

## PHONE LIST FOR INSPECTIONS DEPARTMENT

### INSPECTORS:

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### BUILDING OFFICIAL:

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### ADMINISTRATIVE ASSISTANT:

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***Inspection Request Line - 972-291-5100 Ext. 1093***

## **REQUIRED INSPECTIONS FOR A SINGLE FAMILY DWELLING**

- Electric Temporary Pole (can be done prior to permitting)
- Pier Inspection (Form board survey must in office prior to inspection)
- Plumbing Rough In (Form board survey must be in office prior to inspection)
- Foundation Inspection (prior to pouring) (Lake Ridge foundations require an engineer letter approving foundation make up before city does foundation inspection)
- Retaining walls must be inspected before wall is back filled
- Second Inspection
  1. Framing
  2. Plumbing top out
  3. Electric rough
  4. Duct rough
- Fire box on brick fireplace
- Sidewalk and approach
- Building Final Inspection (Termite treatment certification, CSI letter and IECC compliance letter must be submitted to inspection department before final inspection)
  1. Building
  2. Plumbing
  3. Electric
  4. Heating and air conditioning

***\*Electric and gas meters will not be released until Building Final is approved.***

***\*Energy Compliance inspections are performed by third party inspection companies.***

***\*Inspection requests must be called in by 6:30 am for same day inspection at 972-291-5100 Ext. 1093.***

## COMPLETE CHECK LIST

### T-Pole

- \_\_\_\_\_ 1. Address on pole
- \_\_\_\_\_ 2. Pole braced in two directions
- \_\_\_\_\_ 3. Grounded rod, ground wire, ground wire with acorn to rod
- \_\_\_\_\_ 4. GFCI protection on all outlets
- \_\_\_\_\_ 5. Breakers set
- \_\_\_\_\_ 6. Weatherproof cover
- \_\_\_\_\_ 7. No holes in the panel box
- \_\_\_\_\_ 8. Wires secure
- \_\_\_\_\_ 9. Line load correct
- \_\_\_\_\_ 10. Overhead service, anchor mast
- \_\_\_\_\_ 11. Overhead pole bracing should face the direction of the service drop
- \_\_\_\_\_ 12. Meter base location between 4' to 6' above grade

### Form Survey

- \_\_\_\_\_ 1. House behind platted building lines
- \_\_\_\_\_ 2. House meets side yard & rear yard setbacks
- \_\_\_\_\_ 3. Submitted by surveyor & sealed
- \_\_\_\_\_ 4. Check legal description & address
- \_\_\_\_\_ 5. Submit to inspection department before 1<sup>st</sup> inspection.

### Piers

- \_\_\_\_\_ 1. Form survey submitted to inspection department.
- \_\_\_\_\_ 2. Foundation plan on site
- \_\_\_\_\_ 3. Holes drilled straight
- \_\_\_\_\_ 4. Holes correct diameter & depth
- \_\_\_\_\_ 5. Reinforcement material on site
- \_\_\_\_\_ 6. Pump out any water in pier holes

### Plumbing Rough

- \_\_\_\_\_ 1. Form board survey submitted to inspection department.
- \_\_\_\_\_ 2. Address on lot
- \_\_\_\_\_ 3. Sewer service line connection to the city taps
- \_\_\_\_\_ 4. Sewer line minimum depth 12"
- \_\_\_\_\_ 5. Sewer line test tee should be within 1 fitting of tap
- \_\_\_\_\_ 6. Sewer clean out a minimum of 18" from the foundation
- \_\_\_\_\_ 7. Water test PVC minimum 3' of head
- \_\_\_\_\_ 8. Bed PVC piping
- \_\_\_\_\_ 9. Check PVC piping minimum fall ¼" per foot
- \_\_\_\_\_ 10. Check fittings for flow direction
- \_\_\_\_\_ 11. Check trap arms for fall & anchoring

- \_\_\_\_\_ 12. Check pipes sizing on drain lines
- \_\_\_\_\_ 13. Minimum 2” drain lines on kitchen and washing machine
- \_\_\_\_\_ 14. Check material used for compliance with code
- \_\_\_\_\_ 15. Island fixture piping & foot vent
- \_\_\_\_\_ 16. Gate valve or ball valve on water service near water meter
- \_\_\_\_\_ 17. Water service line ¾” diameter minimum & buried 12” in depth
- \_\_\_\_\_ 18. Materials on water service copper or PVC or polybutylene
- \_\_\_\_\_ 19. Water line materials allowed under slab copper types “K” or “L”
- \_\_\_\_\_ 20. Minimum water pipe sizing ¾” to water heater
- \_\_\_\_\_ 21. Water pipe sizing minimum ½” to all fixtures
- \_\_\_\_\_ 22. Water test water lines for leaks
- \_\_\_\_\_ 23. No water line splices under slab
- \_\_\_\_\_ 24. Check T & P lines if needed
- \_\_\_\_\_ 25. Sleeve water piping where copper is touching concrete minimum ½” thick material
- \_\_\_\_\_ 26. Air or water test all plumbing lines  
Air test copper at 50 psi, Air test PVC at 5 psi
- \_\_\_\_\_ 27. Pressure reducing valve required at # water meter in Lake Ridge area.
- \_\_\_\_\_ 28. Plumber validation form submitted to inspection department.

