

Board of Adjustments (BOA) Staff Report

Board of Adjustments Hearing Date: April 13, 2023

BOA Case BA23-01: Request by Clay Cashatt represented by Caitlin Munch for a Special Exception to Section 50-112(c)(4) (*Off-street parking and loading requirements*), in the City of Tomball Code of Ordinance. Allowing the use of “TRUEGRID” as an alternative pervious paving material for required parking surfaces. The property is legally described as being Lot 4, Block 1 of Persimmon Flats. Located at 321 S. Persimmon Street, within the City of Tomball, Harris County, Texas.

Property Owner(s): Clay Cashatt
Applicant(s): Caitlin Munch
Location: 321 S. Persimmon Street (Exhibit “A”)
Lot Area: Approximately 1.59 acres
Present Zoning & Use: Commercial District (Exhibit “B”) / Manufacturing & warehouse (Exhibit “C”)
Comp Plan Designation: Business Park and Industrial (Exhibit “D”)
Adjacent Zoning & Land Uses:
North: Commercial / Office-Warehouse
South: Commercial / HVAC Sales & Services
West: Single-Family 6/ Single-family residences
East: Light Industrial / TISD Star Academy

BACKGROUND

City Staff met with the applicant in February 2023 to discuss the conversion of the existing manufacturing/warehouse facility to a fitness center. During this meeting it was discussed that due to the change of use additional on-site parking will be required prior to the issuance of a certificate of occupancy for the desired use. Currently there are 32 existing parking spaces on site. The change of use will require an additional 10 parking spaces, bringing the site up to a total of 42 parking spaces. During this meeting concerns were expressed regarding the additional impervious surface required by this additional paved parking and specifically its effect on the existing site drainage/detention. In efforts to minimize the drainage impacts while providing the required parking spaces the applicants are requesting “TRUEGRID” permeable pavers as an alternative parking surface material. This permeable paver is designed to provides a suitable alternative to concrete or asphalt paving, while creating opportunity to properly stripe all vehicle maneuvering/parking areas to ensure adequate order and safety within parking lots while discouraging the increase of stormwater runoff that is ordinarily created with traditional concrete or asphalt paving.

ANALYSIS

The applicant is requesting a special exception from Section 50-112(c)(4) (*Off-street parking and loading requirements*) which states “All off-street parking, driveways, maneuvering, and loading areas shall be designed in accordance with Table 50-112-1 and Illustration 50-112-1 and shall be paved with a concrete or asphalt surface and shall be curbed, in accordance with the city's parking lot paving requirements. All such areas shall be drained to prevent damage to abutting properties and/or public streets and alleys”. According to information provided by the applicant (Exhibit “F”) “TRUEGRID” is a permeable paver designed to provide a suitable alternative to concrete or asphalt paving. This permeable paver is specifically engineered to offer benefits over traditional concrete or asphalt parking, to include an overall decrease in stormwater runoff. Additionally, this alternative permeable paver offers an opportunity to provide adequate means of striping for vehicle maneuvering/parking areas to ensure order and safety within parking lots.

RECOMMENDATION

City Staff has reviewed the requests and is recommending approval of **BOA Case BA23-01**.

PUBLIC COMMENTS

Property owners within 300 feet of the project site were mailed notification of this proposal and a Notice of Public Hearing was published in the paper on March 29, 2023. Public responses will be provided in the Board packets or at the meeting.

EXHIBITS

- A. Aerial Location Map
- B. Future Land Use Plan Map
- C. Current Zoning Map
- D. Site Photo(s)
- E. Special Exception Application
- F. “TRUEGRID” Supporting Documents

