to update you on St. Francis Episcopal School and our plans for operations during the St. Francis Church construction project. As mentioned during our presentation in the Fall of 2021, St. Francis Episcopal School is working to limit any issues to neighbors and to traffic flow on Piney Point Road. The school is employing a carpool process that was used with success for many years before utilizing the process we use today. As noted, both in our presentation in the Fall of 2021 and in coordination with Voigt Associates the school is helping to mitigate traffic issues by implementing the following:

- The school will have more personnel out at morning and afternoon carpools to expedite the unloading and loading of students on the Piney Point Campus.
- We will be staggering our lower and middle school morning carpool times
 - Middle school 7:20-7:40 a.m.
 - Lower school 7:45-8:15 a.m.
 - This current school year, lower and middle school morning carpool times are similar and not staggered.
- We will be staggering the afternoon carpool times for lower and middle school with more time between
 - Lower School
 - K-2 3:15 p.m.
 - 3-4 3:35 p.m.
 - Middle School
 - 3:50 p.m.
- We will encourage our parents support and cooperation in following the carpool times, noting that some working parents will still need to drop their students off before work as early as 7:00 a.m.
- If needed, St. Francis Episcopal School has already discussed with our neighbors at Ecclesia Church the possibility of utilizing their parking area for additional loading or unloading of students.
- Currently, St. Francis Episcopal School contracts with off-duty police officers for traffic control both in the morning and afternoon. We will continue this practice of employing up to 3 officers as needed for traffic control.

- Please note that these are off duty officers and when critical issues arise in

the city that calls them to duty the numbers and availability of officers can fluctuate. While this is a rare occurrence, I want to be transparent.

Having been a member of the St. Francis Episcopal School community for over 11-years. It has always been my experience that we have reviewed and modified drop off and pick up if issues are seen or brought to our attention. We will work cooperatively to be a good neighbor and always assess our carpool to see what if any improvements we can make not only during construction, but also at any time.

Submitted Respectfully,

A handwritten signature in black ink, appearing to read "Stephen M. Lovejoy", with a long horizontal flourish extending to the right.

Stephen M. Lovejoy, Med
Head of School

Christian Education Needs & Security Protocol

Christian Education & Security Protocol

**St. Francis Episcopal Church
The Rev'd Stuart A. Bates, Rector**

Christian Education Needs Church Storage Requirements - Consolidation Security Protocol

The 2000 Specific Use Permit ("SUP") afforded St. Francis Episcopal Church with six Christian education ("CE") rooms which were built. Current usage of those room is as follows and is predominately school related, especially during the week:

- School curriculum has changed over the past 20 years. Every day the school uses these CE rooms for special reading and tutoring programs, school Bible studies and other ad hoc school gatherings.
- Due to the uninhabitable church offices in the current Parish Hall, two church employees are officing in CE rooms.
- And, because of lack of space in the current Parish Hall along with the second floor being uninhabitable, some of these CE rooms are still being used on Sundays:
 - Middle School and High School programs,
 - First Communion classes, and
 - Adult Church Sunday School.

Once the new Parish Hall construction is completed, the Sunday church programs will move over to the Christian education rooms on the second floor of new facility. Also, the two church employees will move over to the new Parish Hall offices.

St. Francis Episcopal School will continue to use these CE spaces for its reading and tutoring programs plus counseling and will additionally use the space that the two church employees had previously occupied.

St. Francis Episcopal Church also needs Christian education and meeting rooms that can be accessed without going into and through the school. Since the 2000 SUP, security for schools has become a very serious endeavor. The new plans call for a physical separation between the church and school. Schools must keep their students and teachers safe, and furthermore, paying parents demand it. During school hours the church needs to have rooms that will be used by Bible study and other church and community groups without entering the school. St. Francis Episcopal Church parishioners and community participants do not need to walk through the entire school plus have their driver's licenses scanned just to be attend various meetings and to participate in Christian education lessons at their own church.

St. Francis Episcopal Church needs more and larger rooms than the present 2000 SUP CE rooms so that Girl and Boy Scout troops can meet in them. The church sponsors numerous troops that have 20-30 children in each troop with a grand total of all scouts being over a hundred. Space is needed where they can spread out and do projects, crafts, painting, etc. These groups meet after school but due to the type of projects (somewhat "messy") will not be able to use the new downstairs Parish Hall but will be

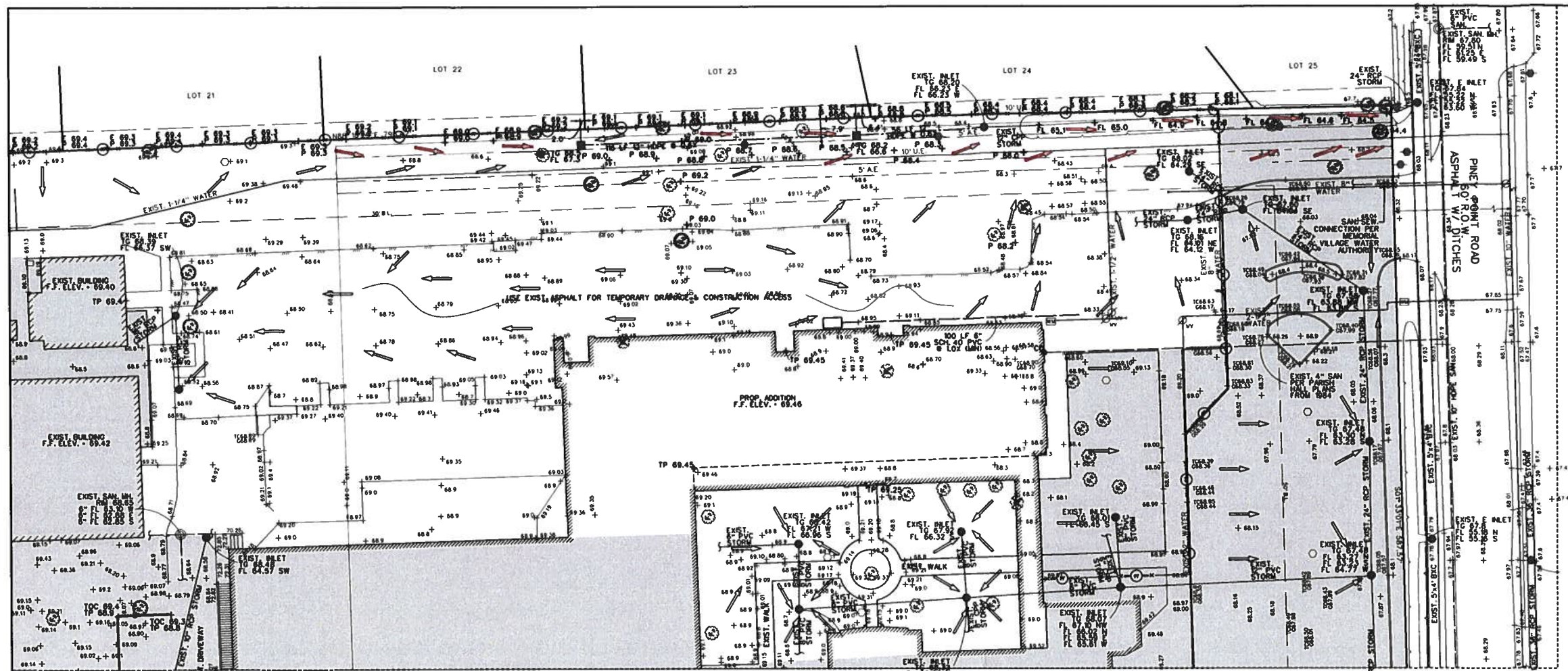
Christian Education & Security Protocol

housed on the second floor of the new Parish Hall in rooms appropriate to the size and function of the groups.

Third, St. Francis Episcopal Church needs on-site storage space for furniture and tables, musical instruments used in the church's services, seasonal decorations, ten years of financial records, vacation Bible school supplies, theatre sets and costumes for the church's children theatrical programs during the summer and various holy days, craft and project supplies for Girl and Boy Scout troops, Christian education books and supplies, Sunday school supplies, and archival history of St. Francis Episcopal Church.

In conclusion, St. Francis Episcopal Church needs the Christian education rooms to accommodate the growth and expansion of its church programming and ministries. And, people today need and want flexibility as to when they can attend and participate in community groups and Bible studies, etc. To comply with the City of Piney Point Village lot coverage impervious area regulations that limit the amount of building ground coverage to 50% or less, St. Francis Episcopal Church needs to house these groups on the second level of the new Parish Hall. Also, church storage as detailed above is needed. The new Parish Hall with its larger spaces will allow St. Francis Episcopal Church to expand its ministries for our parish and community, and to meet their needs for the future.