### **Foundation**

- \_\_\_\_\_ 1. Treatment for termites, chemical treatment of slab, Bora Care on wood framing, bait system at final
- \_\_\_\_\_ 2. Engineers letter approving foundation construction in Lake Ridge area. (engineers seal required)
- \_\_\_\_\_ 3. Foundation plans on site
- \_\_\_\_\_ 4. Strands & Cables installed
- \_\_\_\_\_ 5. Anchor all cable ends
- \_\_\_\_\_ 6. Check beam depth & width
- \_\_\_\_\_ 7. Check beam locations
- \_\_\_\_\_ 8. Sleeve all copper thru concrete ½” thick material
- \_\_\_\_\_ 9. No PVC lines allowed running parallel in any beam
- \_\_\_\_\_ 10. Tape live ends on cables
- \_\_\_\_\_ 11. String line check slab depth
- \_\_\_\_\_ 12. Check moisture barrier for holes or gaps
- \_\_\_\_\_ 13. Check carton forms size with plans
- \_\_\_\_\_ 14. Provide chairs on cables & rebar
- \_\_\_\_\_ 15. No cables or rebar on ground
- \_\_\_\_\_ 16. Check brick ledge to meet masonry requirements

### **Gas Yard Line**

- \_\_\_\_\_ 1. Minimum pipe depth 18”
- \_\_\_\_\_ 2. Materials polybutylene provide tracer wire
- \_\_\_\_\_ 3. Air test 10 psi for 15 minutes
- \_\_\_\_\_ 4. Transition fitting wrapped

## Framing

- \_\_\_\_\_ 1. Roof covering complete
- \_\_\_\_\_ 2. Exterior sheathing nailing properly
- \_\_\_\_\_ 3. Vent flashing installed on all vents thru roof
- \_\_\_\_\_ 4. Chimney Cap installed or hole covered
- \_\_\_\_\_ 5. Sleeve electric wires, gas piping & copper piping thru brick
- \_\_\_\_\_ 6. Brick ties installed 16" oc by 24" oc
- \_\_\_\_\_ 7. Brick ledge poly installed
- \_\_\_\_\_ 8. Plumbing vent clearance from windows 2' higher or 10' horizontal
- \_\_\_\_\_ 9. Chimney height above roof 2' higher than 10' horizontal  
minimum height 3' above roof
- \_\_\_\_\_ 10. Gas vent clearance from windows 1' higher 4' horizontal
- \_\_\_\_\_ 11. Temper glass required in exterior doors and windows within  
24" of door edges
- \_\_\_\_\_ 12. Foundation cables stressed & cut
- \_\_\_\_\_ 13. Attic Venting placed in top 1/3 of roof, and provide souffett vents
- \_\_\_\_\_ 14. Foundation vents 1sqft/150sqft of floor area openings within  
3 feet of the corners
- \_\_\_\_\_ 15. Anchor bolts exterior walls, within 1' of corner & every 6', anchor at  
bottom plate splices.
- \_\_\_\_\_ 16. Wind braces on all corners & walls 25' in length
- \_\_\_\_\_ 17. Stud & stud spacing
- \_\_\_\_\_ 18. Floor joist, ceiling joist, rafter spans (see attached span charts)
- \_\_\_\_\_ 19. Polyseal all top plate penetrations, bottom plates, around windows &  
doors
- \_\_\_\_\_ 20. Brick supported by wood minimum 3- 2"x6".
- \_\_\_\_\_ 21. TJI, do not cut top or bottom band, do not angle cut ends.
- \_\_\_\_\_ 22. Stairway, rise, run, guardrail: stairway width 36", step rise maximum 7 3/4",  
step run minimum 10", minimum guard height 36", maximum 4" spacing on  
vertical members
- \_\_\_\_\_ 23. Roof bracing, support ridge and valley rafter ends, Tee struts  
longer than 8' in length
- \_\_\_\_\_ 24. Windows in bedrooms, maximum sill height 44", openable area  
5.7sqft, minimum width 20", minimum height 24"
- \_\_\_\_\_ 25. Garage door framing (see attached detail)

## Plumbing Top Out

- \_\_\_\_\_ 1. Check materials use
- \_\_\_\_\_ 2. Joint connections (primed & glued)
- \_\_\_\_\_ 3. Check fittings
- \_\_\_\_\_ 4. Maximum trap arm lengths by pipe size  
1 1/4" - 5'  
1 1/2" - 6'  
2" - 8'  
3" - 12'