Exhibit "A"
Aerial Photo



Exhibit "B"
Zoning Map

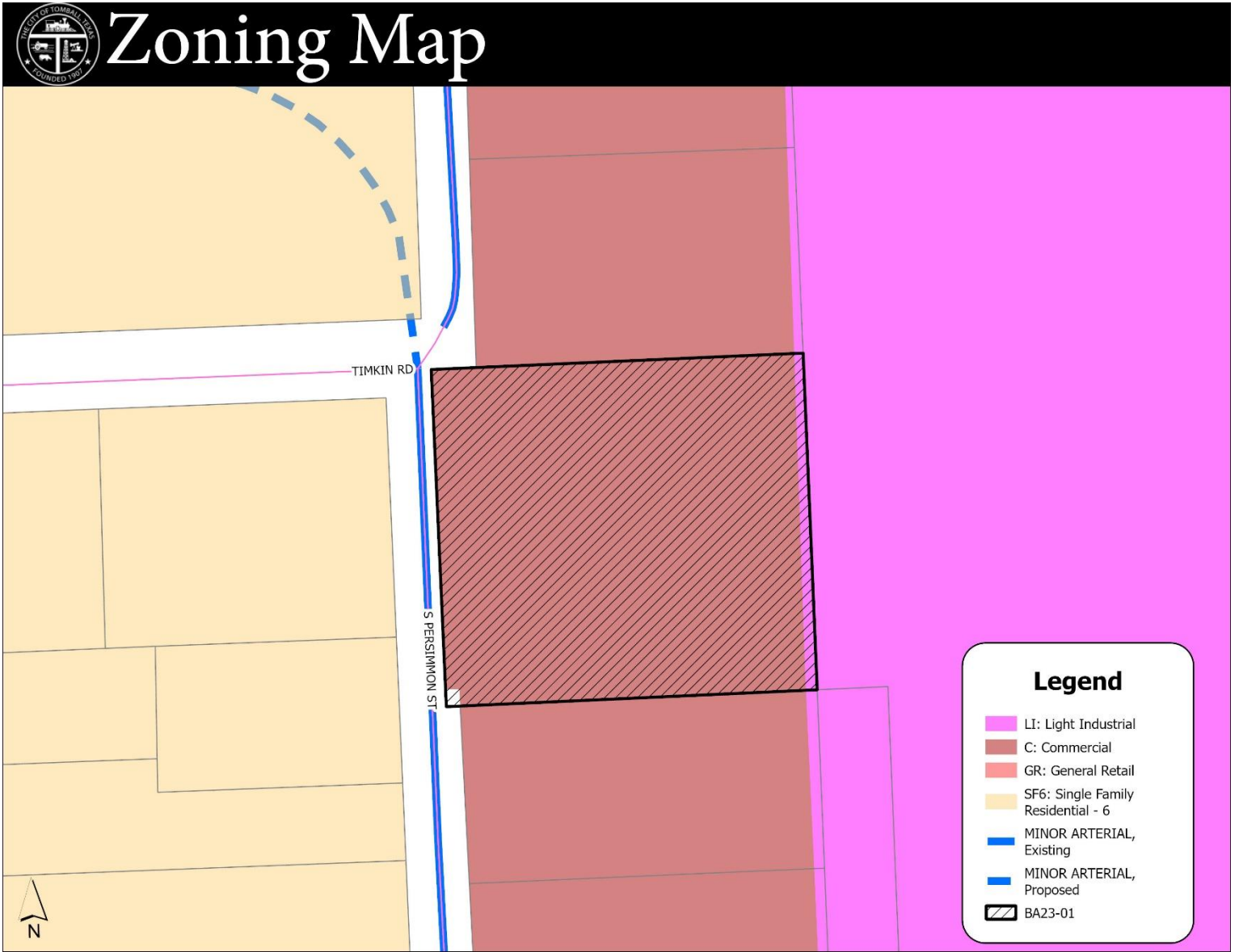
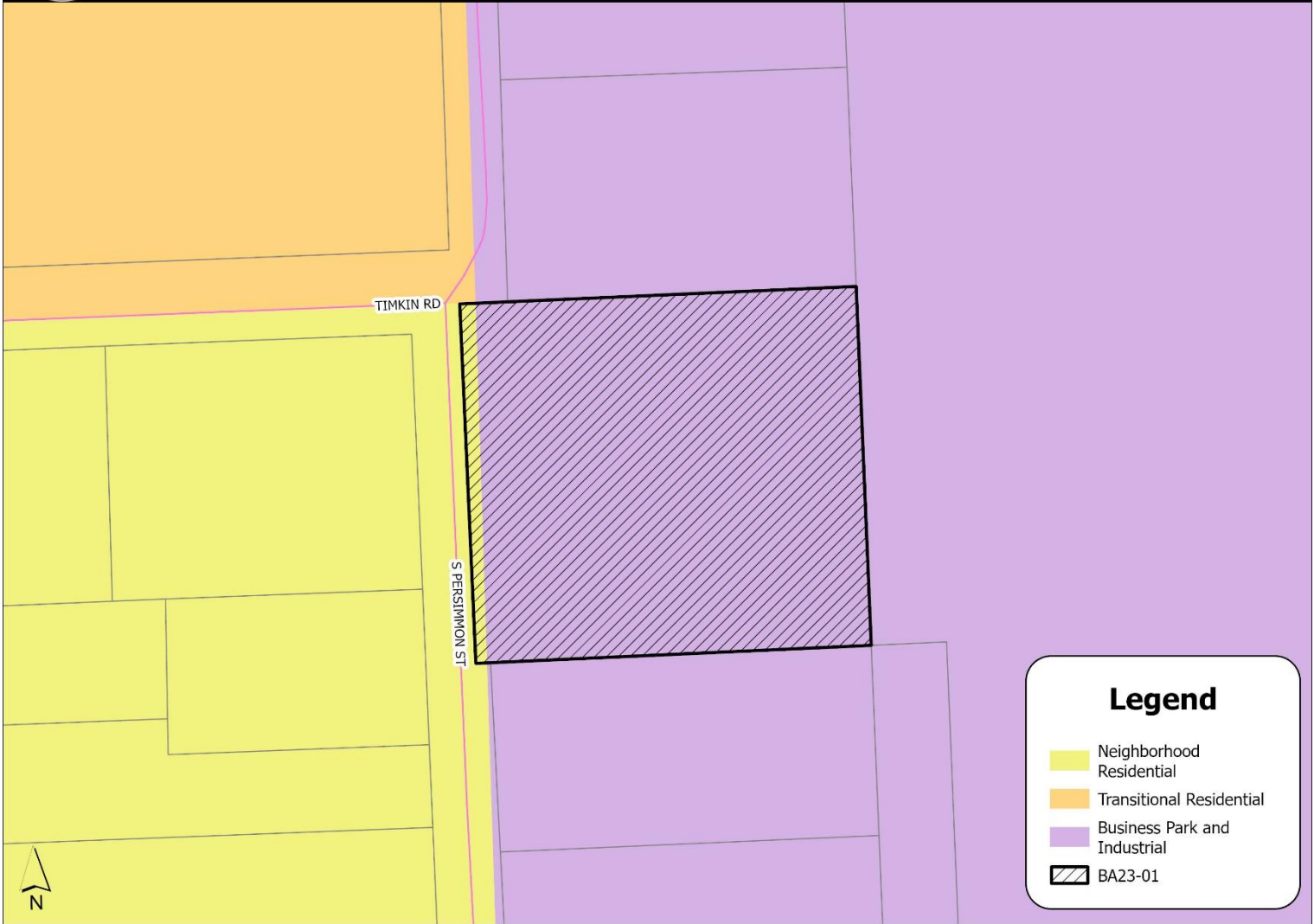


