



GRADING PERMITS FOR EXCAVATION AND FILL WORKSHEET

Appendix E of the Houston Adopted 2012 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 Permits are required for any excavations or fill, or combination thereof, and includes:

- **Excavation Permits** - Including work proposing the mechanical removal of earth material.
- **Fill Permits** - Including a deposit and/or relocation of earth material placed by artificial means.

IMPORTANT NOTE: THERE SHALL BE NO FILL WITHIN THE PUBLIC RIGHT-OF-WAY

SECTION 1: Are Permits and Plans Required?

A Grading Excavation permit & plans are 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 are required if "Yes" is answered to any question 5 through 10.

(50 cubic yards = 1350 sq. ft. @ 1 ft 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?
- No (9) Does the proposed fill obstruct any natural and/or previously constructed drainage course?
- No (10) Is proposed fill greater than 1 ft 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 geologic factors may be involved, grading will be required to conform to recommended grading, inspection, and testing by a *Professional Engineer*.

Engineered grading plans are required if "Yes" is answered to question 11. Plans shall be designed, sealed, signed, and dated by a professional engineer. These grading permits shall be designated as "Engineered Grading".

(5000 cubic yards = 135,000 sq. ft. @ 1 ft depth)

- No (11) Does the grading project exceed 5000 cubic yards?

Grading plans shall be designated "Regular Grading" if "Yes" is answered on question 12: (no engineer req.)

- Yes (12) Does the grading involve less than 5000 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.)
- No (15) Does the site include any special geological features and/or considerations for any grading?

A Storm Availability Letter is required to be included with the submitted documents if "Yes" is answered to questions 16 or 17:

- No (16) Does the scope of work to lots exceeding 15,000 sq. ft., include any new impervious cover?
- Yes (17) Does the project include connection to the city's public storm sewer system?

ADDRESS _____ PROJECT # _____ DATE _____

PRINT NAME OF APPLICANT _____ SIGNATURE _____



Application for Modification of Sidewalks Standards

Section 40-556 of Chapter 40 of the Code of Ordinances



PLANNING & DEVELOPMENT DEPARTMENT

The Planning official, in collaboration with the Office of City Engineers (OCE) and the Mayor's Office for People with Disabilities (MOD), may approve a modification to the sidewalk and safety buffer standards of section 40-555 of the Code of Ordinances in accordance with section 40-556. Granting a modification under Sec. 40-556 does not set a precedent, and each case shall be reviewed on its own merits.

1. Project & Contact Information:

Date: 2/8/2022 Project Number: 21119667

Applicant's Name: City of Houston Housing and Community Development Department

Phone Number: 832.394.6200 x6166

E-mail address: HCDD.permitting@houstontx.gov

Site Address: 4600 Robertson Street

City Council District: H

2. Modification Fee Applicability:

For certain modification requests, a non-refundable fee of \$1,174.46 per Statute: 40-556(c) is required. Please see the request types and fee applicability below. Check the one that applies to your request.

- No sidewalk (application fee applies)
- Provide a sidewalk, but no safety buffer (application fee applies)
- Maintain full width of sidewalk, but modified width of the safety buffer (fee does not apply)
- Maintain full width of safety buffer, but modified width of the sidewalk (fee does not apply)
- Provide reduced width of both sidewalk and safety buffer (fee does not apply)

3. Details of proposed Standard Modification:

List the street(s) where the modification is being requested and fill in the correlating information below.

Street Name:	Required sidewalk width:	Required safety buffer width:	Proposed sidewalk width:	Proposed safety buffer width:
Robertson Street	5'	4'	3'	ditch width
Frawley Street	5'	4'	3'	ditch width



REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
03/08/22

To qualify for an approval under this section, the applicant must meet criteria below. Answer each question below. For question number 1, you may select the one that best fits your situation.

Statement of Facts:

(1) The proposed standard modification meets one or more of the following: (Sec. 40-556 e)

- a. *Pedestrian pathways or sidewalks exist within the immediate vicinity of the public street that provide reasonably sufficient access and connectivity for public pedestrian use; OR (Sec. 40-556 e-1(a))*

Nearby sidewalks or pedestrian paths already provide safe public access and connectivity (please explain).

- 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. 40-556 e-1(b))*

Providing the required sidewalk and safety buffer would cause a safety hazard or be impractical given existing conditions (please explain).

