

2.0 Demolition Application

Owner: _____ Email: _____

Address: _____

Phone #: _____ Alt. _____

Contractor: _____ Contact: _____

Contractor's Phone: _____ E-mail: _____

ALL FENCING WILL BE CONFIRMED ON SITE BY TOWNSHIP STAFF PRIOR TO ISSUANCE OF THE PERMIT.

APPLICATION INFORMATION

Demolition Specifications:

Structure to be demolished:

- Primary Dwelling
- Pool
- Portion of Dwelling – Describe location – mark on survey:

- Other – describe below:

Erosion and Debris Containment

Perimeter fencing for erosion control, such as silt fence or filter fencing, must be installed around the property to provide temporary sediment control and contain the sediment and debris in place where soil is being disturbed due to demolition or construction.

Tree Protection: *Required for entire property for demolition of primary dwelling, other demolition types protection fencing is required within the vicinity of demolition and access.*

Fencing to provide tree protection must be installed around the drip line of any existing trees to include a minimum of 75% of the drip line. Are any trees over 6 inches in diameter as measured 2 feet from natural grade proposed for removal? (YES/NO) if yes, how many? _____.

- Mark the location, type, size (proposed for removal and to remain) on the scaled property survey.
- Trees marked for removal must also be flagged on site.

THE WOODLANDS TOWNSHIP * THE WOODLANDS, TEXAS 77381
2801 Technology Forest Blvd. * 281-210-3973 * Web site: www.thewoodlandstowship-tx.gov

Village _____ Lot _____ Blk _____ Sec _____ Permit # _____ Page _____ of _____

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Construction Fencing:

Construction fencing must be installed around the demolition area and allow for an access route for vehicles and other machinery to be used in the work. A 6-foot chain link fence is required around the entire lot and must be screened on the exterior with a customary screening material. Screening material must be a muted green earth tone color and must screen the entire chain link fence. Perimeter fencing must be installed around the site if demolition will not be completed in 48 hours.

Please indicate the location of the construction fences on the scaled property survey

Temporary Security Barrier:

Security barrier fencing must be installed and maintained in compliance with the International Residential Code for all properties with swimming pools, hot tubs, spas or ponds, during demolition and new construction

If there is a pool/spa or pond that will not be demolished see below:

Please indicate the location of the security barrier fences on the scaled property survey

Access:

A designated access area will need to be identified if the existing driveway is not used; and may not exceed 16 feet in width. Riprap will be required from the property line to the street edge for ingress and egress of vehicles. A 2-foot return will be required where the ingress and egress terminates.

Please indicate the location the access on the scaled property survey

Completion:

Demolition work must be completed within 10 days from commencement. If additional time is needed for the completion of demolition the owner should provide a timeline for the demolition and specify the amount of time needed to complete demolition on the application.

Safety:

The use of explosives or other means or devices that may cause damage to adjoining properties is prohibited.

Dust / Noise:

If the demolition causes dust to substantially impact a neighboring property, water must be used to restrict the dust.

The owner must ensure routine maintenance occurs on site for trash and debris removal and site clean-up. The owner must remove any accumulation of debris off the property, in the road right of way and at the front of the home.

Hours of Operation Hours of Operation:

The work must be done during normal working hours and careful consideration should be taken, to mitigate neighbor impact and concerns related to objectionable noise.

Hours of operation for exterior work are limited to:

Monday through Friday 7:00am to 7:00pm and Weekends and Legal Holidays:

9 a.m. to 7 p.m.

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OWNER CERTIFICATION, HOLD HARMLESS, WAIVER AND RELEASE OF LIABILITY AGREEMENT

1. The information set out above and included with this Application is accurate and complete.
2. The improvements will be completed in accordance with the approved application.
3. The improvements will not affect existing surface water flows at the lot boundaries.
4. Agents or employees of The Woodlands Township have my permission to enter the property during normal business hours.
5. Demolition is not to begin until approval has been received from the Plan Review Committee

Owner understands that The Woodlands Township does not review plans for compliance with applicable laws or codes, and that it is the duty of the owner and the owner's contractors or consultants to design and construct the proposed improvements according to applicable laws, codes and sound practices. Owner hereby releases and agrees to hold The Woodlands Township, The Development Standards Committee, and their agents and employees harmless from any cost or liability arising out of the review or approval of plans for the proposed improvements.

Homeowner/Contractor Checklist:

- Verify all Covenants and Easements applicable to your property.
- Ensure all Covenants and Easements are represented on your survey and associated materials.
- Clearly mark improvements in relation to the **Covenant Easement**.
- Clearly mark improvements in relation to the **CenterPoint Energy Easement**
- Ensure all application materials accurately and completely account for these Covenants and Easements.
- Construction must be completed within 120 days of Plan Approval.

Owner understands that it is the duty of the owner and the owner's contractors or consultants or agents to design and construct the proposed improvements according to applicable laws, code and sound practices. In consideration of being able to propose residential improvements, Owner hereby releases, waives, discharges, covenants not to sue and agrees to hold The Woodlands Township, The Plan Review Committees, and their agents and employees harmless from any cost or liability arising out of the review or approval of plans for the proposed improvements and to indemnify the releases and each of them from any loss, liability, damage, claim or demand, or cost on account of the proposed improvements.

Owner Signature

Date

(For Office Use Only)

Approval Date _____ RDRC Staff Int. _____ Int. _____

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CONDITIONS OF APPROVAL:

SUPPLEMENTAL ACTIONS AND CONDITIONS

Approval Date _____ DSC