Exhibit "D"
Comprehensive Plan



Future Land Use Plan



Legend

- Neighborhood Residential
- Transitional Residential
- Business Park and Industrial
- BA23-01

Exhibit "D"
Site Photo(s)



Exhibit "E"
Special Exception Application

Revised 5/19/15



ZONING BOARD OF ADJUSTMENTS (BOA)
SPECIAL EXCEPTION APPLICATION

Community Development Department
Planning Division

Special Exception Defined: A special exception is a type of variance, but is differentiated from a variance in that a special exception does not require a finding of a hardship and applies only to nonconforming uses and structures, off-street parking requirements and landscaping requirements.

APPLICATION SUBMITTAL: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

Applicant

Name: Caitlin Munch Title: Facility Owner Rep
Mailing Address: 34 N Rain Forest Ct. City: Spring State: TX
Zip: 77380
Phone: (915) 588-9548 Fax: () Email: caitlin.munch@huckabee-inc.com

Owner

Name: Clay Cashatt Title: Owner
Mailing Address: 321 S Persimmon St City: Tomball State: Tx
Zip: 77375
Phone: () Fax: () Email:

Description of Proposed Project: Conversion of an existing 12,500 SF building, previously commercial and manufacturing (Compass Instruments), into a fitness and health gym (Leader Fitness).

Physical Location of Property: Approximately 710 ft south of the Main St and S Persimmon St intersection.
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: LT 4 BLK 1 Persimmon Flat FC No 378124
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

HCAD Identification Number: 1187930010004 Acreage: 1.5892

Current Use of Property: Previously Compass Instruments - industrial and commercial circuit board manufacturer, proposed use as Leader Fitness, health and wellness gym.

SPECIAL EXCEPTION(S) REQUESTED

Applicable Zoning Ordinance Requirements and Sections:

Section 50-112 (c) (1) b. All parking areas shall be constructed of the same material as the adjoining street, or of concrete cement.


No on-street parking shall be counted as meeting the requirements of this chapter and may be restricted or prohibited by the city.

Special Exception(s) Requested:

We would like to apply to utilize TrueGrid for the additional 10 parking stalls required to meet the latest Tomball parking requirements.

A letter describing the requested special exception(s) must be submitted in conjunction with this application. Please attach separate sheets(s) as necessary.

This is to certify that the information on this form is **COMPLETE, TRUE, and CORRECT** and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial. I also understand that in granting a special exception, the Board of Adjustments may impose conditions as are necessary to protect adjacent property owners and to ensure the public health, safety and general welfare.

