



CHEROKEE WATER COMPANY - LAKE CHEROKEE

BOATHOUSE - PIER - DOCK

BUILDING PERMIT APPLICATION

Shareholder: _____ Lot number: _____

Address: _____ City, state, zip: _____

Phone number: _____ Email: _____

Builder's name: _____

Builder's address: _____ City, state, zip: _____

Builder's phone number: _____ Builder's email: _____

This permit is requested for: _____

Conditions for permit issuance:

- Lot survey on file
- Scaled floor plan drawing (no larger than 8.5"x14")
- Scaled building elevation drawing (no larger than 8.5"x14")
- Scaled footprint drawing on survey with all setback measurements shown
- Proposed site staked out
- DIG-TESS (Texas811) confirmation # _____
- Application complete with shareholder signature

- The boundary on any leased lot only extends to the water's edge at spillway level. However, usage of the lake bottom for construction of piers and boathouses extends into the lake for an approved distance. The approval will be made by the Lake Manager, his/her designee, or the Board of Directors. The shareholders will place a marker (stake, rod, etc.) at the shoreline and that point will be used for measurement of the distance. The side property lines, as they extend into the lake, are to be used as guidelines only. The Lake Manager, his/her designee or the Board of Directors may adjust those property lines to accommodate small or odd-shaped lots. The lines must not intersect adjoining property lines into the lake. If an exception is granted by the Board of Directors, its decision shall be final.
- If the depth of water of Lake Cherokee is less than five (5) feet at fifty (50) feet from the water's edge at spillway level, the Lake Manager or his/her designee may approve construction of the proposed boathouse at a distance from the shore at spillway level greater than fifty (50) feet, but no greater than seventy-five (75) feet to a point where the depth of water at the point of the proposed boathouse nearest to the shore is five (5) feet.
- No pier or boathouse shall be constructed in such a manner as to completely enclose a part of the lake preventing access by boat from the open lake
- No boathouse shall be constructed having a height in excess of eighteen (18) feet measured from the spillway water level to the top of the boathouse roof, and no boathouse shall be constructed which is more than one (1) story in height. This means that a boathouse may have a deck on top, but the deck may not be enclosed and may not have a roof over it.
- No bathroom facilities may be constructed, renovated, or included in a boathouse.
- No permits will be issued on any lot that has not been surveyed.
- Work must be commenced within ninety (90) days from the date on which the permit is issued
- For exterior construction, all work must be completed within six months from issuance of the permit. Permit extensions may be issued at the discretion of the Lake Manager or his/her designee for verifiable delays.

These standards shall be applied for new construction, and for the reconstruction or rewiring of such existing facilities. *Shareholders take full responsibility for ensuring water safety from all electrical risks caused by faulty, non-compliant electrical service to their piers, docks, and boathouses. Shareholder is responsible for ensuring their structures' electrical service is completed under the direction of a licensed electrician.*

1. The wiring method shall be of a type identified and accepted for use in wet locations. All wiring below seven feet from the floor of the pier, dock or boathouse shall be contained in PVC or rigid conduit. All wiring shall be properly sized to the breakers.
2. All wiring shall be protected by UL approved GFI devices. The only exception to this provision is circuits specifically identified to serve appliances, which must be protected by electrical In-Use Covers. Note: Watercraft lifts are not appliances.
3. The electrical service for piers, docks and boathouses must be separately grounded, and must include grounding for boxes, cabinets, and all other metal enclosures; metal frames of utilization equipment; and grounding terminals of grounding type receptacles.

4. The circuit(s) providing power to piers, docks and boathouses must have a remote disconnect capability, either located in the main dwelling structure breaker box or in a separate lockable box near the main dwelling.

**ALL VARIANCES TO CURRENT CONSTRUCTION RULES AND REGULATIONS
REQUIRE A VARIANCE REQUEST FORM BE COMPLETED**

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Preconstruction permit: All conditions for permit issuance listed above must be completed BEFORE the application will be considered for approval by CWC.

Final build permit: When concrete slab or pier and beam forms are set, contact the CWC office for inspection. A green tag will be placed on the forms if approved.

I AGREE TO COMPLY WITH ALL PROVISIONS PROMULGATED AND ENFORCED BY THE CWC BOARD OF DIRECTORS, MY LEASE AGREEMENT, FEDERAL, STATE AND COUNTY REGULATIONS. I UNDERSTAND THAT IT IS MY SOLE RESPONSIBILITY TO ENSURE SUCH CONSTRUCTION IS IN COMPLIANCE.

I FURTHER AGREE THAT IF SUCH CONSTRUCTION DOES NOT COMPLY WITH CWC REGULATIONS, I UNDERSTAND THAT I WILL BE SUBJECT TO FINES AND RECONSTRUCTING THE STRUCTURE TO BE IN COMPLIANCE UNDER CWC REGULATIONS, WHICH I SHALL BEAR AT MY SOLE COST AND EXPENSE.

Shareholder signature	Date	Attest and approve - CWC	Date
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Preconstruction permit #: _____ Date: _____ Final build permit #: _____ Date: _____
Permit/road use Fee: \$ _____ *under roof

CHEROKEE WATER COMPANY - LAKE CHEROKEE
CONSTRUCTION RULES AND REGULATIONS
VARIANCE REQUEST

The CWC will not accept nor act upon this variance request if it is not filled out in its entirety.