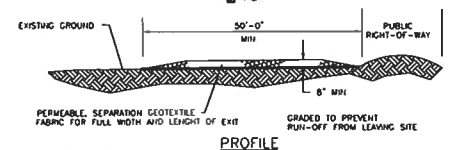
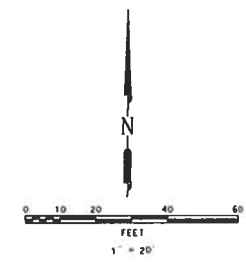
Drainage - Additional Information



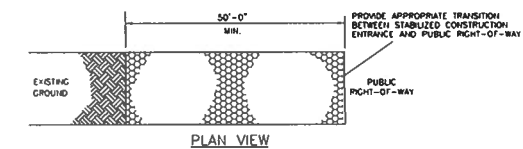
REVISIONS		
No.	DATE	DESCRIPTION

NOTE FROM CIVIL ENGINEER:
Adjusted Flow Arrows

- they were intended to show drainage toward the proposed pipe and inlets, but apparently are creating a concern for drainage toward off-site properties
- water does not get routed into neighboring properties

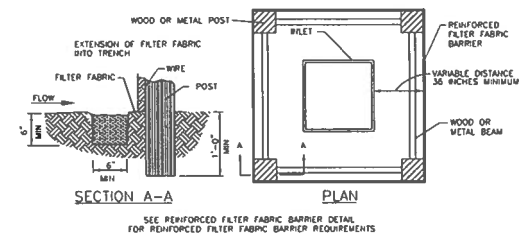
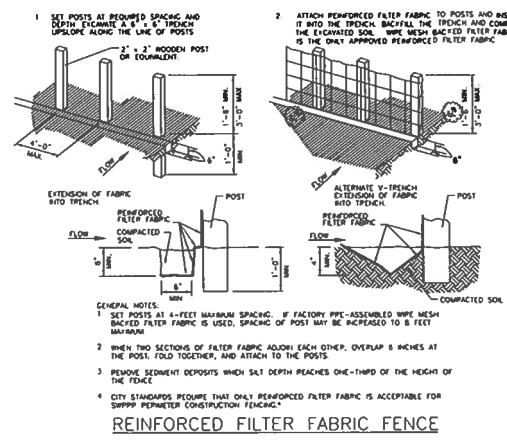


- GENERAL NOTES**
1. MAXIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE.
 2. CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL PORTS OF INGRESS OR EGRESS.
 3. UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
 4. PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL COMPACT AGGREGATE TO MAINTAIN THE REQUIRED DEPTH OR WHEN SURFACE BECOMES PACKED WITH MAWD.
 5. PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN DRIVING SURFACE.



*TO BE USED ONLY WHEN NO PAVEMENT IS IN PLACE AT THIS LOCATION
STABILIZED CONSTRUCTION ACCESS*

- NOTES:**
1. ANY AREAS OF GRASS WITHIN THE CITY'S RIGHT OF WAY WHICH ARE DISTURBED OR DUG UP DURING CONSTRUCTION SHALL BE REPLACED WITH ST. AUGUSTINE OR GRASS WHICH MATCHES THE GRASS REMOVED.
 2. ANY DAMAGE TO EXISTING ROADS, DRIVEWAYS, SIDEWALKS, OR OTHER APPURTENANCES WITHIN THE CITY'S RIGHT OF WAY SHALL BE SAW CUT, REMOVED AND REPLACED WITH MATERIAL EQUAL TO OR SUPERIOR TO EXISTING MATERIAL, AND BE INSTALLED IN A MANNER ACCEPTABLE TO THE CITY.
 3. CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION AS TO NOT ADVERSELY IMPACT ADJACENT/NEIGHBORING PROPERTIES DURING A CITY OF HOUSTON 2-YEAR DESIGN STORM.
 4. GRADES AT LOT LINES SHALL NOT BE MODIFIED.
 5. POSITIVE DRAINAGE TO A CITY DRAINAGE FACILITY MUST BE MAINTAINED AT ALL TIMES.
 6. PROPOSED CONSTRUCTION TO BE PHASED - IT IS RECOMMENDED THAT STORM INLETS & ASSOCIATED PIPING NOT SHOWN ON THE TEMPORARY DRAINAGE PLAN BE INSTALLED WITH FINAL GRADING & LANDSCAPING. THIS MAY PRECLUDE THE NEED FOR SOME INLET PROTECTION BARRIERS ON THIS PROJECT.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND INSPECTION OF STORM WATER POLLUTION PREVENTION MEASUREMENTS INCLUDING, BUT NOT LIMITED TO, EROSION AND SEDIMENT CONTROLS (SILT FENCING), WASTE COLLECTION AND DISPOSAL, OFF-SITE VEHICLE TRUCKING, AND OTHER PRACTICES CONSISTENT WITH STATE AND LOCAL REGULATIONS. MAY BALES WILL NOT BE ALLOWED TO BE USED AS SEDIMENT CONTROL DEVICES.
 8. REINFORCED FILTER-FABRIC FENCES MAY NOT BE TAKEN DOWN UNTIL THE BUILDER RECEIVES APPROVAL FROM THE CITY.
 9. ANY REVISIONS TO THE ORIGINALLY APPROVED DRAINAGE PLANS MUST BE SUBMITTED TO THE CITY BY THE BUILDER'S ENGINEER WHO PROVIDED THE ORIGINAL APPROVED DRAINAGE PLANS. RESUBMITTED PLANS MUST BE SIGNED AND SEALED BY THE BUILDER'S ENGINEER.
 10. ANY EXCAVATION IN THE DRIP-LINE OF TREES 20 INCHES IN DIAMETER AND ABOVE MUST BE COMPLETED BY HAND DIGGING. NO ROOTS LARGER THAN 1 INCH IN DIAMETER ARE PERMITTED TO BE CUT FOR CONSTRUCTION OF THE DRAINAGE SYSTEM.



**INLET PROTECTION BARRIERS
FOR STAGE I INLETS**

LEGEND

TP 55.2	PROP. ELEVATION	●	UTILITY POLE
TP 55.2	PROP. TOP OF PAVEMENT	○	MANHOLE
TOC 55.2	PROP. TOP OF CURB	○	FIRE HYDRANT
EXIST. SURVEY ELEV.		○	LIGHT POLE
TO 55.2	TOP OF GRATE	⊗	WATER METER
FL 55.2	FLOW LINE	⊗	EXIST. TREE FROM SURVEY
---	PROPERTY LINE	⊗	EXIST. TREE FROM SURVEY (SEE NOTE 8)
---	EASEMENT	⊗	EXIST. TREE TO BE REMOVED
---	BUILDING/SETBACK LINE	⊗	PROP. TREES
---	BUILDING OUTLINE	---	DITCH / SWALE
⊗	WATER VALVE	---	EXIST. STORM LINE
⊗	PROP. SAN. CLEANOUT	●	EXIST. STORM INLET
⊗	SURFACE RUNOFF DIRECTION	---	PROP. STORM LINE (SOR 24\"/>



ST. FRANCIS EPISCOPAL CHURCH ADDITIONS 345 PINEY POINT ROAD CITY OF PINEY POINT VILLAGE	
BENCHMARK	CITY OF PINEY POINT #2
ELEVATION	69.16'
DATUM	NAVD 88 (2001 ADJUSTMENT)
2001 ELEVATION OF BENCHMARK	69.16'
ADJUSTMENT FACTOR TO 2001	0.00
FEMA MAP	4820C 0645L
FEMA MAP DATE	JUNE 10, 2007
FEMA FLOOD ZONE / BFE	ZONE X UNSHADED
DATUM	NAVD 88 (2001 ADJUSTMENT)
SURVEYOR: TERRA SURVEYING CO., INC.	
3000 WILCREST DR., STE 210, HOUSTON, TX 77042 PHONE (713) 993-0327	
ENGINEER: ANDREW LONNE SIKES, INC. - ANDREW LONNE SIKES II, P.E.	
1002 EAST AVENUE KATY, TX 77493 PHONE (713) 981-7132	

DECEMBER 15, 2021
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Merriman Holt Powell Architects

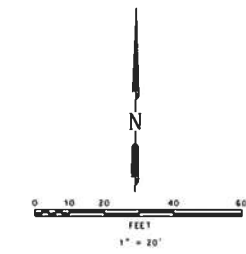
**TEMPORARY
DRAINAGE PLAN
(DURING CONSTRUCTION)**

MHP Project No. 1909
C4.0

REVISIONS		
No.	DATE	DESCRIPTION



- ① TW 70.6
- ② TW 70.6
- ③ TW 70.6
- ④ TW 70.6
- ⑤ TW 70.8
- ⑥ TW 70.3
- ⑦ TW 70.0
- ⑧ P 69.5
- ⑨ P 69.4
- ⑩ P 69.3
- ⑪ P 69.2
- ⑫ P 69.1
- ⑬ P 69.0



St. Francis Episcopal Community
Church Additions

MERRIMAN HOLT POWELL ARCHITECTS
3900 Essex Lane, Suite 200
Houston, Texas 77057-5133
Tel. 713 522-2895 Fax 713 524-4151

SEPTEMBER 7, 2021

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Merriman Holt Powell Architects

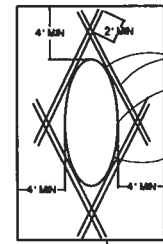
SUPPLEMENTAL DRAINAGE PLAN

SUPPLEMENTAL DRAINAGE PLAN 345 PINEY POINT ROAD CITY OF PINEY POINT VILLAGE	
BENCHMARK	CITY OF PINEY POINT #2
ELEVATION	69.16'
DATUM	NAVD 88 (2001 ADJUSTMENT)
2001 ELEVATION OF BENCHMARK	69.16'
ADJUSTMENT FACTOR TO 2001	0.00
FEMA MAP	48201C 0645L
FEMA MAP DATE	JUNE 18, 2007
FEMA FLOOD ZONE / BFE	ZONE X UNSHADED
DATUM	NAVD 88 (2001 ADJUSTMENT)
SURVEYOR: TERRA SURVEYING CO., INC.	
3000 WILCREST DR., STE. 210, HOUSTON, TX 77042 PHONE (713) 993-0327	
ENGINEER: ANDREW LONNE SKES, INC. - ANDREW LONNE SKES II, P.E.	
1002 EAST AVENUE KATY, TX 77493 PHONE (713) 981-7132	