X  3/01/2023
Signature of Applicant Date

X  03/02/2023
Signature of Owner Date

Submittal Requirements

The following summary is provided for the applicant's benefit. However, fulfilling the requirements of this summary checklist does not relieve the applicant from the responsibility of meeting the regulations in the Zoning Ordinance, subdivision regulations, and other development related ordinances of the City of Tomball.

A complete application must include:

- Application Fee: \$100 residential (except multi-family); \$250 non-residential & multi-family
- Letter explaining the special exception(s) in detail
- Metes & bounds of property
- Site plan, plot plan, or drawing showing the requested special exception(s)
- Other necessary information (maps, drawings, pictures, etc.) to explain the special exception(s)

The City's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.

Dear City of Tomball,

We are requesting the use of "TrueGrid" pavers in lieu of concrete pavement for an additional (10) parking spots for the 321 S Persimmons renovation. The proposed plan for the existing structure is to renovate the building from a commercial and industrial facility (Compass Instruments) into a health and wellness center (Leader Fitness Health and Wellness).

The goal of the variance request is to meet the parking requirements, as defined by the city of Tomball at 1 parking stall for each 300 SF of the facility, while minimizing impact to the existing site drainage.

If we are approved to utilize this substitution our team will ensure to utilize high visibility markers (SuperSpot) to appropriately signify parking lanes. We have included photos of our intent within the attached package.

