



# DRIVEWAY AND FLATWORK



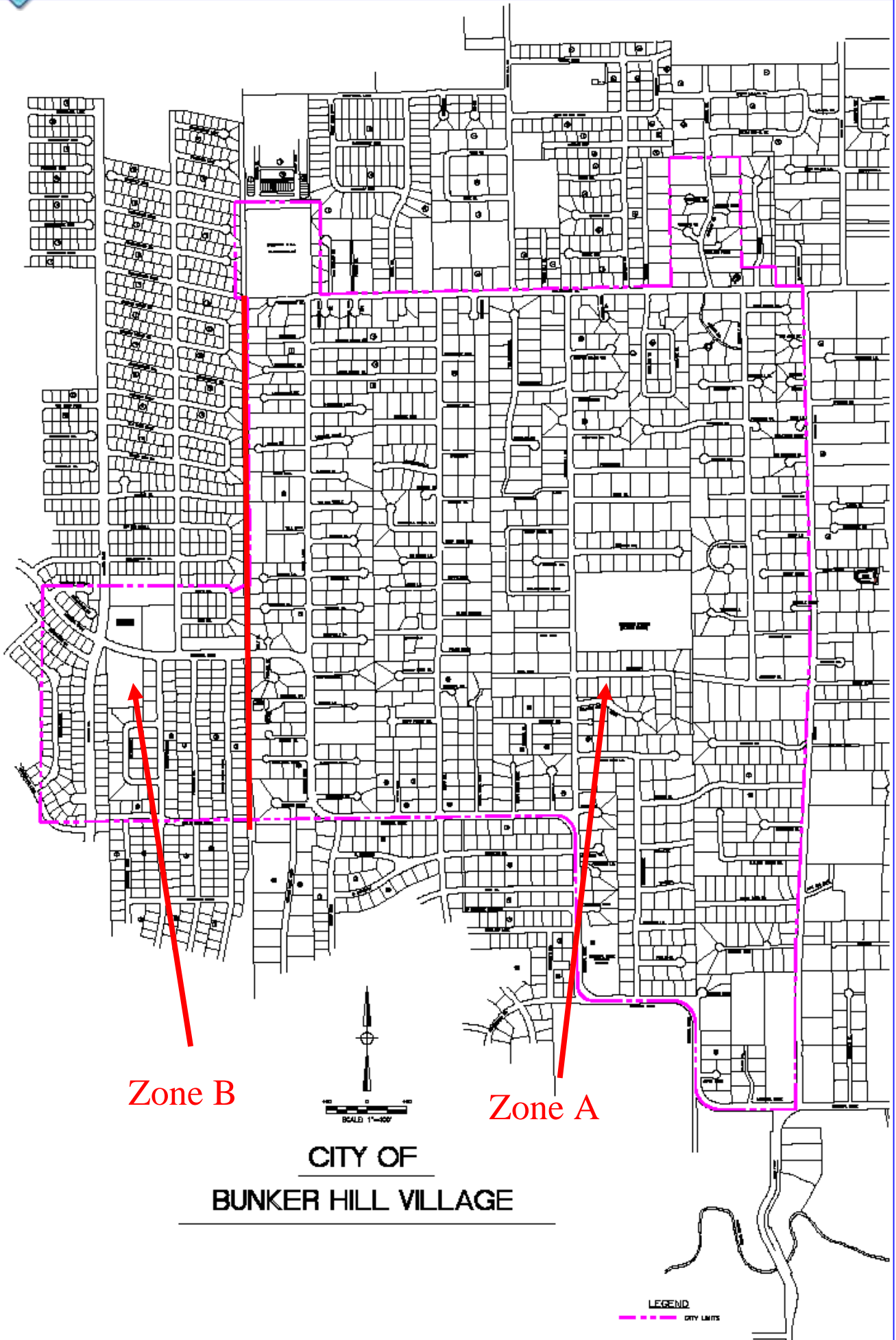
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## Driveway and Flatwork

