



Residential Permit Application

PERMIT # _____
ISSUED: _____

Project Address: _____			
Lot: _____	Block: _____	Subdivision: _____	Zoning: _____
General Contractor:		Contact Person: _____	
Phone: _____		Email: _____	
Mechanical:		Contact Person: _____	
Phone: _____		Email: _____	
Electrical:		Contact Person: _____	
Phone: _____		Email: _____	
Plumbing:		Contact: _____	
Phone: _____		Email: _____	
Architect/Engineer:		Contact Person: _____	
Phone: _____		Email: _____	

Owner Information	
Name: _____	Phone: _____
Address: _____	Email: _____

Description of Work: (Building Type)	
Area Square Feet:	
Living: _____	Garage: _____
Covered Patio: _____	Total: _____
Estimated Value: \$ _____	# of Stories: _____

INSPECTIONS

Temporary Electrical Pole	\$40
Temporary Electrical Final	\$40
Plumbing Rough-In	\$40
Sewer Drain	\$40
Gas Rough	\$40
Gas Test	\$40
Foundation	\$40
FEMP	\$40
Insulation	\$40
Final Building Inspection	\$40
Fence	\$40
Irrigation (Rough)	\$40
Irrigation (Final)	\$40
Flat Work	\$40
TOTAL:	\$ _____

<u>Permit Fees:</u>
Inspections: \$ _____
Sq. Ft. x .11: \$ _____
Total Permit Fee: \$ _____



Landscaping Requirements Chapter 10 Exhibit A (Ord. 7055-08 Section G. Landscaping)

The owner of a lot or building shall place and maintain landscaping in compliance with this section. The minimum required amount of landscaping shall be determined per the ordinance (Please see ordinance for complete listing of requirements) –see attached requirements

APPLICANT AGREEMENT AND SIGNATURE

THE GRANTING OF A RESIDENTIAL PERMIT DOES NOT SONSTITUTE A DETERMINATION THAT THE PROPOSED CONSTRUCTION WILL OR WILL NOT VIOLATE ANY DEED RESTRICTION COVENANT APPLICABLE TO THE PROPERTY UPON WHICH THE CONSTRUCTIONS TAKES PLACE NOR DOES IT AUTHORIZE ANY SUCH VIOLATIONS.

I hereby acknowledge that I have read this application and state the above is correct and agree to comply with the City of Nolanville Ordinances and State Laws regulating zoning and building construction. I also certify I am the property owner or am authorized to act as the property owner’s agent in obtaining this permit.

No work is to be started before the permit application has been approved, paid in full and issued. Office personal will contact you when the permit application has been approved. False for incorrect information will be grounds for permit to be revoked or denied.

If work is commenced prior to a permit being issued, the permit fees will be doubled.

NOTICE: A CERTIFICATE OF OCCUPANCY MUST BE ISSUED BEFORE ANY BUILDING IS OCCUPIED.

****Please make sure the following are attached****

- Building Plans
- RES Check
- Signed Landscaping requirements
- Landscaping plan with details as to what items you will provide.
- List of exterior building material to be used on the project.

Permit must be complete before it will be accepted. Permits are issued 48 – 72 hours after they have been received by the Building Official.

Signature of Builder/ Authorized Agent

Date

Building Official Date

Approved: YES NO



LANDSCAPING REQUIREMENTS

Builders:

Please make sure you have read and understand the below section of the Nolanville Subdivision Ordinance in reference to the Landscaping Requirements for residential areas:

Ordinance 7055-08

G. LANDSCAPING

1. The owner of a lot or building shall place and maintain landscaping in compliance with this section. The minimum required amount of landscaping shall be determined as follows:

a. *Number of trees*

The number of trees shall be calculated by dividing the lot frontage (i.e., the length in feet of lot lines abutting public right-of-way) by 25. The resulting quotient shall be the total number of trees required. The length of the lot lines for irregular lots shall be the average width or length of the lot. A reduction in trees would apply to lots with more than one lot line abutting public right-of-way: two lot lines would be divided by 30; three lot lines would be divided by 34; four lot lines would be divided by 40. It is discouraged to plant such trees as cottonwood, willows, and shallow root trees because of their destructive nature.