- \_\_\_\_\_ 5. Minimum drain line size
  - Kitchen & Washing machine 2" minimum
  - Lavatories, laundry sinks 1 ¼" minimum
  - Toilets 3" minimum
  - Shower 2" minimum
- \_\_\_\_\_ 6. Vents thru roof with flashing
- \_\_\_\_\_ 7. Check vents for slope to drain lines no bend on vents less than 45° unless 42" above floor level.
- \_\_\_\_\_ 8. Fill Tub Holes
- \_\_\_\_\_ 9. Water test shower pans
- \_\_\_\_\_ 10. Water test all 2<sup>nd</sup> story lines and fittings
- \_\_\_\_\_ 11. Insulate water lines in exterior walls minimum ½" thick
- \_\_\_\_\_ 12. Strap all water lines
- \_\_\_\_\_ 13. Provide cleanout at washing machine, kitchen, dead end lines
- \_\_\_\_\_ 14. Minimum water line to fixture ½"
- \_\_\_\_\_ 15. Water Heaters
  - Water piping material
  - T & P line to house exterior
  - Elevate 18" in garage above floor
  - Strap water lines
  - Provide drain pan
  - Provide combustion air on gas water heater (high and low vats)
  - Insulate water lines in attic area
  - Double ceiling joist supporting water heater's in attic
  - Terminate T&P line above grade 6" to 24"
- \_\_\_\_\_ 16. Gas Piping
  - Wrap black pipe on exterior of house
  - Gas test on black pipe – 10psi for 15 minutes
  - No gas piping under slabs
  - Strap and support piping material
  - Proper gas pipe sizing
  - No piping in return air ducts
  - CSST piping gas test, 10psi inside, 60psi yard line
  - Pipe protection on studs
- \_\_\_\_\_ 17. Gas piping in yard gas piping air test 10 psi for 15 minutes plastic piping requires tracer line minimum pipe depth 18" transition fitting wrapped
- \_\_\_\_\_ 18. Provide Combustion Air duct for gas appliances
  - Minimum 100 Sq. In. or 1 Sq. In./1000 BTU's
  - Two ducts 12" from the unit bottom & 12" from the unit top

### **Electric Rough**

- \_\_\_\_\_ 1. Kitchen circuits
  - 2 – 20 amp circuits
  - Kitchen appliance circuits a minimum of 2

- Every counter 12 inches in width requires receptacle  
 Receptacles required every 24 inches along counter  
 GFCI all counter top receptacles & island receptacles
- \_\_\_\_\_ 2. Receptacles required
    - Receptacle spacing every 12 feet along walls
    - Hallways greater than 10 feet in length
    - Switched lighting required
    - 3-way switch at stairways
  - \_\_\_\_\_ 3. Bathroom
    - Receptacle required within 3 feet of sink
    - GFCI all receptacles
    - Bath receptacles separate 20-amp circuit
    - Whirlpool motor grounded and on GFCI
    - Exhaust fan duct to outside
  - \_\_\_\_\_ 4. Laundry Room
    - 20-amp circuit
    - Dryer minimum feed 30-amp circuit
    - Exhaust fan vented to outside
  - \_\_\_\_\_ 5. Smoke detectors
    - On each level of house
    - In each bedroom
    - Outside bedrooms
    - Top of stairway
    - Wired in manner so that when one is activated all are activated
  - \_\_\_\_\_ 6. Closet
    - No open bulb
    - Clearance from light fixture with bulb 12"
    - Clearance from florescent fixture 6"
    - No panel box in clothes closet
  - \_\_\_\_\_ 7. Condenser disconnect in site of unit
  - \_\_\_\_\_ 8. Panel Box
    - Provide work space in front of panel minimum 30" x 36" x 78"
    - Provide ground wire outside and to cold water at water heater
    - Approved location
    - Shut off power to house 6 handles maximum
    - Meter height 4' to 5' 6"
    - Maximum breaker height 6' 7"
  - \_\_\_\_\_ 9. Provide furnace shut off device at unit
  - \_\_\_\_\_ 10. Provide water heater shut off device or lockout breaker
  - \_\_\_\_\_ 11. Check for proper wire sizing
  - \_\_\_\_\_ 12. Check boxes for wire fill
  - \_\_\_\_\_ 13. Electrician validation form submitted to inspection department.

### **Mechanical Rough**

- \_\_\_\_\_ 1. Duct insulation minimum R-5
- \_\_\_\_\_ 2. Duct supported and strapped property

- \_\_\_\_\_ 3. Taped and sealed at plenum and boots
- \_\_\_\_\_ 4. Condensate line to terminate at live trap
- \_\_\_\_\_ 5. Provide work area in front of unit 30" x 30"
- \_\_\_\_\_ 6. Catwalk to unit 24" in width
- \_\_\_\_\_ 7. Secondary condensate to approved location
- \_\_\_\_\_ 8. Provide combustion air duct to gas units in closets
- \_\_\_\_\_ 9. Provide clearance to combustible material on type B vent
- \_\_\_\_\_ 10. Install dryer vents maximum length 25 feet
- \_\_\_\_\_ 11. Provide exhaust fans in bathroom vented to outside of house.
- \_\_\_\_\_ 12. Mechanical contractors validation form submitted to inspection department.