RUNOFF CALCULATION SUMMARY CHART			
	2YR	100YR	
DAI	DAI	DAI	
PEAK RUNOFF, $Q = 1X (C \times A) (cfs)$	3.36	8.95	
$C = 0.6 \times I_a \div 0.2$	0.50	0.50	
I_a - IMPERV AREA/TOTAL AREA	0.50	0.50	
A - DRAINAGE AREA (Ac)	2.02	2.02	
IMPERV AREA (Ac)	1.01	1.01	
I - FROM IDF CURVES (2 YR STM)			
$I = b / (d + TC)^2 (in/hr)$	3.32	6.86	
$TC = 10 \times A^{0.1761} + 15$	26.32	26.32	
$b = 75.012 - YR_1, b = 125.4100 - YR_2$			
$d = 16.212 - YR_1, d = 21.8100 - YR_2$			
<small> HARBRE'S EQUATION $Q = 1.48 \times A^{0.78} \times I^{0.78}$ FOR 12" DIA. PVC PIPE $n = 0.015$ $Q_{max} = 3.52 cfs$ </small>			

1. CALCULATIONS ROUNDED TO THE NEAREST HUNDRETH (0.01) DUE TO INHERENT ACCURACY OF THE RATIONAL EQUATION AND STANDARD ENGINEERING PRACTICE.

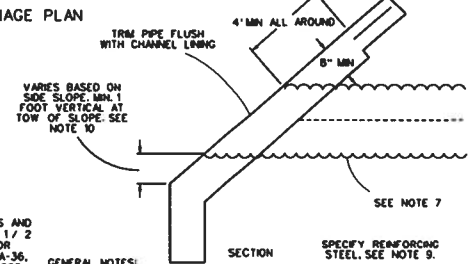
AUXILIARY PERMANENT DRAINAGE PLAN



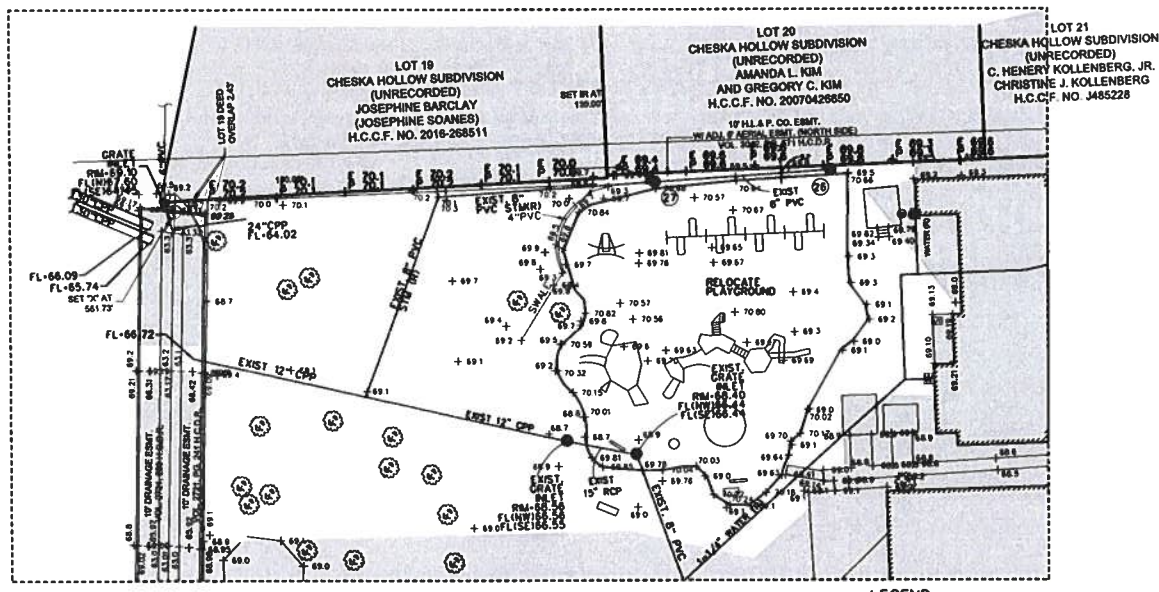
PIPE OUTFALL NOTES FOR EXISTING CHANNEL LINING.

- WHEN PLACING THROUGH EXISTING CHANNEL LINING, SAW-CUT 1 INCH AND REMOVE 4 FEET ALL AROUND.
- EXPOSE A MIN. OF 18 INCHES OF STEEL.

PIPE OUTFALL DETAILS

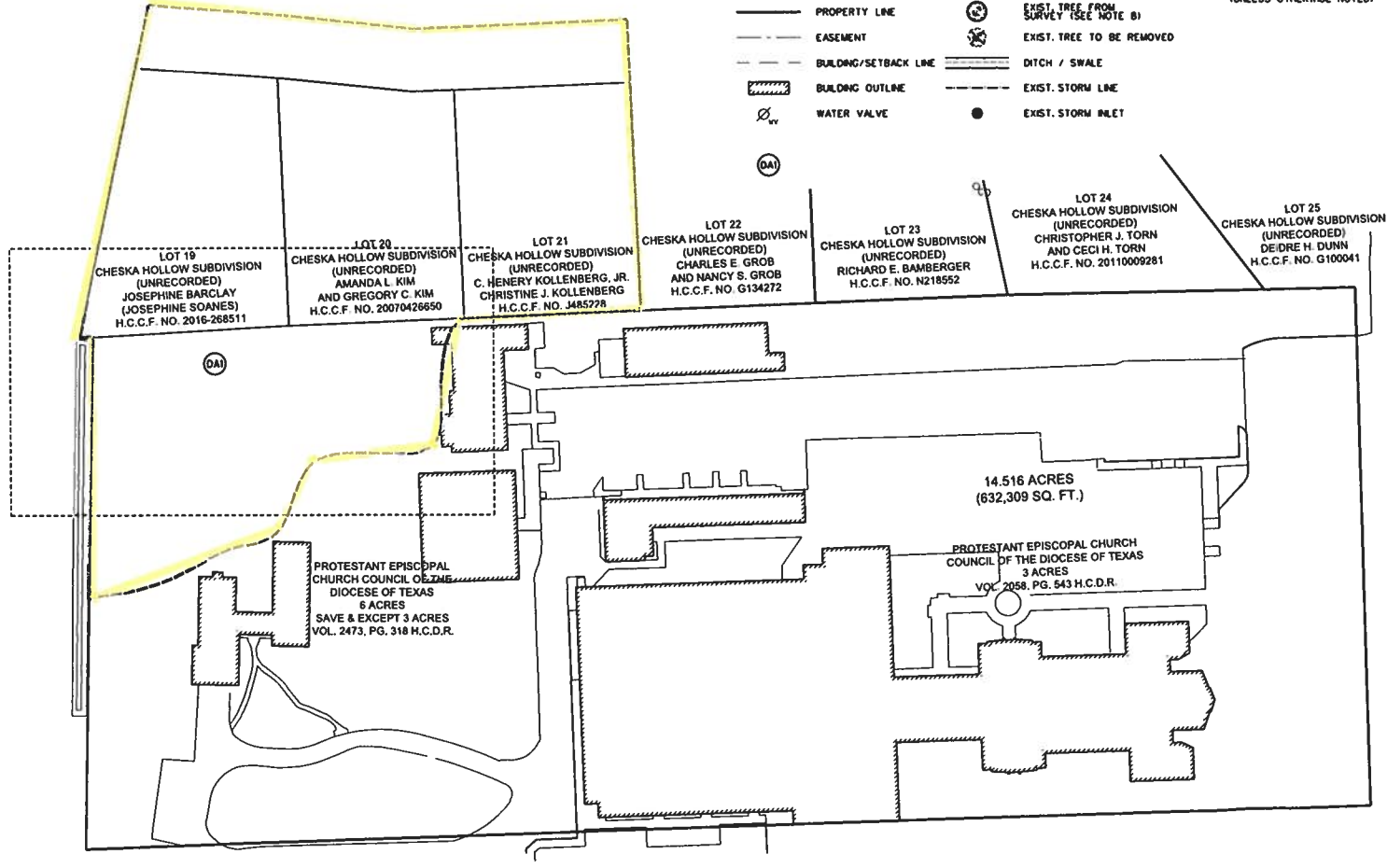


- GENERAL NOTES:
- STRUCTURAL CONCRETE FOR CONCRETE CHANNEL SECTIONS AND SLOPE PAVING AND NONSTRUCTURAL CONCRETE FOR SEAL SLAB SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS. (REF. 03315 COH STANDARD SPECIFICATION)
 - REINFORCING STEEL SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS. (REF. 03315 COH STANDARD SPECIFICATION)
 - STRUCTURAL EXCAVATING AND BACKFILLING SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS. (REF. 02316 COH STANDARD SPECIFICATION)
 - RIPRAP SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS. (REF. 02317 COH STANDARD SPECIFICATION)
 - A NON-REINFORCED 4-INCH MINIMUM NONSTRUCTURAL CONCRETE SEAL SLAB WILL BE REQUIRED BENEATH THE BOTTOM CONCRETE CHANNELS FOR UNIFORM LOAD DISTRIBUTION AND TO MINIMIZE POTENTIAL FOR VOIDS AND WEAK SPOTS IN SOIL.
 - JOINTS: CONSTRUCTION AND/OR EXPANSION JOINTS IN CONCRETE LOW-FLOW AND TRAPEZOIDAL BOTTOM PLACE A SECTIONS AT 20 FOOT MIN. 60 FOOT MAX. SPACING CONTINUOUSLY THROUGH SLOPE PAVING. B. PLACE CONTROL JOINTS ON SLOPES AT 20 FOOT SPACING.
 - CEMENT STABILIZED SAND SHALL BE PROVIDED AS BEDDING TO SPRINGLINE & AROUND ENTIRE PIPE @ BACK OF SLOPE PAVING. (REF. 02321 COH STANDARD SPECIFICATION)
 - UPSTREAM AND DOWNSTREAM TOE WALL 3 FOOT MIN. DEPTH AT BOTTOM OF SLOPE AND 8 INCHES THICK.
 - * 4 AT 12 INCH MINIMUM.
 - VARIES BASED ON SIDE SLOPE. MINIMUM 1 FOOT VERTICAL AT TOE OF SLOPE.