- A minimum of one-half of the total number of trees required shall be canopy trees, and the remainder may either be canopy or non-canopy. CANOPY TREES shall mean those species whose mature crown height is 20 feet or more. NON-CANOPY TREES shall mean those species whose mature crown height is less than 20 feet.
- Trees planted adjacent to residential property to act as a buffer shall count as 1.25 trees each. No more than 50% of the total number of trees required may be planted adjacent to residential property.

b. *Number of shrubs:*

The number of shrubs shall be calculated by dividing the lot frontage by five. The resulting quotient shall be the number of shrubs required.

- Each two square feet of planting beds used and maintained for the purpose of rotating live decorative planting materials shall count as one shrub.
- Each canopy tree maintained in excess of the total number of trees required by this section shall reduce the number of shrubs required by ten. Each non-canopy tree maintained in excess of the total number of trees required by this section shall reduce the number of shrubs required by six.

c. *Other groundcover:*

Complete coverage by grass, live groundcover, or non-vegetative groundcover approved by the city is required in those areas not covered by trees, shrubs, pavement or other improvements.

- When applied to an expansion of an existing use the requirements of this section shall be calculated for the expansion only.
- Where development occurs in phases or parts of lots or tracts, lot frontages may be considered to be the width of the impervious surfaces plus required setbacks.
- Existing landscaping that otherwise complies with this section may be used to satisfy the minimum requirements of this division.
- Landscaping placed in the public right-of-way may count towards the minimum requirements of this division only with the approval of city, and in the case of right-of-way controlled by the state, the approval of the Texas Department of Transportation.



2. Approved landscaping and materials

- a. Trees: Trees shall be six feet or more in height and measure a minimum of two inches in caliper (diameter) when measured 12 inches from the base of the trunk or top of the ball.
- b. Shrubs and planting bed: Shrubs shall not be less than tree gallons in size
- c. Grass and live groundcover: where live plant materials are used, 100% groundcover is required whether by solid sod overlay, pre-planting and successful takeover of grasses, or planting of live ground cover.
- d. Approved non-vegetative groundcovers include washed gravel, bark, mulches, lava rock, sand, rock, or other decorative covers generally used in landscaping. Where approved non-vegetative groundcovers are used they shall form a uniform appearance free from weeds and grasses.
- e. Artificial plant materials may not be used to meet the requirements of this section
- f. Among the permitted landscaping materials, the use of native vegetative species that conserve water and require less maintenance requirements is suggested.

3. Placement and Maintenance

- a. Landscaping shall be on private property except as others provided in this section, and not less than 50% of the required tree and shrub *landscaping* must front on the public roadways.
 - If there is insufficient land available for landscaping upon a re-development, expansion or change in existing use (such as when all land area is paved), then the landscaping required by this section may be planted in the right of way upon approval of the Building Official and/or the Texas Department of Transportation. If such approval cannot be obtained, then the requirement of this section may be reduced or waived accordingly by the Director of Planning and Development.
 - Landscaping placed in the public right-of-way shall not create a safety hazard, and maintenance thereof is the responsibility of the developer and adjacent property owner.
- b. All landscaping shall comply with the sight distance requirements as defined.
- c. All required landscaping other than non-vegetative groundcover shall be irrigated by either an underground sprinkler system, or hose attachment within 150 feet of all landscaping.
- d. All required vegetative landscaping shall be maintained in good health. Dead, damaged or diseased landscaping must be promptly replaced, and in any event within the time required by the Building Official. Replacement landscaping must be of substantially the same type.
- e. It shall be an offense for a person to park a vehicle on a landscaped area. It shall be an affirmative defense to prosecution under this division that at the time of the alleged offense the vehicle was parked or left standing due to mechanical defect which made it unsafe to move, provided that the person having ownership or control of the vehicle obtained consent from the property owner to park the vehicle in that location, and as soon as reasonable possible completed emergency repairs or summoned towremoval equipment, as appropriate.

Signature

Date

Project Address

City Official

Date

****PERMITS WILL NOT BE ISSUED WITHOUT THE ACKNOWLEDGEMENT ON FILE****