Shareholder: _____ Lot number: _____

Phone number: _____ Email: _____

Explanation of construction rules and regulations variance: _____

**If this is a variance for a construction permit application, the application must be completed in its entirety.
The permit application and required supporting documents should be attached to this variance request.**

This variance request is being made by:

Shareholder signature Date

Signature of each adjacent shareholder indicating that they have been notified of the proposed request for variance to the construction and/or rules. If applicant leases adjacent lot/s, then the next adjacent shareholder (other than the applicant) must be notified. Please note: obtaining signatures does not assure approval and opposing the variance does not deny approval of the variance request.

I support the variance request: Yes No

I support the variance request: Yes No

Signature Lot #

Signature Lot #

Reviewed by: Staff
 Rules/Property Committee
 Board of Directors

Approved: CWC Date

Disapproved: CWC Date

CHEROKEE WATER COMPANY - LAKE CHEROKEE
CONSTRUCTION RULES AND REGULATIONS
PERMIT/ROAD USE FEES

The construction permit/road use fees have been structured by the
Rules and Policies Committee.

Revised: March 17, 2022

- **ACCESSORY BUILDING**
- **BOATHOUSES, PIERS, DOCKS**
- **FENCES; DRIVEWAYS; RETAINING WALLS; DIRT WORK; DRAINAGE**
- **NEW CONSTRUCTION; REPAIRS, RENOVATIONS OR IMPROVEMENTS TO EXISTING STRUCTURES**

Under roof

\$0.60/sq. ft.

MISCELLANEOUS PERMIT/ROAD USE FEES

Fences	\$ 100.00
Driveways	\$ 150.00
Open decks/docks/piers	\$ 150.00
Outdoor structural enhancements	\$ 150.00
Swimming pools	\$ 500.00
Demolition - structures	\$ 500.00
Move - structures	\$ 500.00

WORK BARGE ANNUAL FEE
OCTOBER 1ST-SEPTEMBER 30TH

Requirements:

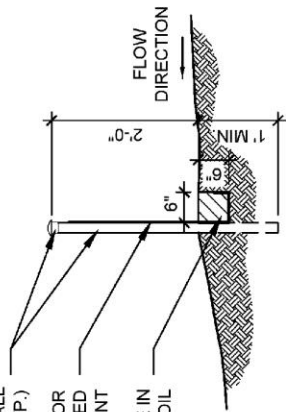
- **Signage with Company name and phone number - at least 4" tall in contrasting colors to the vessel**
- **Current CWC work barge decal**

\$500.00/annually

STEEL "T" POST 6' O.C. - INSTALL REBAR CAPS ON "T" POST (TYP.)

MIRAFI 100X FILTER FABRIC OR APPROVED EQUAL W/STEEL MESHED BACK FOR REINFORCEMENT

EXCAVATE 6" TRENCH & TOE IN FABRIC WITH TRENCH SPOIL

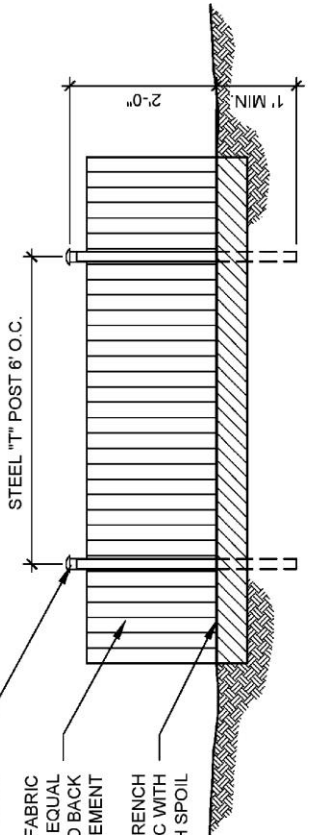


SECTION

INSTALL REBAR CAPS ON "T" POST (TYP.)

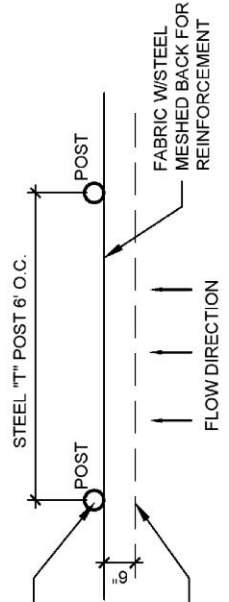
MIRAFI 100X FILTER FABRIC OR APPROVED EQUAL W/STEEL MESHED BACK FOR REINFORCEMENT

EXCAVATE 6" TRENCH & TOE IN FABRIC WITH TRENCH SPOIL



ELEVATION

USE 14 GAUGE WIRE TO FASTEN FABRIC TO POST (EVERY 6" BEGINNING 3" FROM BOTTOM OF TRENCH OR APPROVED EQUAL METHOD)



PLAN

SILT FENCE NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF SIX INCHES DEEP AND SIX INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED IS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF SIX INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN No. 7 ABOVE.
9. FILTER FABRIC IS TO BE MIRAFI 100X OR APPROVED EQUAL.
10. CONTRACTOR TO REMOVE SILT FENCE UPON COMPLETION OF PROJECT. DAMAGED AREAS TO BE REPAIRED INCLUDING RE-GRADING AND RE-GRASSING AS NECESSARY.
11. ALL EROSION CONTROL DEVICES AND REQUIREMENTS TO BE IN ACCORDANCE WITH NCTCOG BMP EROSION CONTROL MANUAL AND PLANS AND SPECIFICATIONS, UNLESS APPROVED BY OWNER, EROSION CONTROL FENCING SHALL BE USED IN AREAS WITH NO TREES ONLY.