### *Important Design Considerations*

- Permits are required for **ALL New** flatwork.
- Permits are required for concrete driveway and sidewalk replacement of 100 square feet or more.
- A driveway repair is considered to be less than 50% of the total driveway. Repairs are not required to meet current setbacks.
- A driveway replacement is considered to be 50% or more of the total driveway. Replacements must meet **ALL** current city codes including current setbacks and lot coverage limitations. An existing driveway which does not meet current setbacks or lot coverage limitations may not be approved to be replaced in the same location.
- Maximum Allowable Lot Coverage by Non-Permeable Surfaces is 45.0%. This is for the total lot area. City Rights-of-way are not part of the lot and therefore not included in this number. Please do not include lot calculation numbers for swimming pools. This information should be submitted with the pool permit application. Permeable driveway and walkways may be used to offset lot coverage numbers but the system used must be a true permeable design. See enclosed details on permeable driveways.
- **An 11" X 17" drawing is required for all new flatwork and driveway replacements.**
- Your plan submission must include a site plan with ALL city setback lines shown. The setbacks vary depending on the specific zone of the city. See the enclosed map to determine your zone. Setbacks for lots on private streets are measured from the edge of the access easement for the private street. All drawings must be 11" X 17".
- Permeable driveways, sidewalks and patios are allowed and will offset lot coverage numbers **IF** the systems meet the following specifications:
  - Pavers used must be designed as a permeable paver. Generic pavers are not permeable.
  - Permeable pavers must be installed in accordance with the manufacturer's design specifications.
  - The Permeable system selected must serve as a method of transporting water back into the underlying soil at the same rate or greater as natural ground.
- You should receive a response for your project in 10 business days or less. Projects which do not include all of the required items on the enclosed New Home Required Documentation List will be charged a \$100 resubmission fee.
-



