



City of Natalia

P.O. Box 270, 2078 St. Hwy 132 N.

Natalia, Texas 78059

Phone: (830) 663-2926 Fax: (830) 663-3806

New Residential Plan Review Checklist

Address: _____ Date Received: _____

Prior to permit issuance, all properties must have an approved plat and site plan. Incomplete plans submitted will not be reviewed. Permit Application with an original signature must be complete and submitted with the following information:

_____ **(2) Site Plans to include:** (Must submit a filed plat of lot)

Legal Description (lot, block, subdivision)

North area and scale

Property lines and lot dimensions

All easements

Proposed structure and all existing buildings including roads, paved areas & septic systems

Driveways and sidewalk dimensions

Setbacks for front, rear and sides of house must be shown on site plan

Routing of water and sewer lines if connecting to the Natalia Water System

Arrows indicating direction of natural drainage flow across property and street facings

_____ **Flood Plain Certificate, if applicable**

_____ **(2) Residential Energy Code Compliance Report**

Rescheck, IC3 report and Energy Star reports accepted

www.energycodes.org

_____ **(2) Foundation Plans** – All slabs are to be engineered.

Conventional Rebar Slab Foundation – Regionally Accepted Practices – Foundation Detail (Reference IRC) **or**

Engineered plans for Post Tension Foundation – Engineered Foundation plans and letter.

Must state foundation was designed for the soil conditions on that particular lot and the design criteria of the IRC.

_____ **(2) Sets of house plans** to include: floor plan, exterior elevations, roof design, mechanical design, electrical design, plumbing design, construction details, window/door schedule, masonry on wood details, sheer wall details.

_____ **Driveway approaches and drainage culverts** - Engineered plans

(Driveways accessing State Highways require a TXDOT permit)

_____ **Contractor Registration required for General, Electrician, Plumber, Mechanical, Irrigator, and Backflow Tester.**