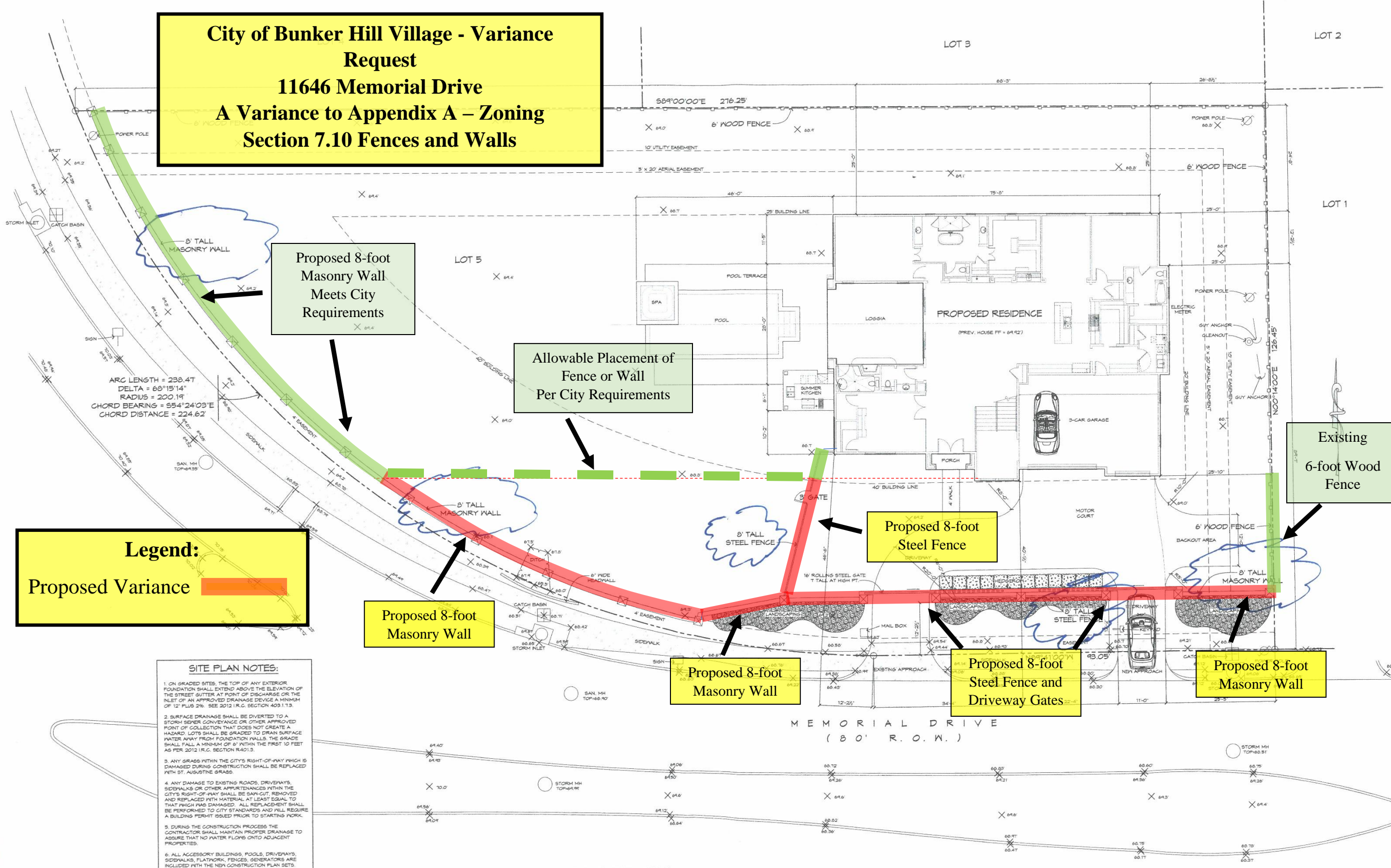


City of Bunker Hill Village - Variance Request
11646 Memorial Drive
A Variance to Appendix A – Zoning Section 7.10 Fences and Walls



Legend:
 Proposed Variance

Proposed 8-foot Masonry Wall Meets City Requirements

Allowable Placement of Fence or Wall Per City Requirements

Existing 6-foot Wood Fence

Proposed 8-foot Masonry Wall

Proposed 8-foot Masonry Wall

Proposed 8-foot Steel Fence

Proposed 8-foot Steel Fence and Driveway Gates

Proposed 8-foot Masonry Wall

- SITE PLAN NOTES:**
1. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2%. SEE 2012 I.R.C. SECTION 409.1.1.3.
 2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET AS PER 2012 I.R.C. SECTION 1401.3.
 3. ANY GRASS WITHIN THE CITY'S RIGHT-OF-WAY WHICH IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH ST. AUGUSTINE GRASS.
 4. 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 AT LEAST EQUAL TO THAT WHICH WAS DAMAGED. ALL REPLACEMENT SHALL BE PERFORMED TO CITY STANDARDS AND WILL REQUIRE A BUILDING PERMIT ISSUED PRIOR TO STARTING WORK.
 5. DURING THE CONSTRUCTION PROCESS THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE TO ASSURE THAT NO WATER FLOWS ONTO ADJACENT PROPERTIES.
 6. ALL ACCESSORY BUILDINGS, POOLS, DRIVEWAYS, SIDEWALKS, FLATWORK, FENCES, GENERATORS ARE INCLUDED WITH THE NEW CONSTRUCTION PLAN SETS.
 7. ANY CHANGES OR REVISIONS TO THE PLANS MUST HAVE CITY APPROVAL.
 8. ALL GUTTER DOWNSPOUTS AND DRAINS MUST BE TIED INTO THE STORM SEWER.
 9. ALL TREES TO BE PRESERVED AND PROTECTED DURING CONSTRUCTION BY APPROVED TEMPORARY FENCING.

11646 MEMORIAL DRIVE
 OLD ORCHARD SUBDIVISION
 LOT 5
 HOUSTON, TX 77024

SITE PLAN
 1" = 10'-0"

RAYBURN DRAFTING SERVICES

12237 VALLEY LODGE PKWY.
 HUMBLE, TEXAS 77346
 (713) 851-7075

C.M.A.I. HOMES

(281) 850-5062

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A CUSTOM HOME DESIGN FOR:
11646 Memorial Drive
 CITY OF HOUSTON, HARRIS COUNTY, TEXAS 77024

REVISIONS	DATE

JOB DATE BY: 1 MAR 2019

SHEET: 1