Zone B

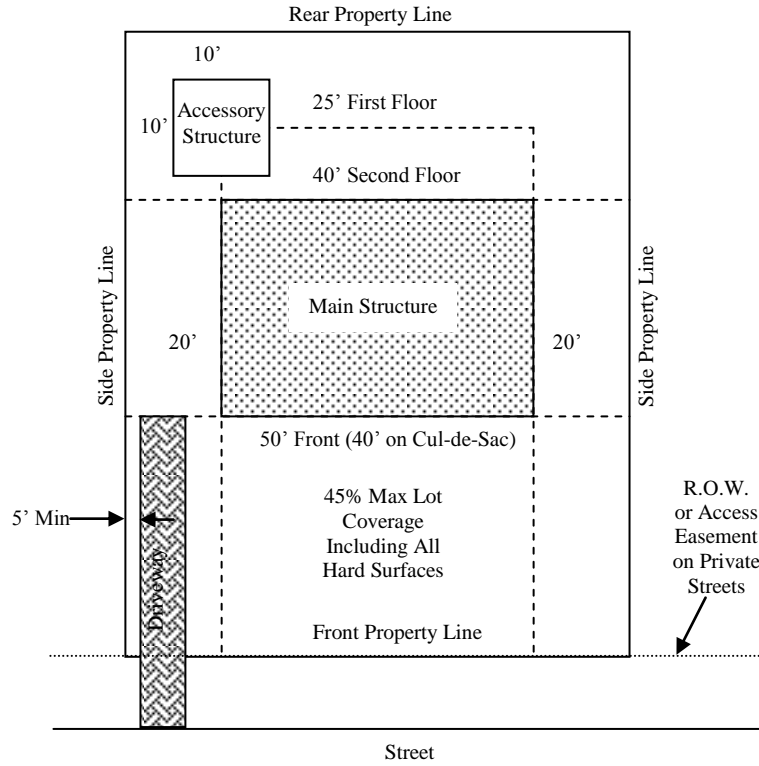
Zone A

CITY OF  
BUNKER HILL VILLAGE

LEGEND  
- - - - - DRY LIMITS

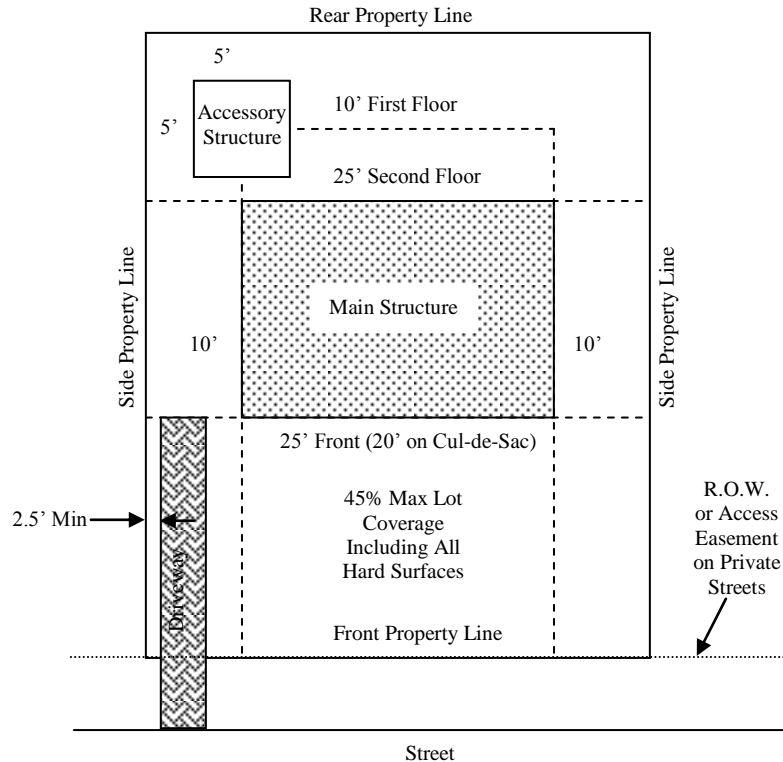


**Standard Lot  
Zone A**



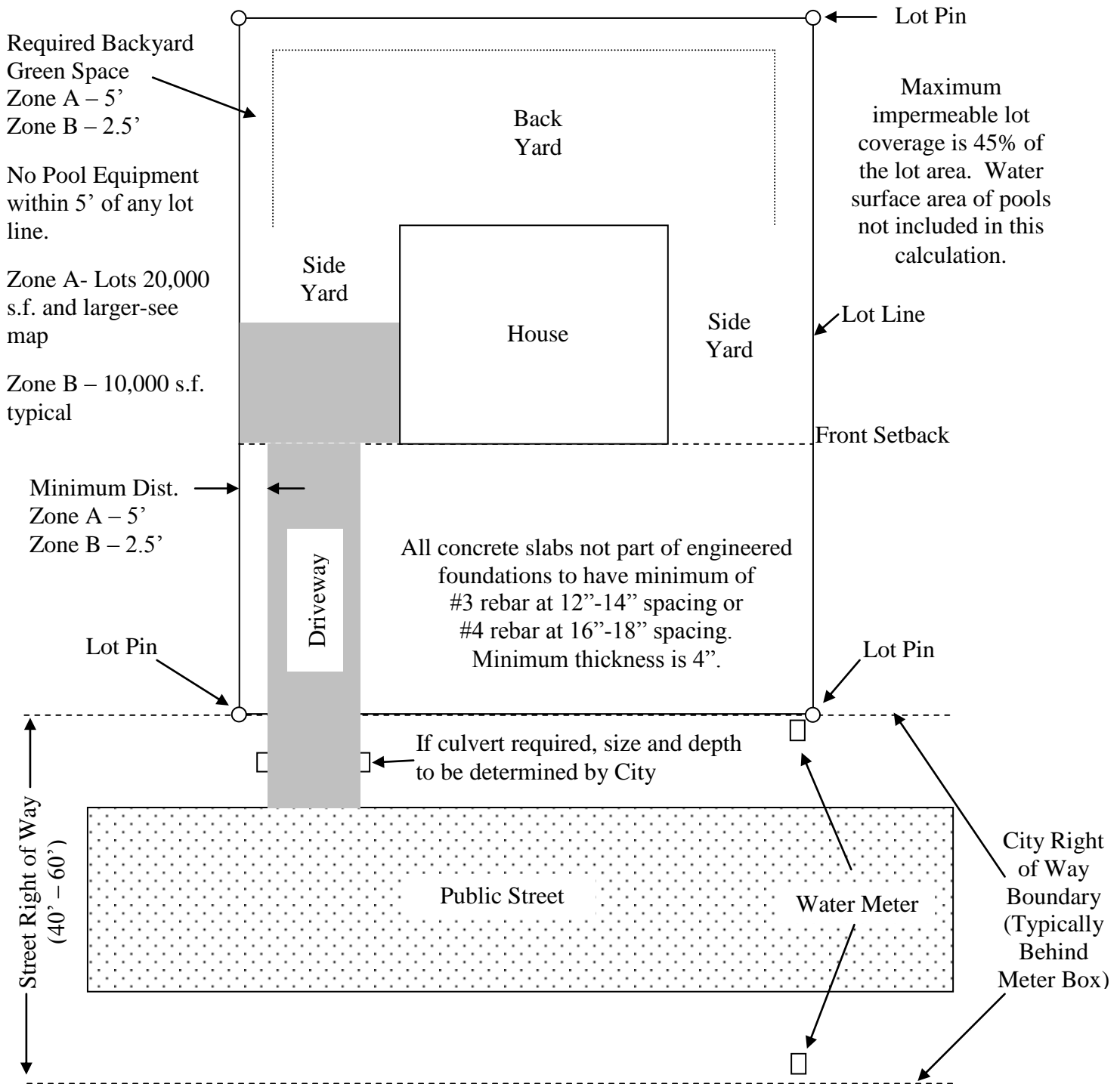
A Cud-de-Sac lot is defined as a lot which the ENTIRE front lot line is on the arc of the cul-de-sac.