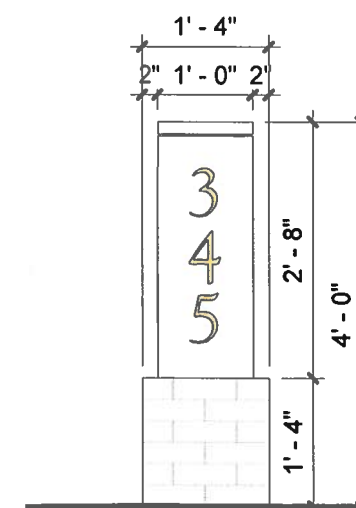
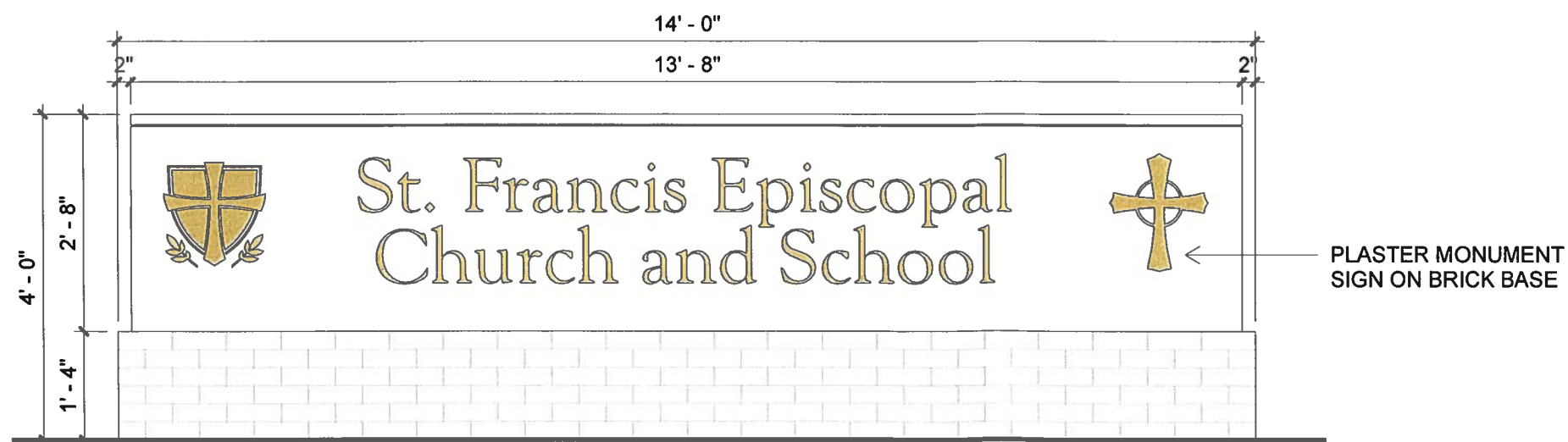
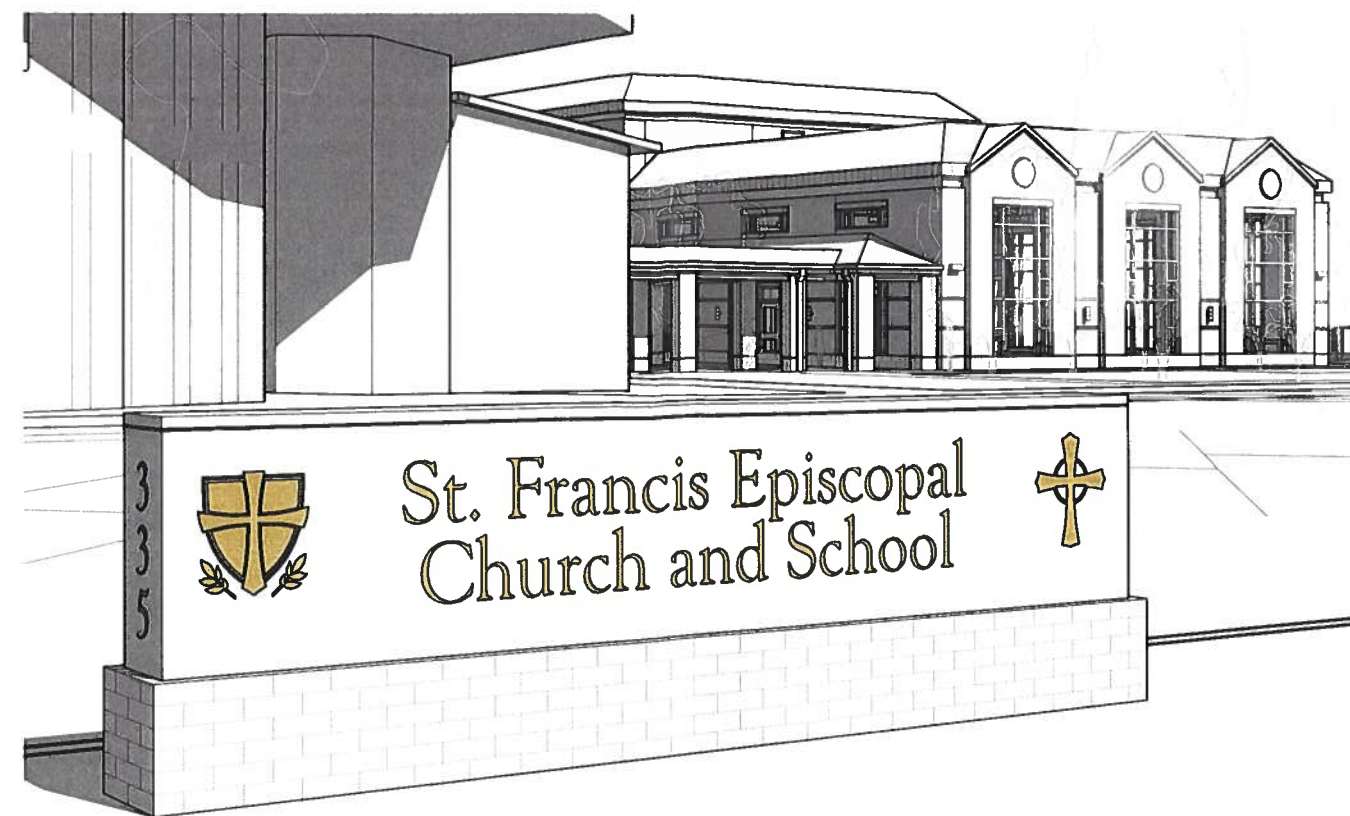
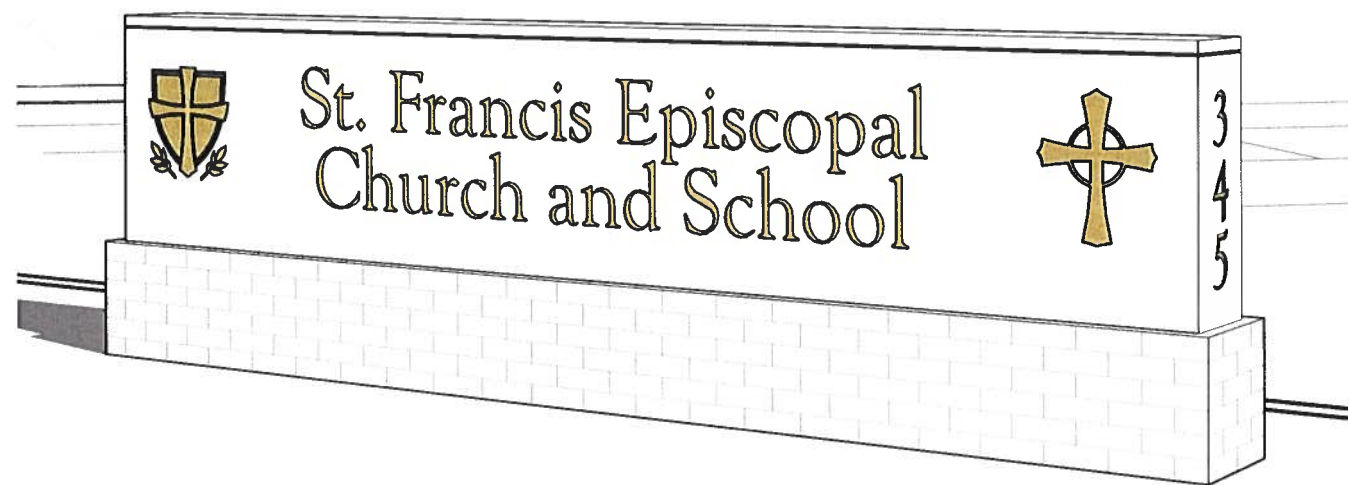
AUXILIARY TEMPORARY DRAINAGE PLAN