There are existing power poles on the site, on both streets,
do not really allow for a sidewalk to be put in without modifying the existing ditch
The Traffic Department has emphatically stated that they will not approve the modification of any ditches

- c. *The cost of the standard sidewalk requirement is disproportionate to the total cost of the action prompting the applicability of this article under section 40-522 of this Code and the development will not contribute to an increase in pedestrian traffic or otherwise create an adverse impact to existing pedestrian accessibility within the immediate vicinity; (Sec. 40-556 e-1(c))*

The cost of the sidewalk and safety buffer exceeds 50 percent of the development cost (please explain).

(2) The circumstances supporting the approval are not the result of hardship created or imposed by the applicant; (Sec. 40-556 e-2)

The applicant did not create the conditions requiring a standards modification (please explain).

The existing conditions will not allow for this requirement to be achieved without
modification to the existing drainage system

(3) The granting of the approval would create an alternative that furthers the intent and purposes of this article. (Sec. 40-556 e-3)

Approving a standards modification would support the goal of a safe, pedestrian-friendly city (please explain).

It will not unless the ditch is modified and swales are installed to maintain positive drainage
Again, Traffic has explained to us that a modified ditch will not be approved by them



4. Submittal Requirements:

- Completed application form
- A complete site plan showing the location and width of the proposed sidewalk and/or safety buffer
- Pay the Non-Refundable Fee of \$1,174.46 per Statute: 40-556(c) if applicable

Submit completed applications to:

Planning and Development Department

1002 Washington Avenue, 3rd Floor

Houston, TX 77002 or

by email to: PD.sidewalkandrealm@houstontx.gov

Contact the Planning and Development Department at (832) 394-8849 with any questions or to schedule a meeting prior to submitting an application. More information can be found at www.houstontx.gov/planning/DevelopRegs/



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Permit No.: 21119667
Date: 02/09/2022
Address: 4600 Robertson Street

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Kevin Bingham	Kevin Bingham	832-394-6200	support@hdeplans.com
PROPERTY ADDRESS	PERMIT NUMBER	DATE	
4600 Robertson Street	21119667	02/14/2022	

SIDEWALK MODIFICATION REPORT

Staff's Recommendation: **Approve**

Staff's basis of recommendation: The planning official, in collaboration with the office of city engineers (OCE) and the mayor's office of disabilities (MOD), may approve a modification to the standards of section 40-555 of the code of ordinances in accordance with 40-556. Granting a modification under 40-556 does not set a precedent, and each case shall be reviewed on its own merits.

The applicant is proposing to construct a new single-family residence on the subject site. The applicant has requested to modify the sidewalk along Robertson & Frawley both local streets, citing existing characteristics of the neighborhood and existing permitted physical obstructions as the justification not to provide the required sidewalk. The applicant has provided documentation that meets sec 40-556. However, after further review by the sidewalk committee, and based on the existing permitted physical conditions within the immediate vicinity of the public street which create unsafe conditions related to the practical use of the sidewalk that is otherwise contrary to sound public policy; the review committee recommends that no sidewalk be provided along the right of ways. Along both ROW's, there is an existing open ditch, and multiple utility poles limiting the available area for a sidewalk.

After close examination by the sidewalk and pedestrian realm review committee. The committee recommends granting the modification not to provide the required sidewalks along Robertson & Frawley Streets.

This approval waives the sidewalk requirement along Robertson & Frawley Streets for the proposed residence permit number (21119667).

Department use only

ACTION: **APPROVED**

APPROVED SUBJECT TO

DISAPPROVED

H. Padilla

DIRECTOR OR DESIGNEE *2.14.2022*
DATE

Applications or questions should be directed to the attention of Kim Bowie, 832-394-9522.

Note: This form must be attached to the building permit.