**Setback Requirements  
Standard Lot  
Zone B**





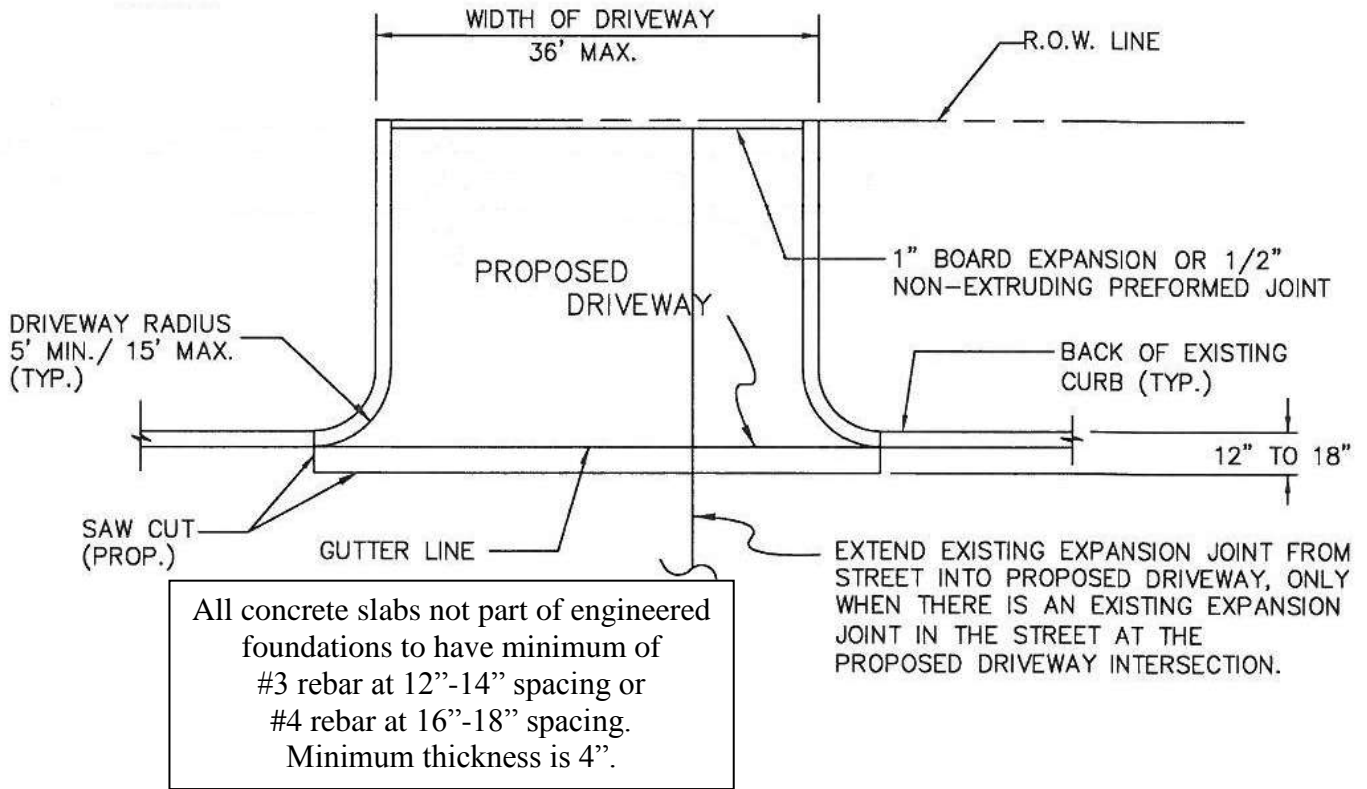
### Driveway, Sidewalk, Pool Decking and Patio Requirements