- LEGEND
- 55.2 PROP. ELEVATION
 - TP 55.2 PROP. TOP OF PAVEMENT
 - TOC 55.2 PROP. TOP OF CURB
 - EXIST. SURVEY ELEV.
 - TG 55.2 TOP OF GRATE
 - FL 55.2 FLOW LINE
 - PROPERTY LINE
 - EASEMENT
 - BUILDING/SETBACK LINE
 - BUILDING OUTLINE
 - WATER VALVE
 - UTILITY POLE
 - MANHOLE
 - FIRE HYDRANT
 - LIGHT POLE
 - WATER METER
 - EXIST. TREE FROM SURVEY
 - EXIST. TREE FROM SURVEY (SEE NOTE 8)
 - EXIST. TREE TO BE REMOVED
 - DITCH / SWALE
 - EXIST. STORM LINE
 - EXIST. STORM INLET
 - DRAINAGE AREA DELINEATION
 - DRAINAGE AREA
 - EXIST. SAN CLEANOUT
 - AREA TO REMAIN UNDISTURBED
 - PROP. STORM LINE (FOR 18" P.V. UNLESS OTHERWISE NOTED)
 - PROP. STORM INLET WITH 2' X 2' C.I. GRATE (UNLESS OTHERWISE NOTED)



OVERVIEW/LOCATION KEY
(1" = 40" SCALE)

Monument Sign



AREA = 56 SQFT

Window Film

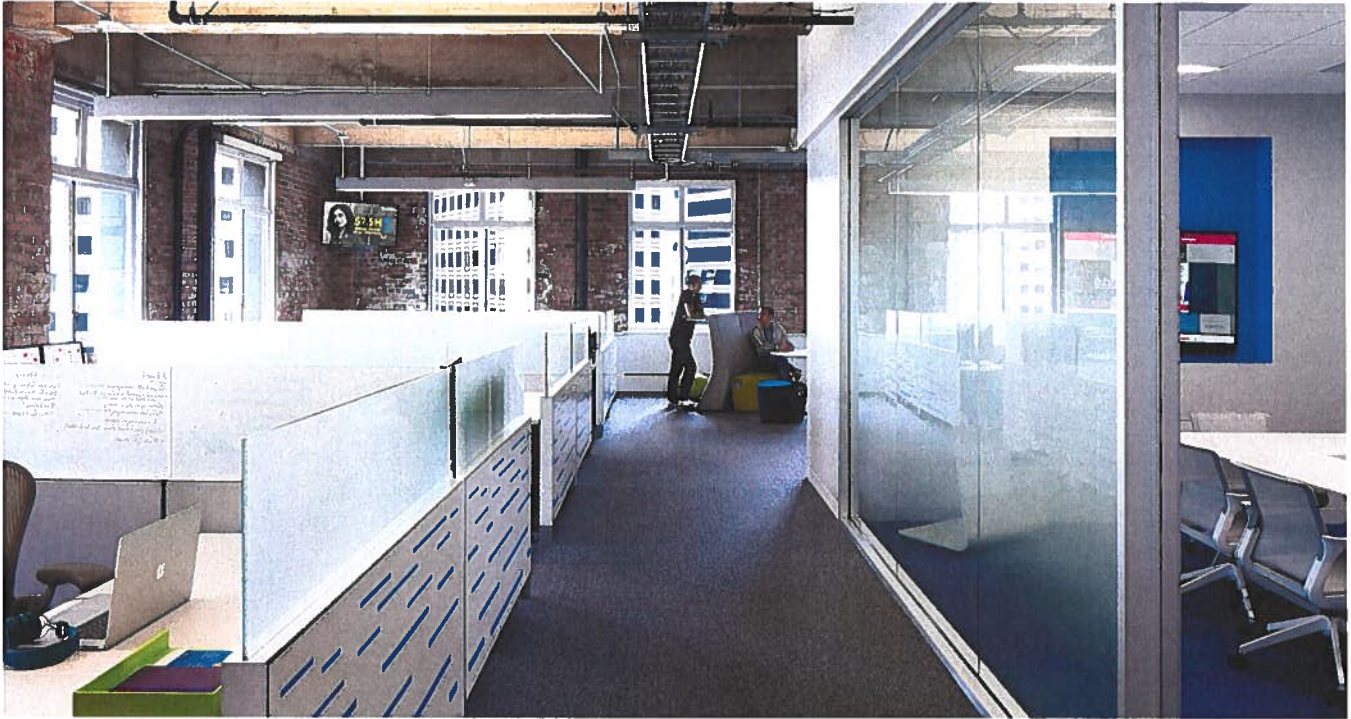
3M Science.
Applied to Life.™

3M™ Commercial Window Films
Sun Control, Safety & Security, Daylighting and Decorative Solutions

**Engineered to
enhance your
investment.**



Protected by 3M™ Window Film



3M™ Fasara™ Glass Finishes

Customize interior glass for elegance and privacy.

Decorative 3M™ Fasara™ Glass Finishes and 3M™ Crystal Window Finishes transform plain glass, so you can capture the look of cut or textured glass at a fraction of the cost.

The films are perfect for interior glass partitions and inside surfaces of exterior windows. Use them to help:

- ▶ Define interior spaces, while keeping an open feel
- ▶ Customize privacy without sacrificing light
- ▶ Create die-cut designs for branding purposes
- ▶ Hide unwanted spaces

Customize privacy. Let in the light.

With our many options in style, opacity and translucency, you can tailor the amount of privacy you want for a space without sacrificing light.

Simple application means they're easy to change based on tenant preference.



Window Film

Proven. Trusted. Guaranteed.

Proven: 3M™ Window Films are designed to resist peeling, bubbling, scratching and abrasion for long-lasting beauty and clarity. That's because we push beyond industry standards, subjecting our films to rigorous durability tests — even natural disasters and bomb blasts. We punish our films at the most advanced weathering facilities in the world, so you can count on superior performance, durability and confident protection.

Trusted: 3M is a global innovation company that never stops inventing. We earned the world's first patent for sun control window film in 1966. And today, there are millions of buildings with 3M™ Window Film installed around the world.

By sharing ideas across 40+ core technologies and combining them in imaginative ways, we continue to introduce new-to-the-world products that enhance your life. Helping to keep your environment protected, comfortable, energy efficient and beautiful.

Guaranteed: When you choose 3M, you choose peace of mind. We offer one of the most comprehensive warranties in the industry — from a trusted company you know will be around.

Put 3M Science to work for you.

3M™ Authorized Dealer Installers are skilled solution-providers for glass safety, security, comfort and privacy. From Buenos Aires to Beijing, you can count on 3M and our professional installers to identify the best solutions for you.

Contact your local 3M™ Authorized Dealer Installer for a free estimate.
For more information or to find a dealer installer, please call 1-866-499-8857 or visit us at 3M.com/WindowFilm.



3M products are tested to multiple industry standards. Results are available upon request in order to assist you in both product selection and to help you meet local building requirements and/or standards.