Sincerely,

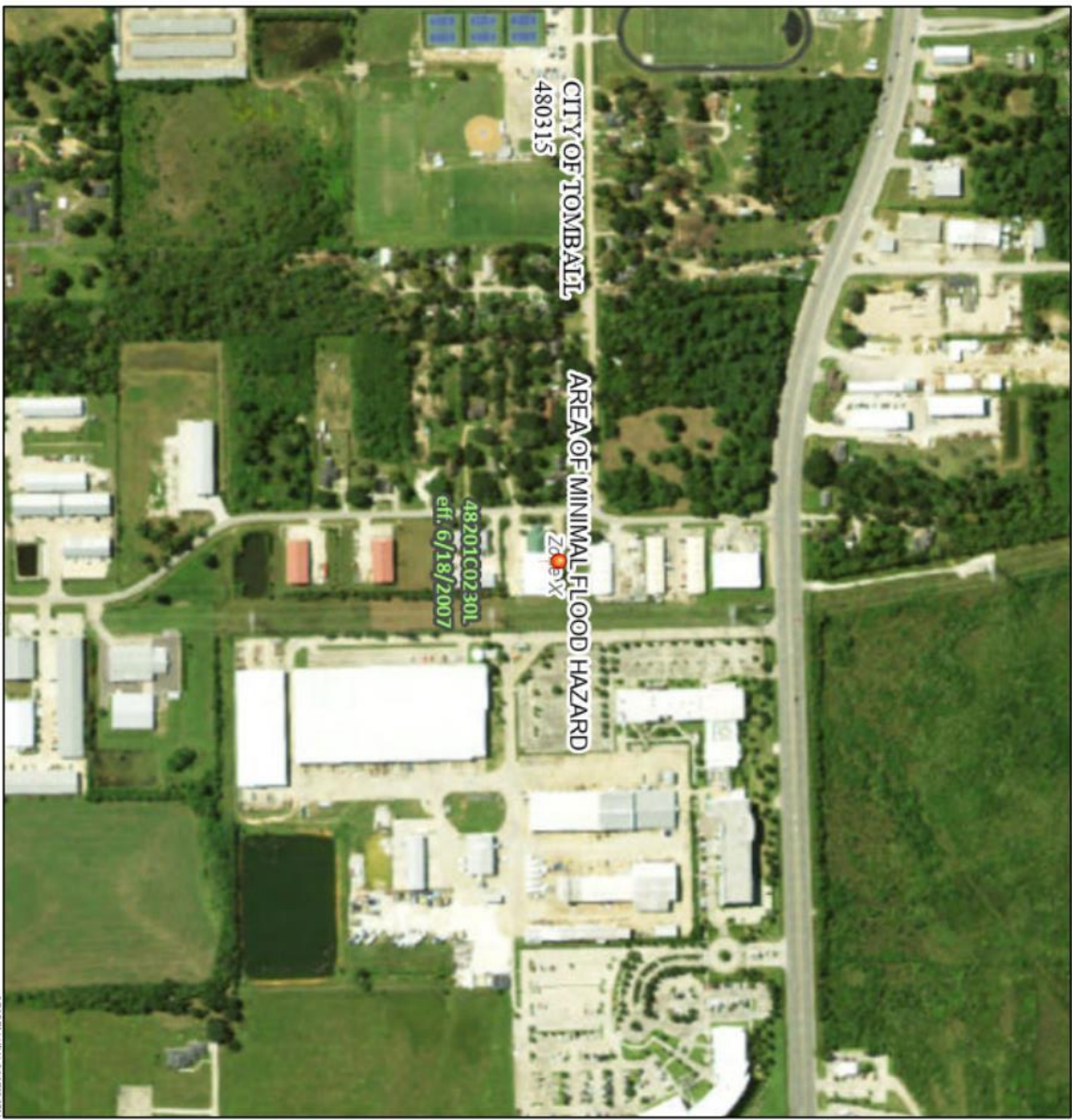
Caitlin Munch



Owner's Rep

National Flood Hazard Layer FIRMette

95°36'18"W 30°56'7"N



Legend

SEE HIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AE9
- With BFE or Depth Zone AE, AO, AH, VE, AP
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee - See Notes: Zone X

Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs

OTHER AREAS GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

- 20.2
- 17.5
- 9
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

OTHER FEATURES

- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

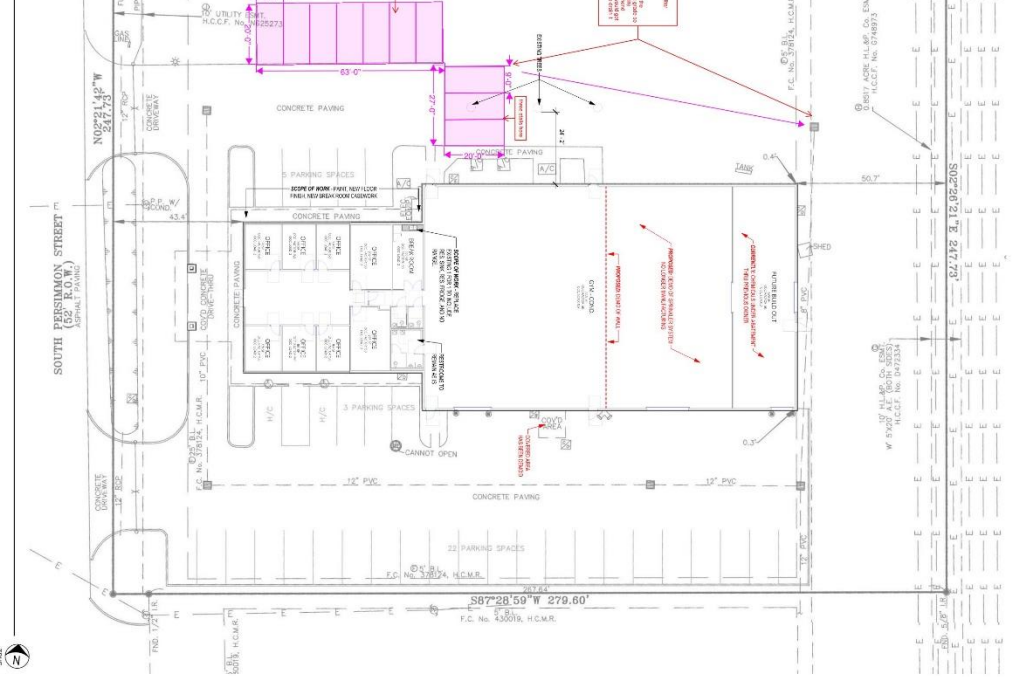
This map complies with FEMA's standards for the use of digital flood maps. If it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/1/2023 at 2:51 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and undetermined areas cannot be used for regulatory purposes.

ADDITIONAL	ACCOUNT	AMOUNT	DATE	INITIALS	REMARKS
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2	ADDITIONAL	100.00	10/15/2015		ADDITIONAL
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1 OVERALL PROPOSED WORK PLAN



NO.	DESCRIPTION	AMOUNT
1	CONCRETE PAVING	100.00
2	ASPHALT PAVING	100.00
3	UTILITY EMT.	100.00
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LEADERFITNESS
321 S PERSIMMON ST.
TOMBALL TX 77375

- DRAFT - NOT FOR CONSTRUCTION -

PROPERTY DESCRIPTION
 1. PROPERTY ADDRESS: 321 S PERSIMMON ST, TOMBALL, TX 77375
 2. PROPERTY TYPE: COMMERCIAL
 3. PROPERTY AREA: 10,000 SQ FT
 4. PROPERTY ZONING: COMM-1