Permeable pavers must be manufactured and designated as a permeable material. Installation must comply with manufacturer's recommendations for permeable installations. Final inspection of a permeable system will include a test to confirm that all water is transferred to the soil below the paver system.

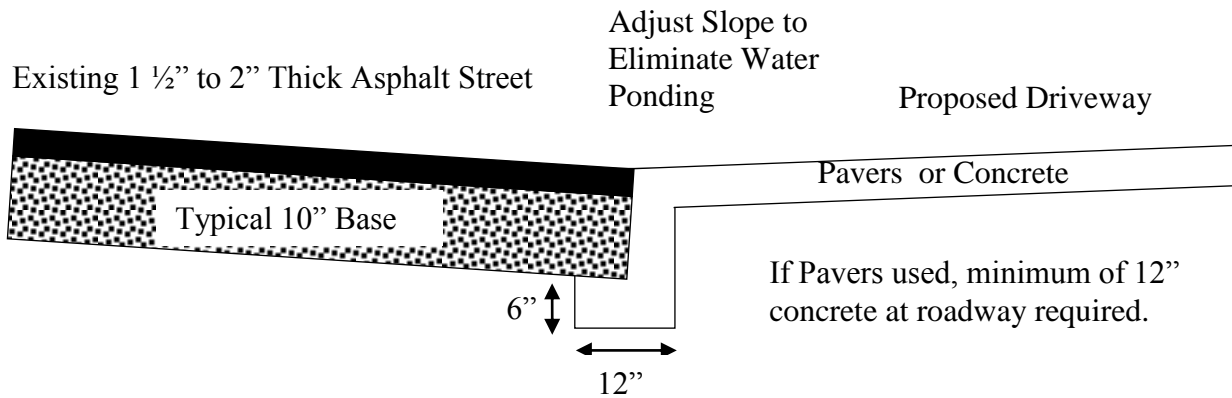


**USE FOR ALL PROPOSED CURB REMOVAL FOR DRIVEWAYS**



**NO CUTTING OF PUBLIC STREET ALLOWED WITHOUT PRIOR APPROVAL**

**USE FOR ALL DRIVEWAY CONNECTIONS TO ASPHALT STREETS**



Concrete support required 6" below asphalt road base and 6" into the street.