21119667

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03/08/22

PROJECT INFORMATION

City Project Number: _____

Date: 01/03/2022

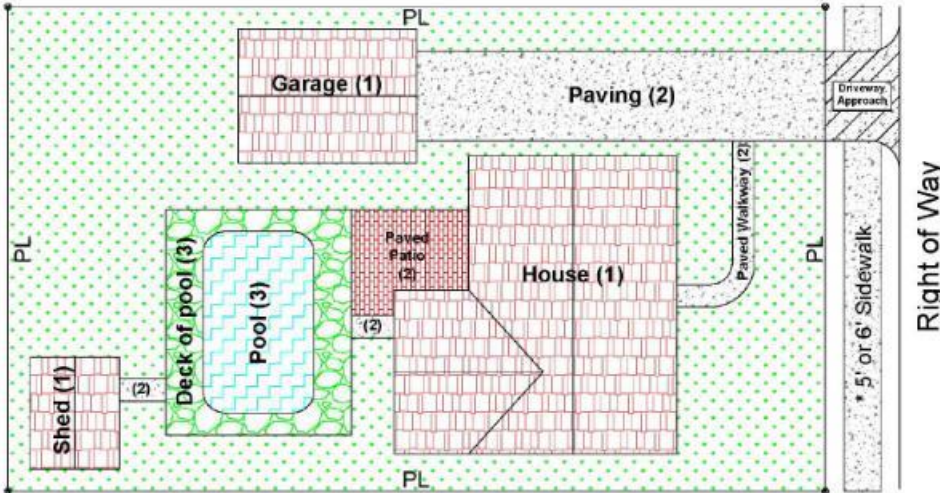
Address: 4600 ROBERTSON STREET, HOUSTON TEXAS 77009

Applicant's Printed Name: Nicolas Cascarano

Applicant's Signature: Nicolas Cascarano
Digitally signed by Nicolas Cascarano
Date: 2022.01.03 08:56:44 -0600

CALCULATION OF IMPERVIOUS AREA PERCENTAGE

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



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

* 6' sidewalk for major thoroughfare

IMPORTANT NOTES

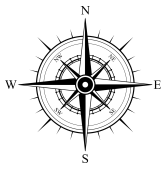
1. If > 65%, refer the Infrastructure Design Manual (IDM), Chapter 9, Section H for additional provisions and provide calculation in the submitted plans for review.
2. Permeable Paver/Pavement System must be considered impervious in the table below.
3. Stormwater Quality Permit is requested (according 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)	0	+	918	⇒ =	918	918
2. Paving (e.g., driveway, sidewalk, patio. etc.)		+	242	⇒ =	242	242
3. Detention Ponds, etc.		+		⇒ =		
4. Swimming Pool		+		⇒ =		
5. Others		+		⇒ =		
Totals		+	1160	=	1160 sq. ft. (A)	1160 sq. ft.

B. Total Area of Lot: 5000 sq. ft.

C. Percentage Impervious Area Calculation

$$\left(\frac{1160}{A} \div \frac{5000}{B} \right) \times 100 = \frac{23}{C} \%$$



Map Title



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Legend

ReferenceAndBoundaries_gx

Keymap Grid



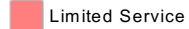
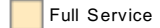
ZipCodes