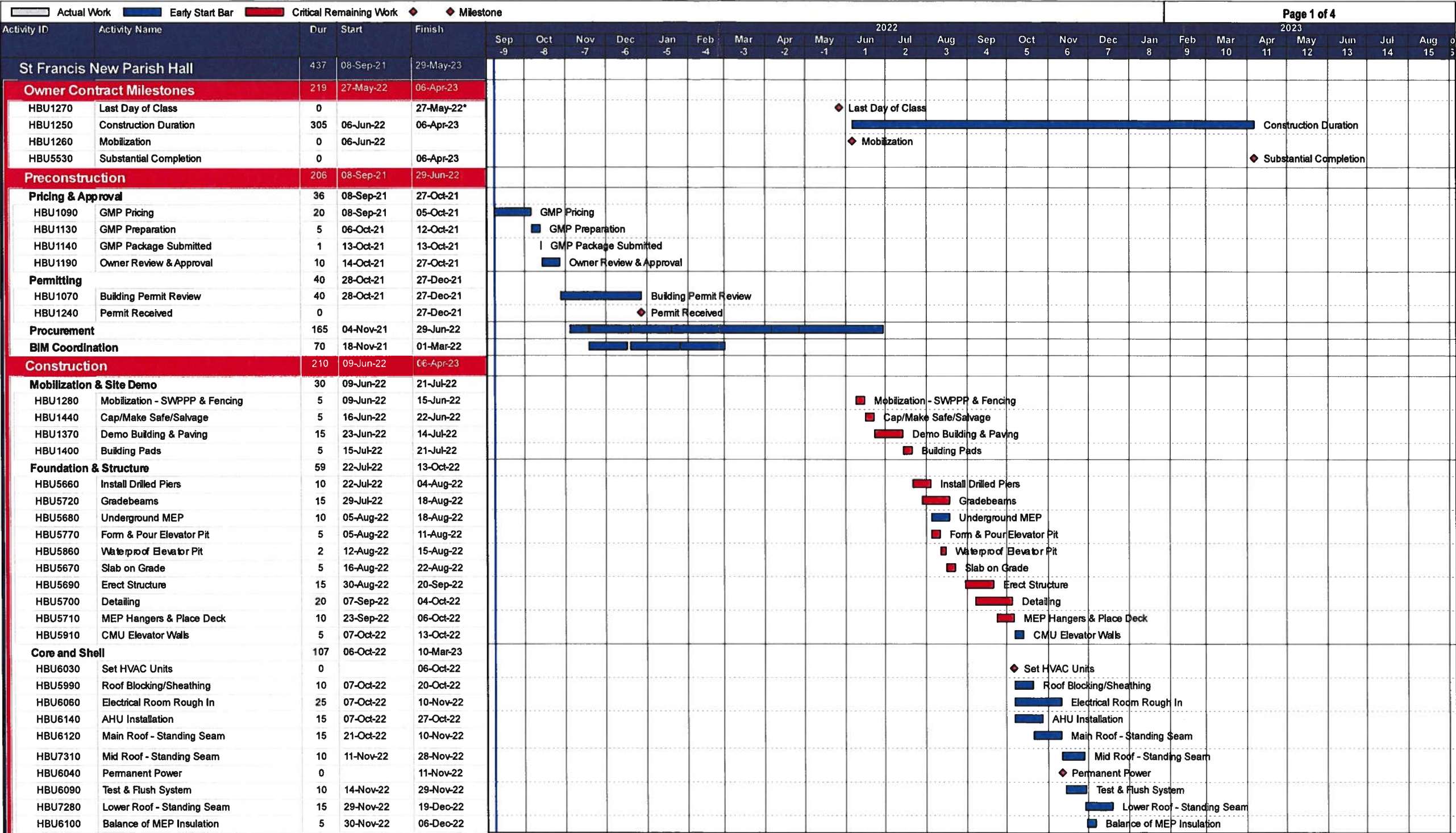
Warranty and Limited Remedy: 3M warrants that each 3M product meets the applicable 3M product specification at the time 3M ships the product. 3M MAKES NO OTHER EXPRESS OR IMPLIED WARRANTIES OR CONDITIONS, INCLUDING ANY IMPLIED WARRANTY OR CONDITION OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. If the 3M product does not conform to this warranty, the sole and exclusive remedy is, at 3M's option, replacement of the 3M product or refund of the purchase price. Limitation of Liability: Except where prohibited by law, 3M will not be liable for any loss or damage arising from the 3M product, whether direct, indirect, special, incidental or consequential, regardless of the legal theory asserted.

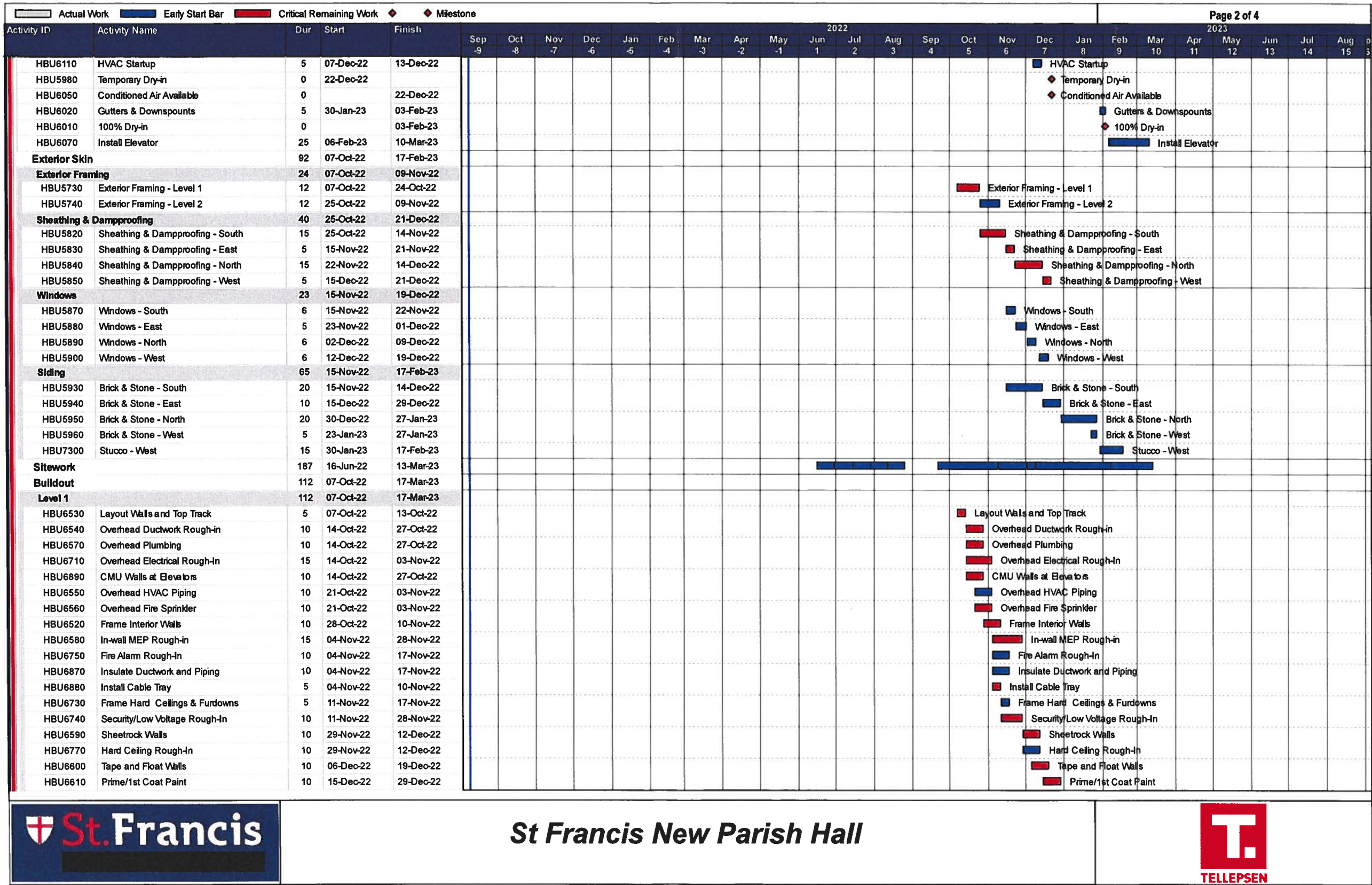


3M Commercial Solutions Division
3M Center, Building 220-12E-04
St. Paul, MN 55144-1000
3M.com/windowfilm