#### Fire stops

- \_\_\_\_\_ 1. Factory built fireplace
  - Chimney in chase thru house and attic
  - Fire block at each ceiling level
  - Fire block at floor/ceiling level
- \_\_\_\_\_ 2. Walls over 10' in height, block every 10'
- \_\_\_\_\_ 3. Furdowns
- \_\_\_\_\_ 4. Intersection of ceilings at different heights & attic area
- \_\_\_\_\_ 5. Stairway
  - Fire stop at stud space adjacent to steps
  - Top and bottom of stairway stringers
- \_\_\_\_\_ 6. Duct chases at ceiling level
- \_\_\_\_\_ 7. Dead spaces and concealed locations at ceiling level

#### Sidewalk

- \_\_\_\_\_ 1. ½" rebar 18" on center, expansion joints every 20 feet
- \_\_\_\_\_ 2. Maximum slope across the walk ¼" per foot
- \_\_\_\_\_ 3. Dowel into existing walks
- \_\_\_\_\_ 4. Required along all lot street frontages
- \_\_\_\_\_ 5. See attached details.

#### Approach

- \_\_\_\_\_ 1. ½" rebar 18" on center, expansion joint at property line
- \_\_\_\_\_ 2. Dowel into street 18" on center, 1/2" dowel with cap
- \_\_\_\_\_ 3. Culvert minimum size 18"
- \_\_\_\_\_ 4. Pour headwalls on all culverts
- \_\_\_\_\_ 5. Minimum 5' radius.

## Building Final

- \_\_\_\_\_ 1. Check for water meter
- \_\_\_\_\_ 2. Water meter box to grade
- \_\_\_\_\_ 3. Check for water valve
- \_\_\_\_\_ 4. Water valve box to grade
- \_\_\_\_\_ 5. Roof covering complete, drip strips, ridge rows
- \_\_\_\_\_ 6. Vent flashings installed & painted
- \_\_\_\_\_ 7. Chimney with chimney cap
- \_\_\_\_\_ 8. House numbers front & rear (if rear entry)  
visible & contrasting color, by front door
- \_\_\_\_\_ 9. Lot grading complete, minimum finish floor to grade 4",  
grade away from slab 6" in 10 feet
- \_\_\_\_\_ 10. Exterior painted, paint PVC through roof, paint lintels.
- \_\_\_\_\_ 11. Brick complete with weep-holes, seal expansion joints
- \_\_\_\_\_ 12. Dryer vent & damper
- \_\_\_\_\_ 13. Exhaust fan duct with dampers
- \_\_\_\_\_ 14. Cleanouts cut to grade
- \_\_\_\_\_ 15. Cleanout marker on wall adjacent to cleanout
- \_\_\_\_\_ 16. Seal around all pipes thru brick
- \_\_\_\_\_ 17. 90° down T & P line at 6" to 24" above grade
- \_\_\_\_\_ 18. Stoops outside all doors, 36" by the door width
- \_\_\_\_\_ 19. Electric meter base installed & wired
- \_\_\_\_\_ 22. Ground wire with ground rod
- \_\_\_\_\_ 23. Condenser set & connected to electric, a/c lines connected & insulated  
minimum 1" in thickness
- \_\_\_\_\_ 24. Driveway & sidewalks complete
- \_\_\_\_\_ 25. Sod along alley, street and walks
- \_\_\_\_\_ 26. Remove debris on adjacent lots
- \_\_\_\_\_ 27. Remove dirt from street, alley & walks
- \_\_\_\_\_ 28. GFIC protection on all exterior outlets
- \_\_\_\_\_ 29. Electric panel labeled, cover on, arc fault breakers on  
bedroom circuits
- \_\_\_\_\_ 30. Garage wall & ceiling sheet-rocked
- \_\_\_\_\_ 31. Garage GFIC all outlets exceptions single pole & irrigation receptacles
- \_\_\_\_\_ 32. Attic access opening minimum 22" x 30"
- \_\_\_\_\_ 33. Kitchen sink connected (water valves, p-trap, no leaks)
- \_\_\_\_\_ 34. GFIC all kitchen receptacles
- \_\_\_\_\_ 35. Water Heater
  - 1. Valve on cold water side
  - 2. T & P valve & drain line (test valve)
  - 3. Drain pan line
  - 4. Gas valve
  - 5. Combustion air ducts
  - 6. Vent gas heater with vent collar
  - 7. Elevate water heater in garage minimum 18"
  - 8. Insulate water lines at water heater in garage and attic