**NO CUTTING ALLOWED ON ASPHALT STREETS WITHOUT PRIOR APPROVAL.**



## **Driveway and Flatwork Required Documentation**

### **Building Submittal Package**

- Permit Application
- Lot Coverage Calculations Form (Not required for Repairs – see definition)
  - Property Survey by a Registered Land Surveyor. (11” X 17”)
  - Driveway Plan (11” X 17”) show proposed work on the survey.



Required for Approval



# Building Permit Application

Date: \_\_\_\_\_

Type of Permit Requested: Driveway/ Flatwork

Job Address: \_\_\_\_\_

Contractor: \_\_\_\_\_ Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_

Type of Project: (Circle One)                      New                      Addition                      Alteration                      Replacement

Owner of Property: \_\_\_\_\_ Valuation: \$ \_\_\_\_\_

Square Feet of New Space Air Conditioned: \_\_\_\_\_ Non AC \_\_\_\_\_ New Slab: \_\_\_\_\_

Requested Water Meter Size: \_\_\_\_\_

Minimum Distance From Proposed Structure to: North Property Line \_\_\_\_\_ South Property Line \_\_\_\_\_  
West Property Line \_\_\_\_\_ East Property Line \_\_\_\_\_

I hereby certify that this property has been legally platted and is recorded as Lot \_\_\_\_\_, Block \_\_\_\_\_ of \_\_\_\_\_ Addition in Vol. \_\_\_\_\_, Page \_\_\_\_\_ of the records and maps of Harris County, Texas.

\_\_\_\_\_  
(Property Owner)

I hereby acknowledge that I have been informed that a Fire Sprinkler System is required in all new construction and in additions or remodeling projects that exceed 50% of the replacement value of the existing structure as required in N.F.P.A. 13, 13D. Fire system plans must be submitted to the Village Fire Department (901 Corbindale, Houston, Texas 77024 713-468-7941) for approval prior to construction.

\_\_\_\_\_  
(Contractor/ Agent)

For City Use Only			
Fees:	Water Tap	\$ _____	Permit No. _____
	Sewer Connection Charge	\$ _____	Fire System Approval Date _____
	Water Deposit	\$ _____	Permit Number _____
	Connection Total	\$ _____	Permit Fee \$ _____



# LOT COVERAGE CALCULATIONS

JOB ADDRESS: \_\_\_\_\_

LOT AREA \_\_\_\_\_ SQ. FT.

BUILDING AREA \_\_\_\_\_ SQ. FT.

OTHER AREAS \_\_\_\_\_ SQ. FT.

TOTAL PERCENTAGE OF LOT COVERAGE \_\_\_\_\_%

Building area is the square footage of the lot covered by buildings only.

Other areas include decks, patios, courts, walkways, drives or any other surface that would render the underlying ground impermeable.

The water surface of a pool shall **NOT** be considered as part of the lot coverage.

I certify that the above information is true and correct.

\_\_\_\_\_  
Contractor's Signature

\_\_\_\_\_  
Date

\*\*\*\*\*

Ordinance No. 03-289, adopted by the City Council of the City of Bunker Hill Village, on August 19, 2003, stipulates the following:

**Building area.** The building area shall not exceed forty-five percent (**45%**) of the area of the lot in both District A and District B. For the purposes hereof, building area shall include portions of a lot which are covered with buildings or structures which render the underlying ground impermeable, including, but not limited to, building foundations, driveways, sidewalks, walkways, sundecks, patios, or tennis courts, and other impervious surfaces.”



Required for Approval



# Contractor Registration

Company Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Office Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Field Contact Person: \_\_\_\_\_ Telephone: \_\_\_\_\_

Texas License Type: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Name on License: \_\_\_\_\_

License Number: \_\_\_\_\_

Insurance Underwriter: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Please request your insurance carrier to fax the required insurance certificate to (713) 827-8752. The City of Bunker Hill must be the certificate holder shown on the certificate. A copy of your applicable state license is also required. A permit will not be issued until this information is on file.