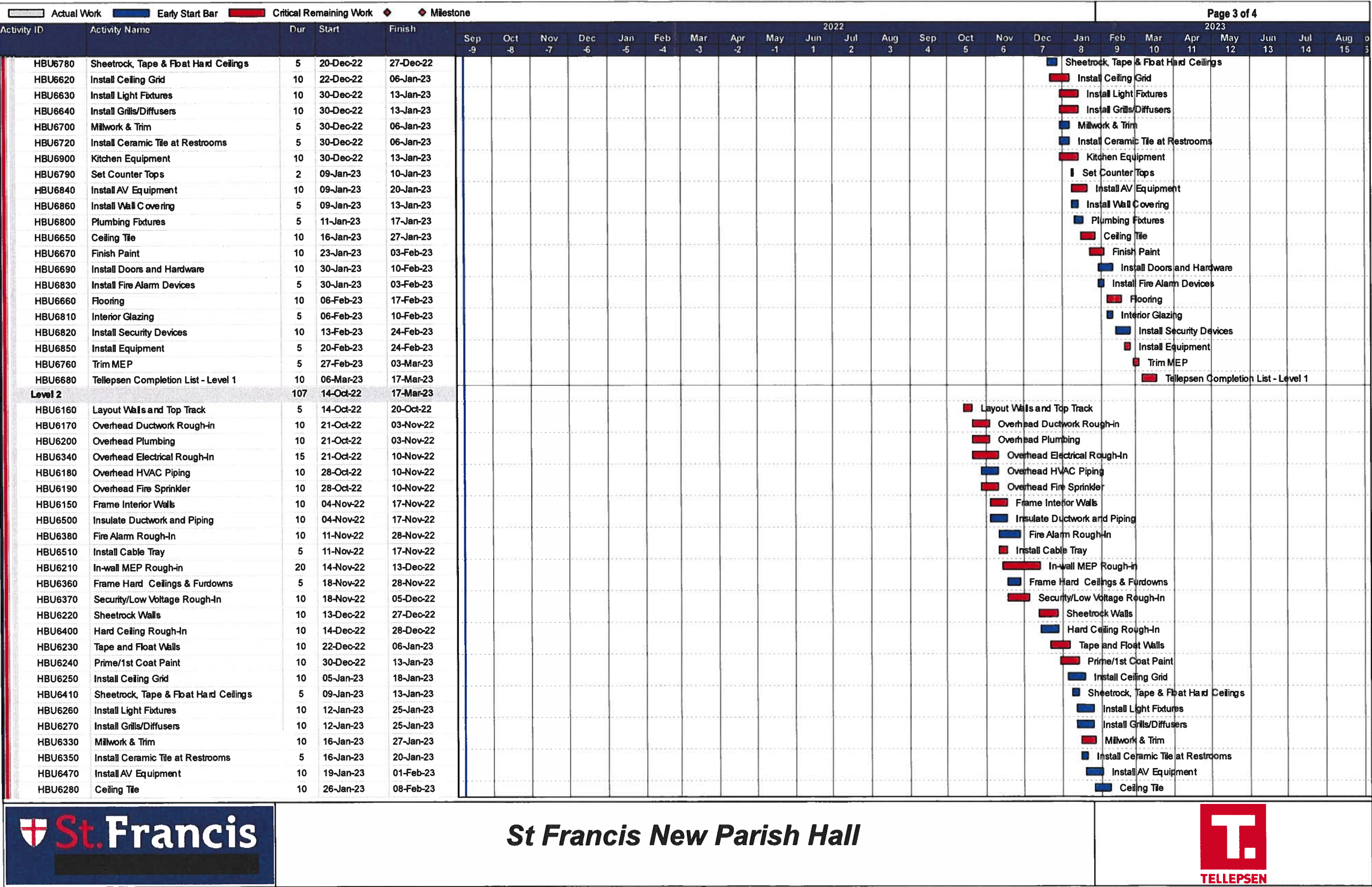
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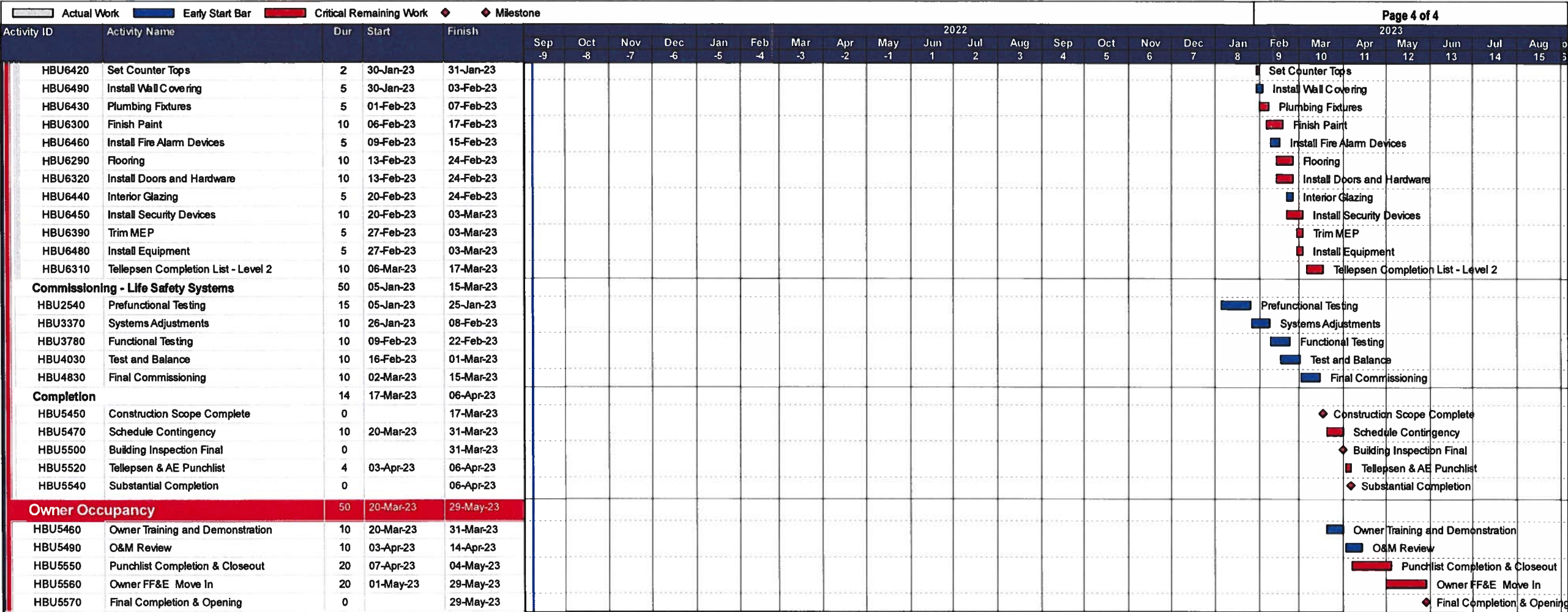
Detailed Construction Schedule





Construction Schedule





St. Francis

St Francis New Parish Hall

T

TELLEPSSEN

44

Contractor Letter to Neighbors

Contractor Letter



Greetings Piney Point Neighbor,

I am writing this letter to all of the surrounding area neighbors as we are getting ready to begin construction on a new Parish Hall for St. Francis Episcopal Church at 345 Piney Point Road. As you know, this process will cause some temporary changes to your neighborhood. I would like you to know that we are here to make this as pleasant and friendly an experience as possible.

Houstonians have relied upon Tellepsen for the places they live, work, play and worship for over a century. Established in 1909, we are in our fourth generation of continuous family ownership, providing quality construction services to Houston clients. We understand what it takes to build a project of the quality level required by Piney Point Village.

Should you have any questions or if a problem does arise, please feel free to contact me and I will be happy to speak with you. My contact number is listed below. We appreciate your understanding in this matter, and if I can provide any further assistance please let me know.

Sincerely,

Tellef Tellepsen
Tellepsen Builders
281-447-8100

Tellepsen has created a COVID-19 (Coronavirus) reference site on **my.tellepsen** (<https://tellepsenconstruction.sharepoint.com/sites/HomeSite2/SitePages/COVID-19-Information.aspx>). This site will maintain the most updated information on our current plan

Specific Use Permit from 2000 (SUP 2000)

Specific Use Permit 2000 (SUP 2000)

ORDINANCE NO. 858

AN ORDINANCE OF THE CITY OF PINEY POINT VILLAGE, TEXAS, AMENDING CHAPTER 74 OF THE CODE OF ORDINANCES OF THE CITY, SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF SAID CITY, BY GRANTING A SPECIFIC USE PERMIT FOR CONSTRUCTION AND USE OF ADDITIONAL BUILDINGS AND/OR STRUCTURES TO BE LOCATED ON THE PREMISES OF ST. FRANCIS EPISCOPAL CHURCH, TO WIT: A LOWER SCHOOL BUILDING, A MIDDLE SCHOOL, A CHRISTIAN EDUCATION WING, A FINE ARTS BUILDING, A CENTRAL STORAGE BUILDING, A MEDIA/TECHNOLOGY CENTER, AN ENLARGED CHURCH SANCTUARY, VEHICLE ENTRANCES AND PARKING LOTS, AND OTHER INCIDENTAL IMPROVEMENTS; PROVIDING FOR REPEAL; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, Section 74-123 of Chapter 74 of the Code of Ordinances of the City of Piney Point Village, Texas, said Chapter 74 being the comprehensive zoning ordinance of said City, permits the construction and use of buildings and structures for churches or other places of worship only pursuant to a specific use permit granted in accordance with Division 4 of said Chapter 74; and

WHEREAS, St. Francis Episcopal Church has applied for a specific use permit for the construction and use of additional buildings and/or structures on its premises located within said City, in accordance with the plan attached hereto as Exhibit "A" and made a part hereof; and

WHEREAS, the Zoning Commission of said City, after notice and hearing as required by law, has recommended that the City Council grant the specific use permit subject to the terms and conditions contained in the final report of said Commission; and

Specific Use Permit 2000 (SUP 2000)

WHEREAS, the City Council, following notice and hearing as required by law, concurs with the recommendation of the Zoning Commission that such specific use permit should be granted; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE, TEXAS:

Section 1. A specific use permit authorizing construction and use of a lower school building, a middle school, a Christian education wing, a fine arts building, a central storage building, a media/technology center, an enlarged church sanctuary, vehicle and parking lots, and other incidental improvements to be located on the premises of St. Francis Episcopal Church, 345 Piney Point Road, Houston, Texas, 77024, is hereby granted in accordance with the plans attached hereto as Exhibit "A," and in accordance with and subject to the special terms and conditions set forth in Section 2 of this Ordinance. Said Exhibit "A" is made a part of this Ordinance for all purposes.

Section 2. The granting of the Specific Use Permit as set forth in Section 1 above is subject to the following additional terms and conditions:

✓ a. A greenbelt shall be established around the perimeter of the property as follows: (i) thirty feet (30') along and adjacent to the north property line; (ii) five feet (5') along and adjacent to the east property line; (iii) five feet (5') along and adjacent to the south property line; and (iv) forty feet (40') along the west property line. Except for driveway entrances indicated on the site plan attached hereto as Exhibit "A," such greenbelt shall be covered with vegetative materials.

✓ b. A hedge row shall be planted and maintained to screen all parking areas from adjacent public streets. Such hedge rows shall be not less than three feet (3') in height.

✓ c. All components of the HVAC (air conditioning) systems placed on the property shall be screened or muffled so as to reduce noise to adjacent properties, and to such end HVAC sounds shall be maintained at decibel levels at or below current levels and at levels

Specific Use Permit 2000 (SUP 2000)

which do not disturb the peace and enjoyment of persons of normal sensibilities residing on adjacent properties.

d. Traffic improvements shall be constructed in accordance with the traffic development plan set forth on Exhibit "B" attached hereto and for all things made a part hereof, which plan shall provide for an increase in off-street vehicular stopping or staging capacity of not less than fifty percent (50%) above current levels.

e. Drainage improvements shall be constructed in accordance with the drainage development plan set forth on Exhibit "C" attached hereto and for all things made a part hereof.

Section 3. The Specific Use Permit granted hereby shall authorize only the improvements and uses specifically set forth herein, and any further or additional construction of buildings or other improvements, or expansions thereof, or expansions of uses not otherwise specifically authorized herein or by prior ordinances, shall require the granting of additional specific use permits which shall be subject to such additional conditions and safeguards as may be deemed necessary and appropriate by the City Council then existing.