PARKING REQUIREMENTS
 1. 22 PARKING SPACES
 2. 3 CANNOT OPEN SPACES
 3. 3/4' CLEARANCE
 4. 10' CLEARANCE

PROPERTY & PARKING NOTES

BUILDING DESIGN CRITERIA
 1. BUILDING HEIGHT: 10 FT
 2. BUILDING AREA: 10,000 SQ FT
 3. BUILDING TYPE: COMMERCIAL
 4. BUILDING ZONING: COMM-1
 5. BUILDING USE: OFFICE
 6. BUILDING MATERIAL: CONCRETE
 7. BUILDING FINISH: PLASTER
 8. BUILDING COLOR: GREY
 9. BUILDING ROOF: FLAT
 10. BUILDING FOUNDATION: CONCRETE

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/15/2015
2	ISSUED FOR PERMITS	10/15/2015
3	ISSUED FOR PERMITS	10/15/2015
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5	ISSUED FOR PERMITS	10/15/2015
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19	ISSUED FOR PERMITS	10/15/2015
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21	ISSUED FOR PERMITS	10/15/2015
22</		

Exhibit “F” TRUEGRID Spec’s



TRUEGRID was developed in the U.S.A, and TRUEGRID is manufactured and will always be manufactured in the U.S.A.

It is produced from 100% post-consumer recycled material.

We take plastic products with a short life cycle that end up in our land-fills, and we turn them into TRUEGRID...a product with a very long life cycle...which can then be recycled again.

Introduction to the TRUEGRID System

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

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

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

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

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

The value of the TRUEGRID systems includes:

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

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

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

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

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

TRUEGRID will add to LEED Credits in the following categories.

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

Sub-base considerations for storm water detention

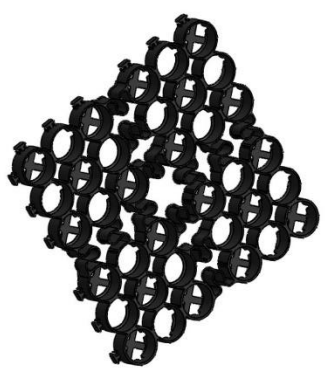
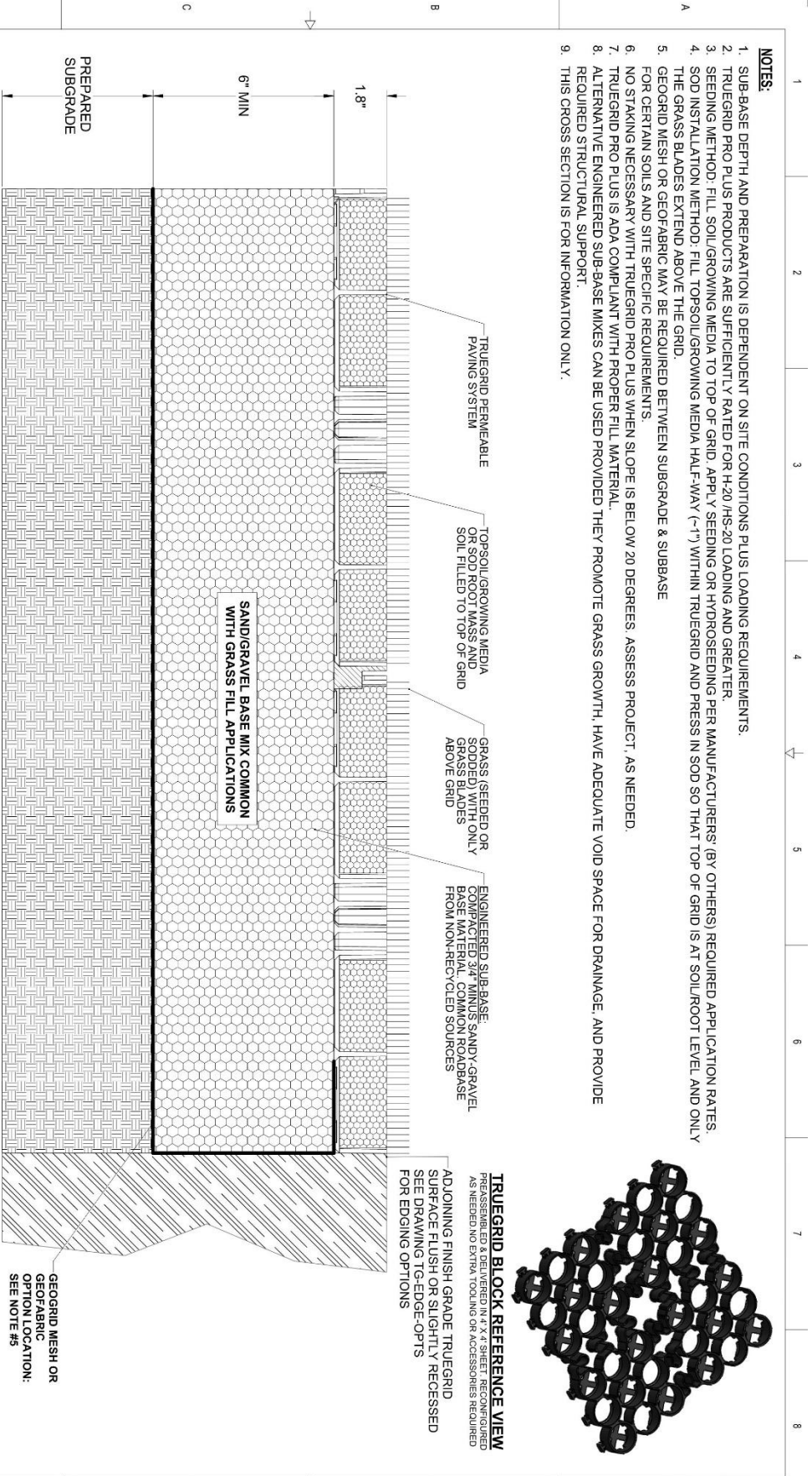
Crushed aggregate meeting ASTM No. 57 is commonly used for open-graded sub bases along with ASTM No. 2 to No. 4. These materials are widely available and they are recommended for most TRUEGRID Permeable Paver applications. These materials will have a nominal porosity (volume of voids/total volume of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