- \_\_\_\_\_ 36. Bathroom
  - 1. Exhaust fan or open able window
  - 2. GFIC all bathrooms receptacles
  - 3. Check all fixtures (p trap, water valve, no leaks)
  - 4. Whirlpool motor grounded, and on GFIC circuit
  - 5. Toilet (valve, backflow, seat, no leaks)
  - 6. Shower enclosure (tempered glass)
  - 7. Shower drain complete
  - 8. Minimum shower door width 22"
- \_\_\_\_\_ 37. Bedroom
  - 1. Check power 2 receptacles, ARC fault on bedroom all outlets
  - 2. Smoke detector
  - 3. Window (open able 5.7sq. ft., max sill height 44")
  - 4. Duct register installed
  - 5. Receptacle covers installed
  - 6. Closet light clearances
  - 7. Smoke Detector outside each bedroom or in hallway adjacent
- \_\_\_\_\_ 38. Other rooms
  - 1. Check electric 2 receptacles
  - 2. Receptacle covers installed
- \_\_\_\_\_ 39. Fireplace
  - 1. Hearth opening >6sqft, 20" hearth, 12" past opening
  - 2. Non combustible around opening
  - 3. Gas valve within 6' of opening
  - 4. Installation complete
- \_\_\_\_\_ 40. Attic Furnace
  - 1. Ladder within 20 feet of unit
  - 2. Light & receptacle near unit
  - 3. Catwalk to unit 24" in width
  - 4. Work area in around of unit minimum 30" X 30"
  - 5. Gas valve installed and line connected to unit
  - 6. Gas vent clearance from combustibles
  - 7. Connect electric to unit
  - 8. Ducts connected to plenum
  - 9. Drain pan & drain line connected
- \_\_\_\_\_ 41. Smoke Detector needed on each level of house
- \_\_\_\_\_ 42. Laundry Room
  - 1. Dryer vent thru wall
  - 2. Cleanout on washing machine line
  - 3. Washing machine connections complete
  - 4. Laundry sink (water valves, p-trap, no leaks)
  - 5. GFIC electric receptacles by sink
  - 6. Check 1 receptacle
  - 7. Drain pan and drain line needed for washing machines on upper levels
- \_\_\_\_\_ 43. Needed paper work for Final
  - 1. Water Service Certificate
  - 2. Energy Code approval

- 3. Termite treatment letter
  - 4. Certificate of Elevation where required.
- \_\_\_\_\_ 44. Stairway
- 1. Steps maximum 7 ¾” rise, minimum 10” run
  - 2. Handrail height 34” to 38”, width 1 ½ ”, wall clearance 1 ½”,
- return to wall
- 3. Guardrail member spacing maximum 4”, height 36”, anchored
  - 4. Stairway width minimum 36”
  - 5. Light switch at top and bottom of stairway
- \_\_\_\_\_ 45. Landscaping Requirements
- 1. Lots 10,000 sq. ft. or less
  - 2. Sod street yards
  - 3. Sod alley ways
  - 4. Provide minimum 2-3" caliper trees in street yard
  - 5. Provide at least 1-2 gallon shrub for each 2 linear feet of street
- facing foundation
- 6. Lake Ridge sod between property line and street
  - 7. Sod, seed or hydromulch front yard.
- \_\_\_\_\_ 46. Retaining Walls
- 1. Walls taller than 4' in height must be engineered.
  - 2. No graded slopes more than 3' to 1'.
  - 3. Retaining walls must be completed before final inspection
  - 4. Retaining walls must be inspected before back fill.

SINGLE FAMILY ADDITIONS AND ALTERATIONS  
ENERGY CODE COMPLIANCE

Prescriptive Energy Code Compliance

**Ceiling**

Attic – R-30

Roof – R-22

**Walls** – R-13

**Floors** – R-19

**Doors**

u-factor – max 0.35

**Windows** – 15%

u-factor – max 0.65

Solar Heat Gain – max 0.40

**H.V.A.C.**

Split System – 12 seer

Single Package – 12 seer

**H.V.A.C. Duct**

Inside Building – R-6

Outside Building – R-8

**STRUCTURAL & GEOTECHNICAL REQUIREMENTS  
FOR SINGLE FAMILY DWELLINGS IN THE  
EAGLE FORD SHALE FORMATION**

All foundations for Single Family dwellings built in the Eagle Ford Shale areas, as shown on Exhibit A, shall be designed and constructed in accordance with these parameters:

1. A geotechnical investigation must be done under the direct supervision of a Registered Professional Engineer in the State of Texas with a specialty in Geotechnical Engineering.
2. The soils report must include appropriate design recommendations and recommendations for foundation movement vertically as well as overall tilt. Parameters must be provided to allow proper structural design on the foundation.
3. One soil test boring shall be taken at the specific location on the lot or tract.
4. The foundation shall be designed by a Registered Professional Engineer with a specialty in Structural Engineering. The foundation shall be designed to the following standards:
  - a. Soils with potential vertical rise (PVR) less than 1". Turn down slabs with no sub-grade treatment are permissible.
  - b. Soils with PVRs between 1" and 2" stiffened foundation slabs, no sub-grade preparation required.
  - c. Soils with PVRs between 2" and 4" stiffened slabs permitted, but require appropriate sub-grade preparation, such as select fill, water or lime injection.
  - d. Soils with PVRs greater than 4". Structurally suspended beam and slab foundations supported on drilled piers bearing on suitable material below the expansive material zone.
  - e. The Potential Rise (PVR) shall be calculated per Texas Department of Transportation Method, Tex 124-E.
5. Consideration must be taken into account regarding tilt on sites where this is a factor.
6. The Structural Engineer of Record shall inspect the foundation prior to the pouring of concrete.

7. The Structural Engineer shall submit a written report of the foundation inspection to the Building Inspection Department.