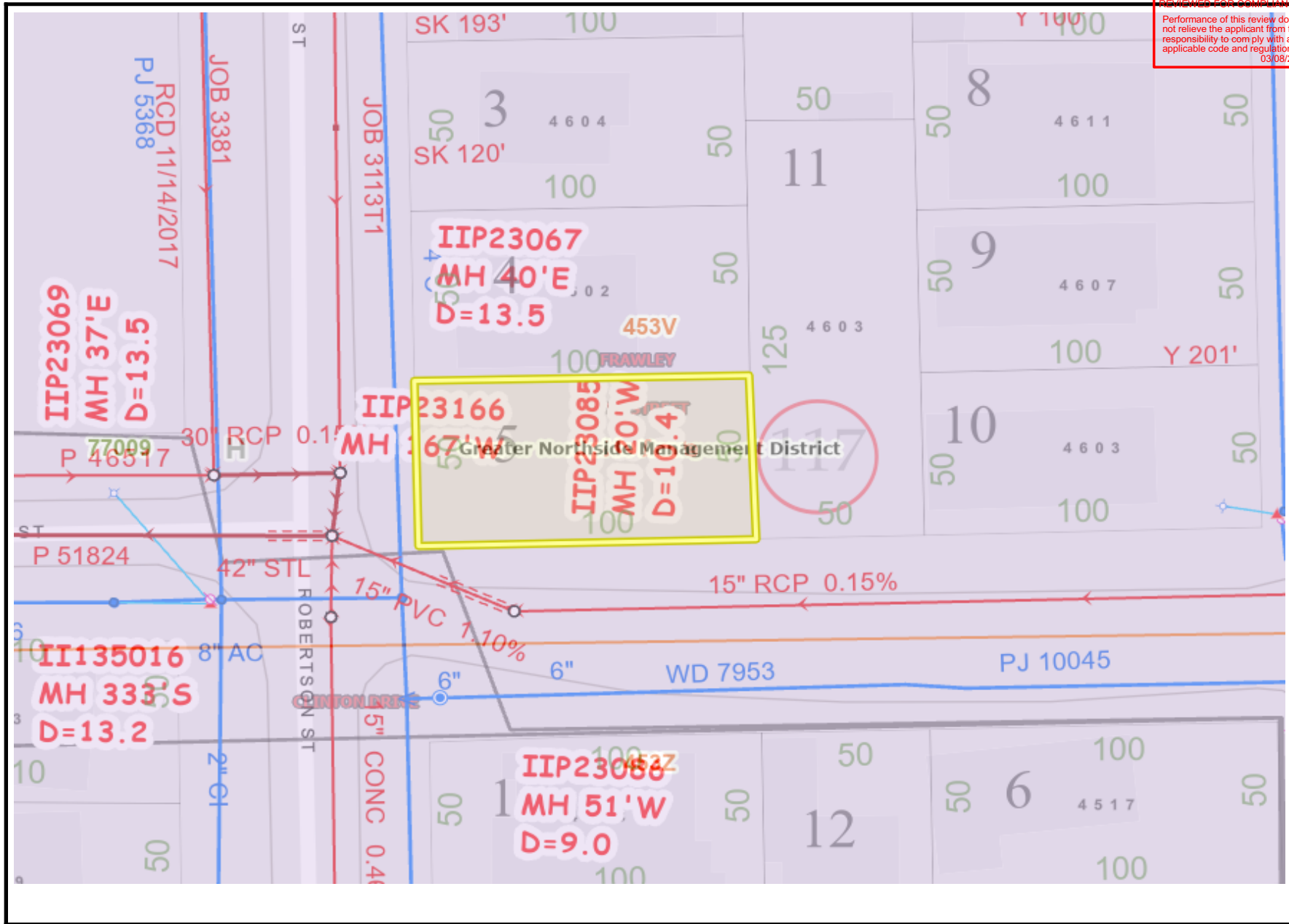
Council District



City Limit



MUD District



The following data sets were generated by and for the Houston Public Works Department. The asset information within this map are continually being updated, refined and are being provided to your organization for official use only and remains the property of the Houston Public Works Department. Providing this document to you does not constitute a release under the Freedom of Information Act (5 U.S.C. [section] 552), and due to the sensitivity of the information, this document must be appropriately safeguarded. PLEASE NOTE that these data sets are NOT intended to be used as an authoritative public record for any geographic location or as a legal document and have no legal force or effect. Users are responsible for checking the accuracy, completeness, currency and/or suitability of these datasets themselves. The Department makes no representation, guarantee or warranty as to the accuracy, completeness, currency, or suitability of these datasets, which are provided "AS IS"



December 17, 2021

Mr. Gonzalo E. Gonzalez
Houston Land Bank
P. O. Box 131106
Houston, Texas 77219

ILMS Project Number: 21124702 **WCR File Number:**

Legal Description: 0.1148 acre of land being Lot 5, Block 117, Ryon, located at 4600 Robertson Street
Proposed Development: Construction of a single family residence

Wastewater:

Impact Fee: \$1,621.63
Admin Fee: \$29.72
Connection Point(s): 24-inch or 15-inch in Robertson Street or 15-inch in Frawley Street
Proposed Service Units: 1.0000
Treatment Plant: Northside/69th Street
Pumping Station:

Water:

Impact Fee: \$1,618.11
Admin Fee: \$29.72
Connection Point(s): 8-inch in Robertson Street or 6-inch in Frawley Street
Proposed Service Units: 1.0000

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For Rudy Moreno, Jr.
Deputy Assistant Director
Infrastructure and Development Services
CEH:RM:TL (Council District H)

For Carol Ellinger Haddock, P.E.
Director
Houston Public Works

This approval is subject to the standard City of Houston requirements and supplemental requirement(s) listed below.

Standard Requirements:

The City Engineer may, from time to time, revise the Houston Public Works Infrastructure Design Manual, resulting in changes to the design criteria and parameters that must be followed in the development of this site.