Chart A: Permeable Base

AASHTO #57 permeable sub base material defined as:

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

- NOTES:**
1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
 2. TRUEGRID PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20/HS-20 LOADING AND GREATER.
 3. SEEDING METHOD: FILL SOIL/GROWING MEDIA TO TOP OF GRID. APPLY SEEDING OR HYDROSEEDING PER MANUFACTURERS' (BY OTHERS) REQUIRED APPLICATION RATES.
 4. SOD INSTALLATION METHOD: FILL TOPSOIL/GROWING MEDIA HALF-WAY (~1") WITHIN TRUEGRID AND PRESS IN SOD SO THAT TOP OF GRID IS AT SOIL/ROOT LEVEL AND ONLY THE GRASS BLADES EXTEND ABOVE THE GRID.
 5. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUBGRADE & SUBBASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
 6. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 20 DEGREES. ASSESS PROJECT, AS NEEDED.
 7. TRUEGRID PRO PLUS IS ADA COMPLIANT WITH PROPER FILL MATERIAL.
 8. ALTERNATIVE ENGINEERED SUB-BASE MIXES CAN BE USED PROVIDED THEY PROMOTE GRASS GROWTH, HAVE ADEQUATE VOID SPACE FOR DRAINAGE, AND PROVIDE REQUIRED STRUCTURAL SUPPORT.
 9. THIS CROSS SECTION IS FOR INFORMATION ONLY.



TRUEGRID BLOCK REFERENCE VIEW
 PREASSEMBLED & DELIVERED IN 4'x4' SHEET. RECONFIGURED AS NEEDED. NO EXTRA TOOLING OR ACCESSORIES REQUIRED.

ADJOINING FINISH GRADE TRUEGRID SURFACE FLUSH OR SLIGHTLY RECESSED. SEE DRAWING TG-EDGE-OPTS FOR EDGING OPTIONS.