## **WORKING HOURS**

**MONDAY – FRIDAY  
7:00 A.M. TO 6:00 P.M.**

**SATURDAY  
8:00 A.M. TO 5:00 P.M.**

**SUNDAY  
HOLIDAY (NO WORK ALLOWED)**



## **LAS HORAS DE TRABAJO**

### **LUNES – VIERNES**

**7:00 A.M. HASTA LAS 6:00 P.M.**

### **SABADO**

**8:00 A.M. HASTA LAS 5:00 P.M.**

### **DOMINGO**

**DIA DE DESCANSO (NO SE PERMITE  
TRABAJAR)**



## **Required Driveway Flatwork Inspections**

**Fax Inspection Requests 1 day in advance to the City of Bunker Hill using the form provided in this package. All inspections must be performed by City of Bunker Hill inspectors. Third party inspections do not take the place of city inspections.**

- Pre-pour - Steel prior to pouring
- Base for permeable type systems



INSPECTION REQUEST FORM

CONTRACTOR: \_\_\_\_\_

JOB SITE ADDRESS \_\_\_\_\_ CONTRACTOR FAX: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_

PERMIT# \_\_\_\_\_ DATE FOR INSPECTION: \_\_\_\_\_ Time Desired: \_\_\_\_\_

Please fax this form by 4:00 pm to insure next day inspections.

**Building**

- \_\_\_\_\_ Site
- \_\_\_\_\_ Pier
- \_\_\_\_\_ Foundation\*
- \_\_\_\_\_ Wind Bracing
- \_\_\_\_\_ Brick Tie
- \_\_\_\_\_ Frame Cover
- \_\_\_\_\_ Polly Seal
- \_\_\_\_\_ Insulation
- \_\_\_\_\_ Wall Board
- \_\_\_\_\_ Final

\*Form Survey must be presented and approved before a Foundation Inspection will be scheduled.

- \_\_\_\_\_ Pressurization
- \_\_\_\_\_ Shower Pan
- \_\_\_\_\_ Water Lines/Water Heaters
- \_\_\_\_\_ Gas Turn On
- \_\_\_\_\_ Area Drains
- \_\_\_\_\_ Final

**Driveway/Sidewalk**

- \_\_\_\_\_ Approach
- \_\_\_\_\_ Pre-Pour
- \_\_\_\_\_ Culvert
- \_\_\_\_\_ Final

**Mechanical**

- \_\_\_\_\_ Cover
- \_\_\_\_\_ Register/Box Seal
- \_\_\_\_\_ Change Out
- \_\_\_\_\_ Final

**Fence**

- \_\_\_\_\_ Final

**Pool**

- \_\_\_\_\_ Stake Out
- \_\_\_\_\_ Steel
- \_\_\_\_\_ Decking
- \_\_\_\_\_ Final

**Electrical (Electrician must be present @ inspection)**

- \_\_\_\_\_ Cover
- \_\_\_\_\_ Temporary Pole Set
- \_\_\_\_\_ TCI
- \_\_\_\_\_ Underground
- \_\_\_\_\_ Swimming Pool
- \_\_\_\_\_ Final