## **LANDSCAPING STANDARDS FOR SINGLE FAMILY DISTRICTS**

### **5.2.4 Landscaping Standards for Single-Family Districts** (Ord. No. 03-156, § 5, 08-26-03)

- A. Applicability** – The regulations contained in this chapter 5.2.4 shall apply to all lots or dwelling sites that are zoned for single family 10,000 square foot lots or smaller, on which a new dwelling is to be constructed.
- B. Minimum Landscaping** - Prior to being occupied, all dwellings meeting the above stated applicability shall be landscaped as herein provided:
  - a. Trees Required** – A sum total of at least 5-caliper inches of trees shall be provided within the street yard. Existing trees that are preserved on the site that are at least 15-feet tall and in a health condition may be used to satisfy this requirement. The caliper inches of existing trees shall be measured 4-feet above the ground. Any trees planted to satisfy this requirement shall meet all the following standards:
    - i. Newly planted trees shall be container grown and a minimum of 3-inch caliper, measured 6-inches above grade;
    - ii. Newly planted trees shall be among the list of “Large or Medium” trees specified within the Cedar Hill approved tree list (see appendix E, Cedar Hill Comprehensive Zoning Ordinance);
    - iii. Newly planted trees shall be warranted by the installer in favor of all subsequent lot owners for a period of not less than one year.
  - b. Foundation Planting Required** – At least one 2-gallon shrub for each 2 linear feet of street facing foundation, less driveways and sidewalks, shall be planted to shield the dwelling foundation from street view. All shrubs planted to satisfy this requirement shall meet all the following requirements:
    - i. Shall be either a shrub listed on the City of Cedar Hill’s “*Approved Plant List*” or shall be a locally adaptable shrub as recommended by a nurseryman;
    - ii. Shall be warranted for a period of not less than one year from the date the dwelling is released by the City for occupancy. This warrantee shall be completely transferable to any subsequent property owner and shall cover the plants and their installation.
  - c. Ground Cover or Grass Required** – The entire street yard, other than driveways, walkways, sidewalks, ponds, gardens, etc., shall be planted in grass or ground cover.
- C. Relief** – Waivers to the requirement to landscape residential lots shall lie with the P&Z. Waivers shall be considered on a lot by lot basis.
- D. Effect Date** – These regulations shall become effective immediately for any parcel that has not been final platted and filed of record at the county at the passage of this ordinance, however, any lot platted and filed of record at the County prior to the

passage of this ordinance shall not be subject to this section 5.2.4 until March 1, 2004.

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## APPENDIX E APPROVED PLANT LIST

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The developer may select from the following plant list for fulfilling the requirement of the landscape ordinance. In the event that the developer uses trees not identified in the selected plant list, the requested tree or shrub must be submitted to Park and Recreation Department for approval. (Ord. No. 03-156, § 6, 08-26-03)

### LARGE OR MEDIUM TREES

<i>Scientific Name</i>	<b>Common Name</b>
<i>Cedrus deodera</i>	<b>Deodora Cedar</b>
	<b>Pecan</b>
<i>Crataegus reverchani</i>	<b>Hawthorne</b>
<i>Fraxinus pennsylvanica</i>	<b>Green Ash</b>
<i>Fraxinus texensis</i>	<b>Texas Ash</b>
<i>Koelneria paniculata</i>	<b>Golden Raintree</b>
<i>Liquidambar styraciflua</i>	<b>Sweetgum</b>
<i>Magnolia grandiflora</i>	<b>Southern Magnolia</b>
<i>Pinus elliottii</i>	<b>Slash Pine</b>
<i>Pinus thumbergil</i>	<b>Japanese Black Pine</b>
<i>Pistacia chinensis</i>	<b>Chinese Pistachio</b>
<i>Platanus occidentalis</i>	<b>Sycamore</b>
<i>Prunus serotina ver. eximis</i>	<b>Escarpment Black Cherry</b>
<i>Quercus falcata</i>	<b>Southern Red Oak</b>
<i>Quercus glaucooides laceyi</i>	<b>Lacey Oak</b>
<i>Quercus macrocarpa</i>	<b>Bur Oak</b>
<i>Quercus muhlenbergii</i>	<b>Chinquapin Oak</b>
<i>Quercus rubra</i>	<b>Northern Red Oak</b>
<i>Quercus shumardii</i>	<b>Shumard Oak</b>
<i>Quercus virginiana</i>	<b>Live Oak</b>
<i>Sapindus saponaria</i>	<b>Western Soapberry</b>
<i>Taxodium distichum</i>	<b>Bald Cypress</b>
<i>Ulmus crassifolia</i>	<b>Cedar Elm</b>