GEOGRID MESH OR GEOFABRIC OPTION LOCATION: SEE NOTE #9

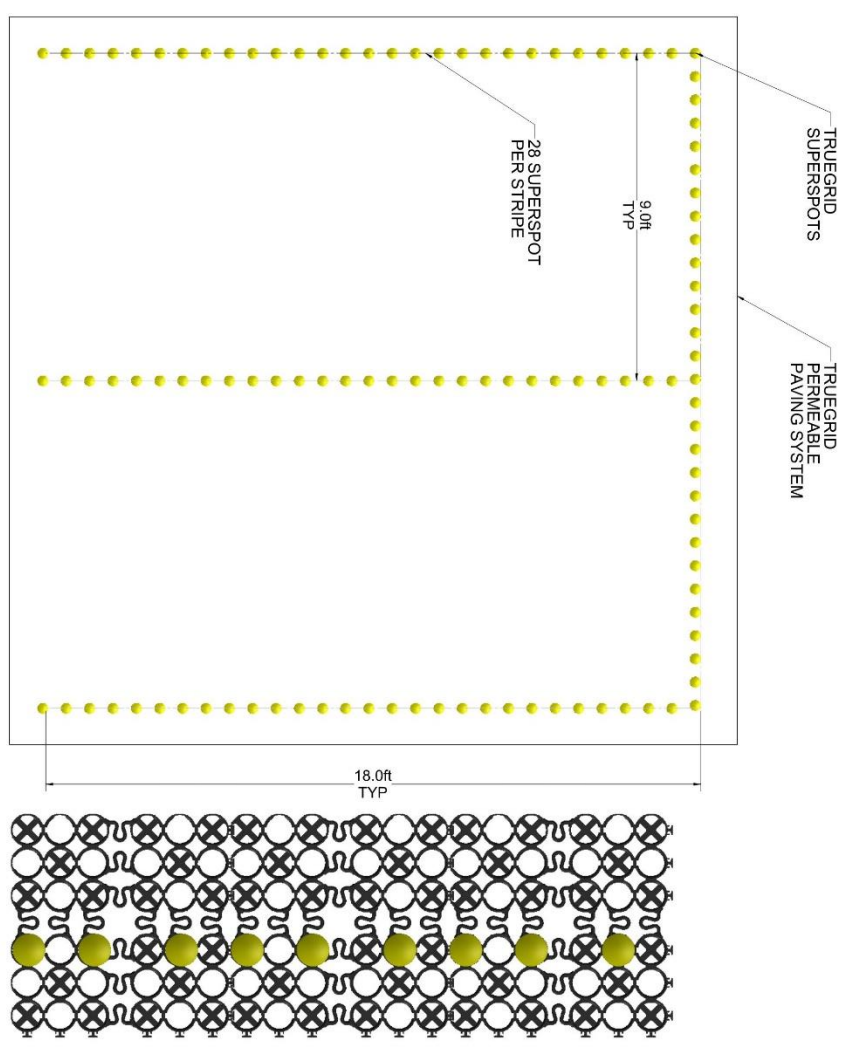
GRASS FILL MEDIUM LOAD TRUEGRID PRO PLUS

APPLICATION:
 PARKING LOT, RV PARKING, PARKING PADS, DRIVEWAYS

REV	DESCRIPTION	DATE	BY	CHECKED	DATE
01	UPDATED NOTE PLAD NOTES	8/20/2020	JT	JT	CW

<p>UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.</p>	<p>CLIENT / PROJECT</p>
<p>MANUFACTURED IN NORTH AMERICA</p> <p>1-855-355-GRID (4743)</p>	<p>APPROVAL INFORMATION</p> <p>DATE: 2/20/2020</p> <p>SCALE: 1/4" = 1'-0"</p> <p>DATE: 2/20/2020</p> <p>SCALE: 1/4" = 1'-0"</p>
<p>TRUEGRID GRASS FILL INSTALLATION MEDIUM LOAD</p> <p>TGB-GRS-ML</p>	<p>TRUEGRID</p> <p>True to your project. True to the environment.</p>

- NOTES:**
1. LINE UP TAB AND SLOT. PUSH IN TO LOCK IN SUPERSPOT.
 2. SUPERSPOT PATTERN AND SPACING OPTIONS ARE UNLIMITED AND CAN BE RECONFIGURED AS PREFERRED.
 3. SUPERSPOTS CAN BE USE IN MALE TO FEMALE CONNECTION POINT CELLS. IF YOU SLIGHTLY MODIFY THE SUPERSPOT.
 4. SUPERSPOTS ARE TYPICALLY INSTALLED BEFORE FINAL TRUEGRID PAYER FILL.



90° STALL OPTION

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

REV	DESCRIPTION	DATE	BY	CHKD	APPV
01	REVISION NOTES ADDED/FINISH GRADE MATCH	11/16/2017	JST	JT	CW

1-855-355-GRID (4743) CLIENT / PROJECT

MADE IN U.S.A.

UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES. THESE DIMENSIONS ARE FOR INFORMATION ONLY. THE DECISION TO ORDER THIS PRODUCT IS THE RESPONSIBILITY OF THE BUYER. THE BUYER SHALL VERIFY THE DIMENSIONS AND SPECIFICATIONS OF THE PRODUCT BEFORE ORDERING. TRUEGRID SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR LOSSES ARISING FROM THE USE OF THIS PRODUCT. TRUEGRID

DO NOT SCALE DRAWING

DATE	3/11/2018	DATE	3/11/2018
BY	J. Tracy	BY	C. White
CHKD	3/24/2018	CHKD	3/24/2018
APPV		APPV	

TRUEGRID PROPLUS SUPERSPOT 90 DEG PARKING SPOT TG-PP-SS-90-28

SCALE: 1/8" = 1'-0"

SHEET 15 OF 17