Section 4. **Repeal.** All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 5. **Penalty.** Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2000. Each day of violation shall constitute a separate offense.

Section 6. **Severability.** In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Piney Point Village, Texas, declares that

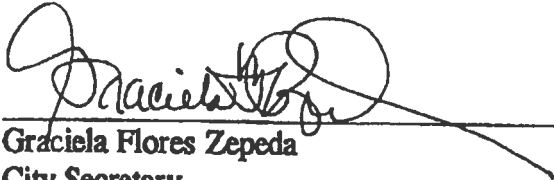
Specific Use Permit 2000 (SUP 2000)

it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

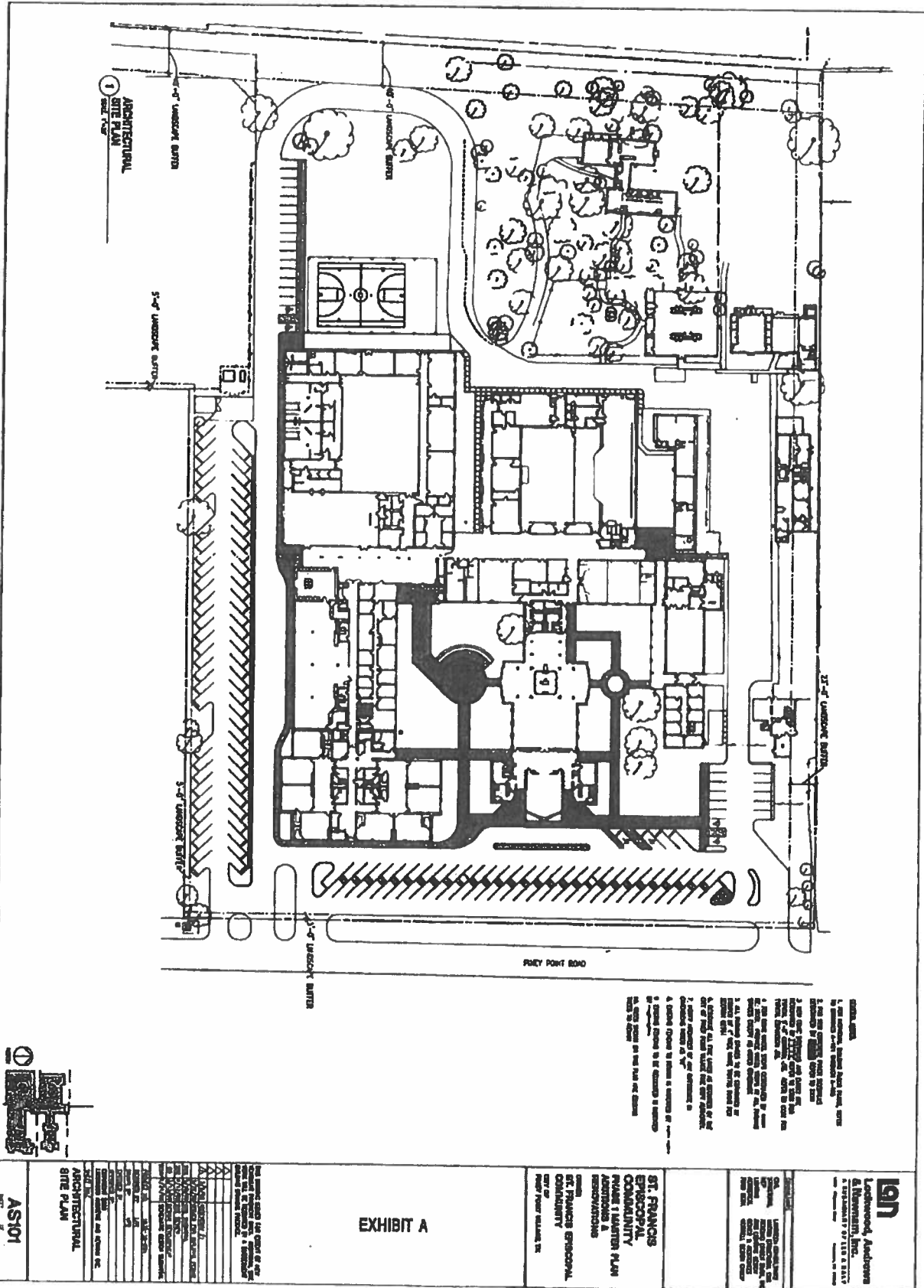
PASSED, APPROVED, AND ADOPTED this 22nd day of May, 2000.


C. Barrett Monday, II
Mayor

ATTEST:

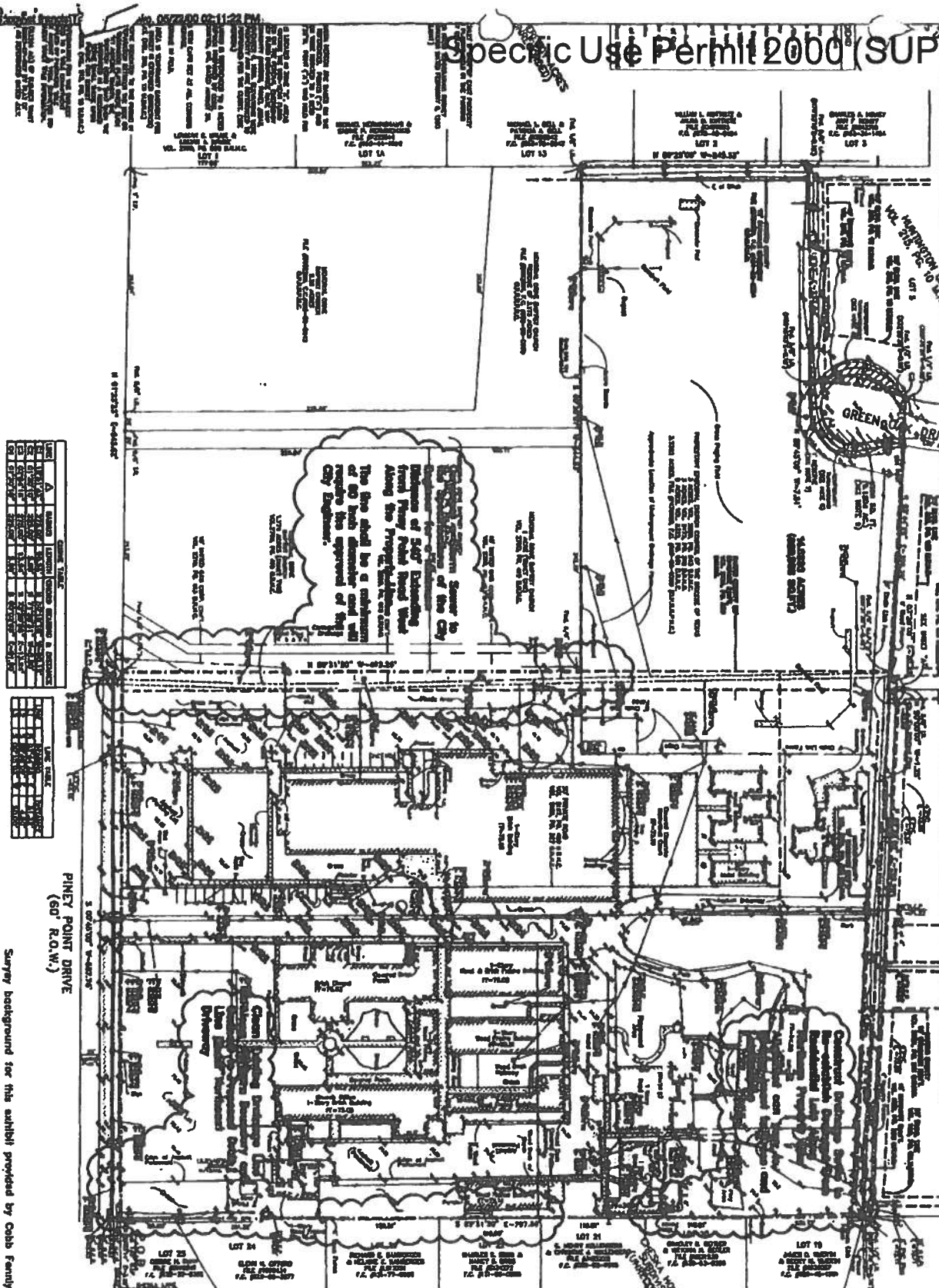

Graciela Flores Zepeda
City Secretary

Specific Use Permit 2000 (SUP 2000)





Specific Use Permit 2000 (SUP 2000)



Estimote

345 PINEY POINT DRIVE

START HERE: ESSENTIAL CONCEPTS

A BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY OF A 14.1665 ACRES TRACT LOCATED IN THE J.D. TAYLOR SURVEY, A-72 IN HARRIS COUNTY, TEXAS

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1. *What is the purpose of the study?*
 2. *What are the research questions?*
 3. *What is the significance of the study?*
 4. *What are the limitations of the study?*
 5. *What are the conclusions of the study?*
 6. *What are the implications of the study?*
 7. *What are the future research directions?*
 8. *What are the key findings of the study?*
 9. *What are the strengths of the study?*
 10. *What are the weaknesses of the study?*
 11. *What are the contributions of the study?*
 12. *What are the practical applications of the study?*
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 16. *What are the ethical considerations of the study?*
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 19. *What are the references of the study?*
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 21. *What are the footnotes of the study?*
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