## APPENDIX E: APPROVED PLANT LIST

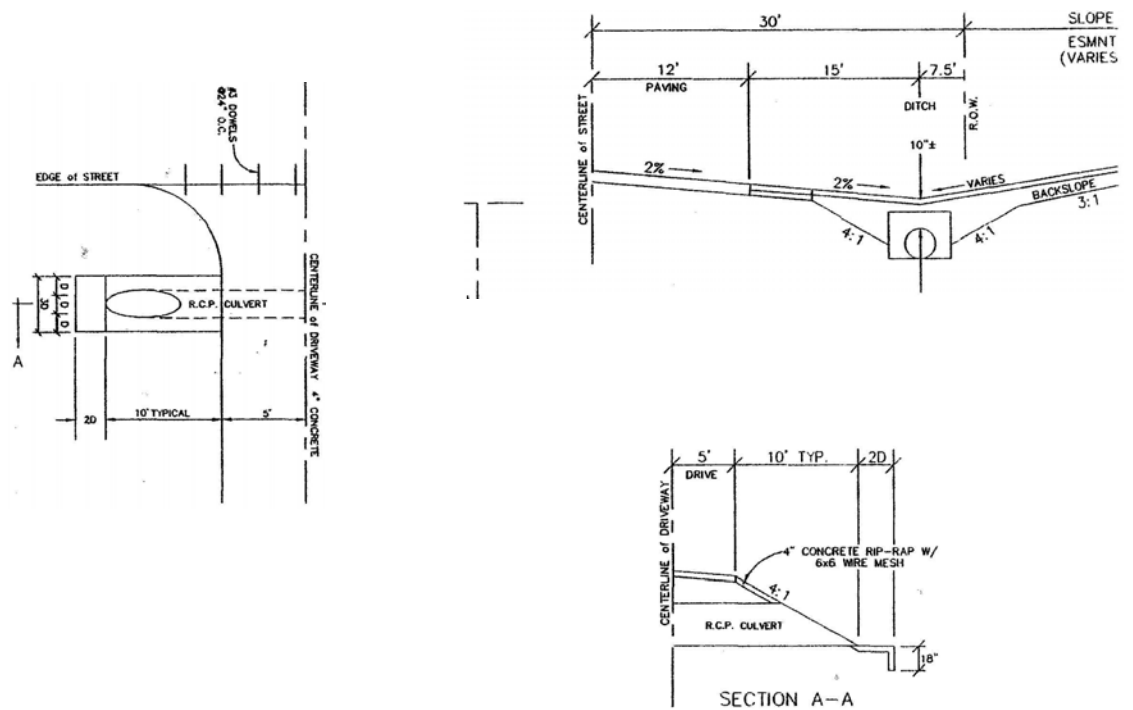
<b>Small Accent Trees</b>	
<i>Scientific Name</i>	<b>Common Name</b>
<i>Cercis canadensis</i>	<b>Red Bud</b>
<i>Diospyros texana</i>	<b>Texas Persimmon</b>
<i>Ilex vomitoria</i>	<b>Yaupon</b>
<i>Lagerstroemia indica</i>	<b>Crape Myrtle</b>
<i>Ligustrum lucidum, tree form</i>	<b>Japanese Ligustrum</b>
<i>Prunus caroliniana</i>	<b>Cherry Laurel</b>
<i>Prunus mexicana</i>	<b>Mexican Plum</b>
<i>Sophora affinis</i>	<b>Eve's Necklace</b>
<i>Virburnum rufidulum</i>	<b>Rusty Blackhaw Viburnum</b>

### Shrubs

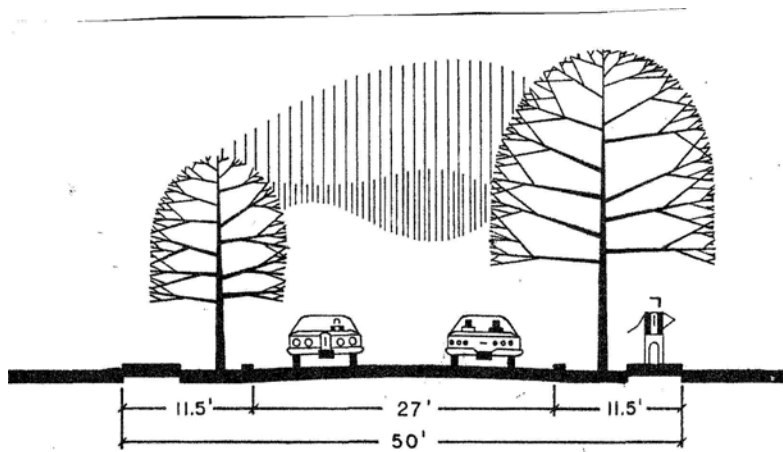
<i>Scientific Name</i>	<b>Common Name</b>	<i>Scientific Name</i>	<b>Common Name</b>
<i>Abelia grandiflora</i>	<b>Glossy Abelia</b>	<i>Rhaphiolepis indica</i>	<b>Indian Hawthorn</b>
<i>Anisacanthus quadrifolius var. wrightii</i>	<b>Flame Acanthus</b>	<i>Juniperus Sabina tamariscifolia</i>	<b>Tamarix Juniper</b>
<i>Aralia sieboldi</i>	<b>Aralia</b>	<i>Lagerstroemia indica</i>	<b>Dwarf Crape Myrtle</b>
<i>Berberis atropurpurea</i>	<b>Barberry</b>	<i>Lonicera albiflora</i>	<b>White Bush Honeysuckle</b>
<i>Buddleia sp.</i>	<b>Butterfly Bush</b>	<i>Lonicera fragranussima</i>	<b>Winter Honeysuckle</b>
<i>Buxus japonica</i>	<b>Boxwood</b>	<i>Leucophyllum sp.</i>	<b>Texas Sage / Ceniza</b>
<i>Callicarpa americana</i>	<b>American Beautyberry</b>	<i>Ligustrum vulgare</i>	<b>Privet Hedge</b>