**Irrigation**

- \_\_\_\_\_ Final

**Demolition**

- \_\_\_\_\_ Pre-Demo

**Plumbing**

- \_\_\_\_\_ Sewer Disconnect
- \_\_\_\_\_ Underground
- \_\_\_\_\_ Cover

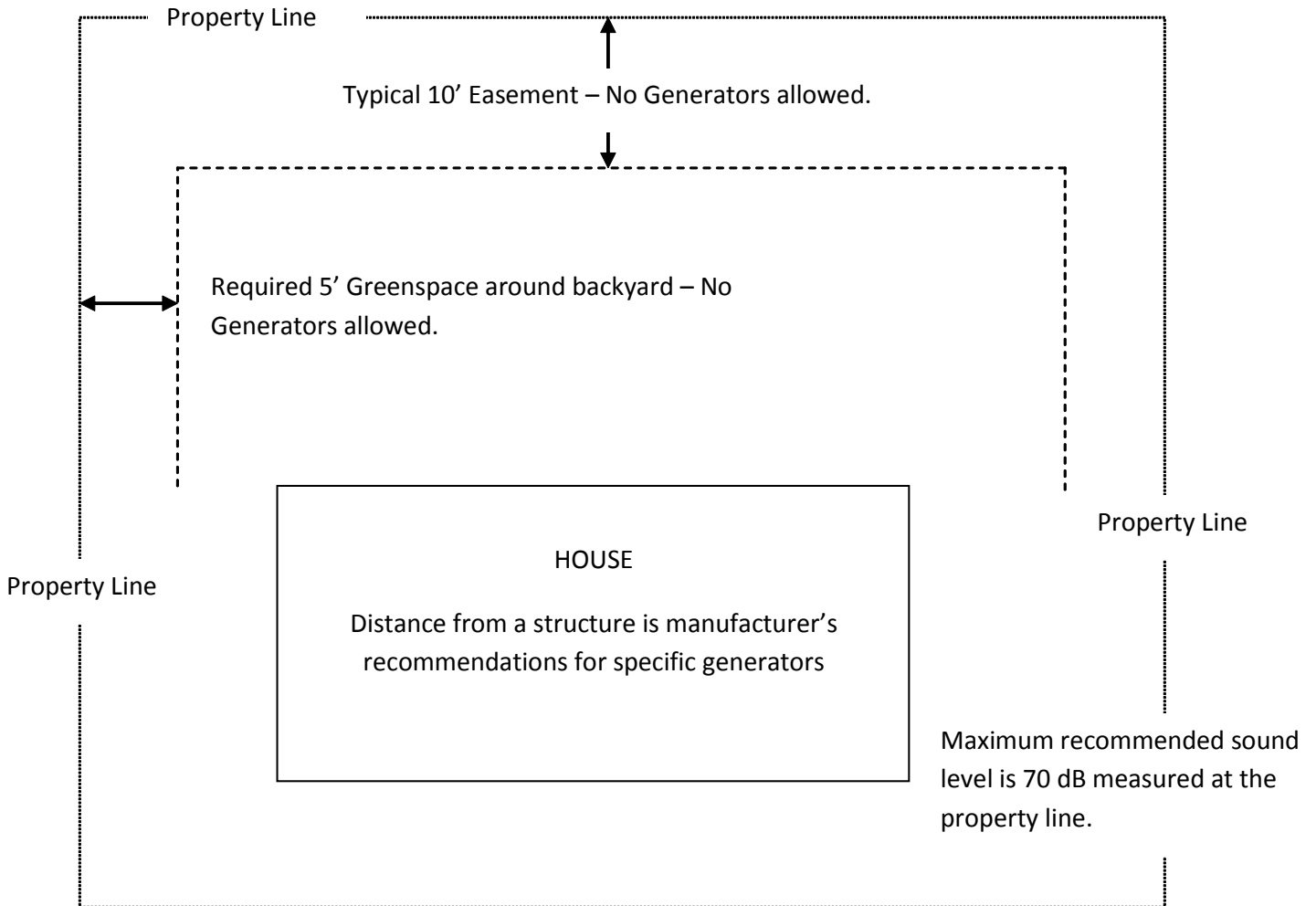
- Roof** \_\_\_\_\_ Final

Comments: \_\_\_\_\_

Site Inspection is to confirm the presence of 1) On Site Parking 2) Dumpster 3) Screened Sanitary Facilities 4) Filter Fabric and Runoff Protection 5) Temporary Drainage 6) Tree Protection 7) Permit Posting Station 8) Address Clearly visible from the street.



## Generator Installation Permit Requirements



### Permits Required

**Generator Permit (\$65):** Covers 1 final inspection, does not include a service reconnect inspection if required. If additional electrical inspections are needed other than the final, please request the total number of inspections when purchasing the permit (**\$65 per additional inspection**). A load analysis is required if a service entrance rated ATS is to be installed. Please provide available fault current with load analysis.

**Driveway Permit (\$65):** If a concrete slab is poured for the generator.

**Plumbing (\$65):** If a natural gas connection is required.

*Electrical code is NEC 2005*