



Inspection Services

City of Pearland
3523 Liberty Drive
Pearland, Texas 77581 – 5416
Phone: 281.652.1638 | Fax: 281.652.1702

Driveway Application

pearlandtx.gov

The items enumerated in the checklist below represent the minimum requirements for the inspection and approval of the construction of a new driveway and the expansion of an existing driveway. These requirements are only pertinent to the portion of the driveway construction within rights-of-way and/or within public easements. Additional requirements may be necessary depending on the design and complexity of the proposed work.

General Requirements for All Driveways

1. Provide plans, copies of a drawing of the proposed construction on a survey of the property on a CD/USB in PDF format.
2. All driveway locations are subject to review for conformance with the City of Pearland Engineering Design Criteria Manual and the Unified Development Code.
3. All driveway construction proposed within a state right-of-way must receive a permit from TxDOT prior to approval by the City of Pearland.
4. Driveway pavement type must match that of the roadway.
5. Driveway radii shall not extend beyond the projection of the property boundary of the property for which it serves.

Additional Requirements

1. Non-Residential Driveways
 - a. Driveways shall have a width of no less than 12-feet and no more than 36-feet (excluding driveway median width).
 - b. Safety end treatments are required on all culverts.
 - Safety end treatments shall be of approved materials.
 - Slope variation shall be no steeper than 6: 1.
 - c. All culverts shall be of approved materials and shall extend to the radius return of the driveway.
 - d. Radius returns
 - 35' minimum for Major and Secondary Thoroughfares.
 - 25' minimum for all other roadways.
 - e. Driveway spacing shall be in conformance with the City of Pearland Engineering Design Criteria Manual.
 - Major Thoroughfares – 350 feet separation.
 - Secondary Thoroughfares – 250 feet separation.
 - Major Collectors – 200 feet separation.
 - Minor Collectors – 165 feet separation.
 - Local Streets – 75 feet separation.



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2. Residential Driveways
 - a. No new residential driveway shall be permitted on streets classified as major collectors or greater.
 - b. Driveway widths shall be no less than 10 feet. iii.
 - c. Radius returns shall be no less than 5 feet.
 - d. Culverts
 - All culverts shall be of approved materials.
 - Culvert extension for driveway expansion on streets classified as a major collector or greater shall require sloped end treatments.
 - Culverts 30 inches in diameter or larger shall require sloped end treatments.
 - All other culverts shall be required to extend 5 feet beyond the edge of the driveway and shall not require sloped end treatments.

Plan Review and Approval

1. Driveways with Culverts
 - a. Plans must include flow line information upstream and downstream of the proposed construction.
 - b. Plans shall be reviewed by the Engineering Department and by the Public Works Street Department.
2. Driveways without Culverts
 - a. Plans shall be reviewed by the Engineering Department (no Public Works review shall be required)

Inspections

1. All driveways are required to be constructed per the approved plans and details.
2. Concrete driveways are required to be inspected by a Building Inspector.
3. Asphalt driveways do not require an inspection.
4. All culverts within the rights-of-way or public easements are required to be inspected by the Public Works Street Department.
5. Coordination of all inspections is the responsibility of the property owner.
6. The Inspection Record Card and approved plans shall remain onsite and in a conspicuous location for the inspection.
7. Inspections shall be scheduled 24 hours in advance using the City's Interactive Voice Recorder system.

Permits that require plans or attachments need to be submitted on a CD/USB in PDF Format and include the application.



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Permit #: _____

Permit Application

Applicant Name: _____			Job Address: _____			Plan Number: _____											
Owner: _____			Mailing Address: _____			Zip: _____		Phone #: _____									
Contractor: _____			Mailing Address: _____			Zip: _____		Phone #: _____									
Architect / Designer: _____			Mailing Address: _____			Zip: _____		Phone #: _____									
Engineer: _____			Mailing Address: _____			Zip: _____		Phone #: _____									
Contact Person: _____			Phone #: _____			Email Address: _____											
Dates for Garage Sale or Banner Permits: From _____ to _____				Flood Zone: _____				Elevation: _____									
<input type="checkbox"/> Residential				<input type="checkbox"/> Commercial													
<input type="checkbox"/> New	<input type="checkbox"/> Add/Alt	<input type="checkbox"/> Foundation	<input type="checkbox"/> Move	<input type="checkbox"/> Demo	<input type="checkbox"/> Driveway	<input type="checkbox"/> Garage Sale	<input type="checkbox"/> Other	<input type="checkbox"/> New	<input type="checkbox"/> Add/Alt	<input type="checkbox"/> Tenant	<input type="checkbox"/> Finish	<input type="checkbox"/> Site	<input type="checkbox"/> Moving	<input type="checkbox"/> Demo	<input type="checkbox"/> Sign	<input type="checkbox"/> Banner	<input type="checkbox"/> Other
Project Description: (For new Homes #of bathrooms, bedrooms and garages)						Project Description:											
Valuation of Work: \$ _____				Sq. Ft.: _____				Valuation of Work: \$ _____				Business/Project Name: _____					
Work Done by Sub-Contractor			Valuation			Sq. Ft.			Work Done by Sub-Contractor			Valuation			Sq. Ft.		
<input type="checkbox"/> Electrical			\$ _____						<input type="checkbox"/> Electrical			\$ _____					
<input type="checkbox"/> Mechanical			\$ _____						<input type="checkbox"/> Mechanical			\$ _____					
<input type="checkbox"/> Plumbing			\$ _____						<input type="checkbox"/> Plumbing			\$ _____					
Type of Construction:		Living Area Sq. Ft.:		Building Height:		Type of Construction:		Occupancy Group:		Building Height:							
Number of Stories:		Garage Sq. Ft.:		Drive Width:		Number of Stories:		Occupancy Load:		Sprinklered:		Yes		No			
Building Sq. Ft.:		Porch Sq. Ft.:		Addition Sq. Ft.:		Project Sq. Ft.:		New Building Sq. Ft.:		Food Sales		Yes		No			
Land Use classification per the Land Use Matrix in the (UDC) Uniform Development Code:										I understand that any construction proposed to be installed within a property easement with prescribed rights to a private entity may require the permission of the private entity prior to the start of construction. Failure to secure such permission may result in the right holder(s) of the easement removing any unapproved pavement, structures, utilities or other facilities located within the easement. The responsibility of securing approval is not the responsibility of the City of Pearland permitting staff. _____ Initials							
Application Accepted by: _____					Approved for Issuance By: _____												
<p>Notice: The undersigned hereby certifies that the information provided on this application form and in any plans, drawings, and/or supporting documentation submitted herewith is true and correct. If signed by an agent to the property owner such as a contractor the agent certifies under penalty of perjury that he/she was authorized by said owner to submit this permit application.</p> <p>This permit shall expire: (1) 6 months from issuance date unless the work authorized herein is commenced within that time period; or (2) 1 year after the work is suspended or abandoned after it has commenced. Separate permits are required for electrical, plumbing, heating and air conditioning work, compliance with all laws applicable to this type of work is required and cannot be saved by the granting of terms of any permit.</p>																	
Signature of Owner or Authorized Agent _____						Date _____											
Printed Name _____						TX Driver License # _____											
Master License # _____			Irrigator License # _____			Contractor License # _____			Total Amount Due:			\$ _____					

Document required with submission of permit application: - Site plan (in PDF Format) indicating where existing driveway is located with its dimensions.
 If removing and replacing existing driveway - write "remove and replace".
 If extending - notate additional area with its dimensions.