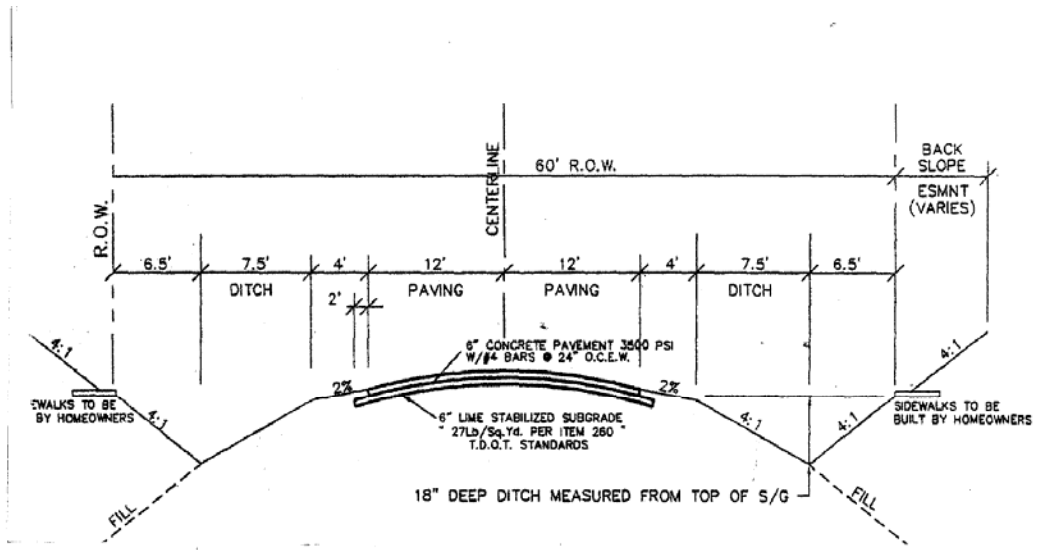
<i>Chaenomeles japonica</i>	<b>Flowering Quince</b>	<i>Mahonia bealii</i>	<b>Leatherleaf Mahonia</b>
<i>Cleyera japonica</i>	<b>Cleyera</b>	<i>Mahonia trifoliata</i>	<b>Agarita</b>
<i>Cotoneaster glaucophylla</i>	<b>Cotoneaster</b>	<i>Mugo mughensis</i>	<b>Mugho Pine</b>
<i>Dryopteris wallichiana</i>	<b>Wood Fern</b>	<i>Myrica pusilla</i>	<b>Dwarf Wax Myrtle</b>
<i>Deutzia hybrida</i>	<b>Deutzia</b>	<i>Nandina domestica compacta</i>	<b>Compact Nandina</b>
<i>Eleagnus fruitiandi</i>	<b>Eleagnus</b>	<i>Philadelphus texensis</i>	<b>Texas Mock Orange</b>
<i>Eysenhardtia texana</i>	<b>Kidneywood</b>	<i>Pittosporum tobira</i>	<b>Dwarf Pittosporum</b>
<i>Forsythia intermedia spectabilis</i>	<b>Forsythia</b>	<i>Punica granatum</i>	<b>Pomegranate</b>
<i>Gardenia jasminoides</i>	<b>Gardenia</b>	<i>Rhyus aromatica</i>	<b>Aromatic Sumac</b>
<i>Hesperaloe parvifolia</i>	<b>Red Yucca</b>	<i>Sabal minor</i>	<b>Dwarf Palmetto</b>
<i>Ilex cornuta 'burfordi' nana</i>	<b>Dwarf Burford Holly</b>	<i>Salvia greggii</i>	<b>Autumn sage</b>
<i>Ilex cornuta rotunda</i>	<b>Dwarf Chinese Holly</b>	<i>Spiraea sp.</i>	<b>Spiraea/ Bridal Wreath</b>
<i>Ilex vomitoria nana</i>	<b>Dwarf Yaupon Holly</b>	<i>Skimmia japonica 'nana'</i>	<b>Skimmia</b>
<i>Jasminum humile</i>	<b>Italian Jasmine</b>	<i>Symphoricarpos orbiculatus</i>	<b>Coralberry</b>
<i>Juniperus sp.</i>	<b>Juniper</b>	<i>Yucca sp.</i>	<b>Yucca</b>
<i>Hypericum sp.</i>	<b>St. Johnswort</b>		

# LAKE RIDGE DRIVEWAY



# CURB AND GUTTER STREET SIDEWALK LOCATION





## SIDEWALK LOCATION LAKE RIDGE AREA