Wastewater discharges from non-domestic sources must be reviewed for organic loading capacity and industrial wastewater permit requirements. Contact the Industrial Wastewater Service at 832-395-5800 if the sanitary sewer discharge contains non-domestic waste. Failure to comply with industrial wastewater permit requirements may result in termination of service or other enforcement remedies according to Chapter 47 Article V of the City of Houston Code of Ordinances.

Please note, if the sanitary sewer line to which connection will be made is deeper than twenty feet (20'), or is larger than thirty-six inches (36") in pipe diameter, then the connection must be made to the nearest existing manhole of the sanitary sewer line. Please contact Mr. Simon Tung in the City Engineer's Office at (832) 394-9135 prior to engineering the plans for connection.

Mr. Gonzalo E. Gonzalez
Houston Land Bank
ILMS Project No 21124702
December 17, 2021



Failure to pay the Impact Fees within six (6) months from the date of this letter will result in the expiration of this reservation and a new application must be submitted. If this project is not under construction within two (2) years from the date of this letter and a new application must be submitted. All fees must be paid prior to issuance of a building permit and may be paid online, by mail, or at 1002 Washington Avenue. A copy of the Impact Fee receipts and copy of this letter must be submitted with your construction plans when applying for a building permit. Plans must be approved by the Code Enforcement Branch of the Building and Development Services Division prior to the issuance of a permit.

Please note, the Wastewater and Water Impact Fees quoted above are not refundable for any reason including failure to obtain a building permit or failure to complete the project for any reason.

This information is based on the City of Houston Geographic Information Management System Maps. These maps are prepared utilizing the best information available to the City and the City cannot warrant their accuracy or completeness. The exact size and location of all utility lines should be field verified.

For direct inquiries, please contact Utility Analysis at (832) 394-8888 or email wcrtechs@houston.tx.gov. Be sure to reference the ILMS project number listed in this letter.

Supplemental Requirement(s):

- Ordinances provide for a waiver of impact fees for houses (single family residences) that sell to the first-time purchaser for less than the median price of a home in Houston during the month the proposed home is permitted. Currently, the median price is approximately \$287,127. If you feel that your proposed development may qualify for this exemption, please do not pay the impact fees referenced in this letter and make certain that you fill out an Impact Fee Exemption Form at 1002 Washington Avenue when applying for a building permit.

CITY OF HOUSTON

Building Code Enforcement

21119667

COH Project Number

APPROVED
FOR BUILDING PERMIT ONLY
CITY OF HOUSTON
CODE ENFORCEMENT DIVISION

The owner is responsible for compliance with the Building Code. Such approved plans and specifications shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the approved plans.

Arnold Cotton 2/1/2022

Structural

APPROVED

Traffic Design

Chris Elizoba 3/7/2022

Traffic

Electrical

Mechanical

Plumbing

Storm

RECOMMENDED APPROVAL

PLANNING AND
DEVELOPMENT DEPARTMENT

DEVELOPMENT SERVICES

Cristal Romero 2/2/2022

LANDSCAPING REQUIRED

Planning

Approved Only for Water/Sewer
Point of Connection

WATER P.O.C 8/6" in ROBERTSON/FAWLEY

SEWER P.O.C 24/15" in ROBERTSON

15" IN FAWLEY
Project No: 21055200

By: Brian Smyers 3/4/2022

Utility Analysis

Airport (HAS)

Flood

Health

Health/ Pools

Fire Marshal

High Pile/HazMat

LPG Tank

Sprinkler

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.



NICOLAS CASCARANO

Name - Title

Signature

A handwritten signature in black ink, appearing to read 'Nicolas Cascarano'.

11/20/2021
Date

21119667

REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
03/08/22

Project Notes:

CITY OF HOUSTON (Complete the community Housing Competition)
HOUSING AND COMMUNITY DEVELOPMENT DEPT.
2100 TRAVIS STREET | 9TH FLOOR | HOUSTON TX
77002 - 4X4 ALL TERRAIN
2 STORY HOUSE
1ST FLOOR AREA : 897 GSF
FRONT PATIO : 238 GSF
2ND FLOOR AREA : 624 GSF
1,521 SQ. FT. OF NET AREA
1,759 SQ. FT. OF GROSS AREA (INCLUDES FRONT PORCH)