

**This outline of requirements is not all-inclusive, but serves as a guideline.
Incomplete application submissions will delay the review process.**

Submission

- Three (3) copies of site plans and complete set of construction drawings are required for plan review. Drawings shall be submitted with a completed permit application form.
 - o Site plan with grades, showing the following:
 - Property lines, easements, right-of-way of record, and overhead utilities adjacent to pool area or over property.
 - Existing structures, fencing and/or retaining walls.
 - The pool, deck and mechanical equipment pad layouts. (Shapes, dimensions and location of setbacks, side yards and clearance from existing structures adjacent to pool area.)
 - The anticipated overall drainage of pool site.
 - Location of all yard hydrants within 50' of pool location and method of backflow prevention to be provided.
 - All windows or doors within five (5) feet of water's edge shall be safety glazed.
 - o Structure plan, showing the following:
 - The type of construction, gunite, poured concrete, prefabricated, fiberglass, plastic lined or other.
 - The pool dimensions including the depth and adequate cross sections drawn to scale.
 - o Mechanical plan, showing the following:
 - The type and size of the filtration system and means of waste disposal.
 - The type and size of pool heater, if applicable, including the method of venting and provisions of combustion air.
 - The size, length, from source to heater, and routing the gas line.
- Site plan shall include structure location with dimensions from all property lines and the main structure.
- \$50.00 non-refundable fee, to be paid at time of application (will be deducted from the total permit fee).
- All contractors shall be registered with the City.
- Drawings shall be drawn to scale, dimensioned and of sufficient clarity.
- Plan must be approved by the appropriate electricity provider prior to submittal.
- Certification of House-Pool Protection Device Installation required to be signed by homeowner.

All lots adjacent to US Army Corp of Engineers lake property will be required to obtain a separate permit from the Lake Manager's Office, 1801 N. Mill Street, Lewisville, Texas (972) 434-1666. A copy of the Lake Manager's permit must be submitted with the City of The Colony permit application.

Swimming Pool and/or Spa	
Definitions	Swimming Pool is defined as a water-filled enclosure, permanently constructed or portable, having a depth of more than 18 inches below the level of the surrounding land, or an above-surface pool, having a depth of more than thirty (30) inches, designed, used and maintained, for swimming or bathing. Spa is defined as a tub for relaxation or invigoration, usually including a device for raising whirlpools in the water.
Location	Location is measured from the perimeter of the excavation. Shall not occupy space in the required front yard setback. Shall be located at least three (3) feet from the primary structure and any property line. Shall not be located within any platted or recorded easement or over any known utility.
Equipment	No equipment may be placed within the required front yard setback or within any easement. Equipment in relation to the pool and/or spa shall not be affixed to any required perimeter fencing or common fences between property owners.
Maximum Size	The maximum footprint of any detached building, structure or use shall not exceed one-half of the principal dwelling's footprint.
Maximum Lot Coverage	The total combined lot coverage of all primary and accessory uses, buildings and structures shall not exceed forty percent (40%) of the lot area.
Design	Shall be constructed of wood, metal, vinyl or masonry material designed for use on the exterior of a structure.
Permit	Required.
Fee	Yes, please refer to the Development Services Fee Schedule.
Maximum Number	There is no maximum number of accessory use buildings or structures permitted per lot, however, the maximum lot coverage cannot be exceeded.