



CHEROKEE WATER COMPANY - LAKE CHEROKEE
FENCES - DRIVEWAYS - RETAINING WALLS - DIRT WORK - DRAINAGE
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
- Proposed site staked out
- Scaled footprint drawing on survey with all setback measurements shown
- DIG-TESS (Texas811) confirmation # _____
- Application complete with shareholder signature

- **Fences:** May be constructed along the boundary lines separating adjoining shareholder lots. Fences will not exceed four (4) feet in height at the water's edge at spillway level and must remain at four (4) feet toward the road for at least seventy-five (75) feet at which point it may be six (6) feet in height. Electric fences are prohibited.
- **Driveways:** All driveway entrances must be constructed at the same elevation as the existing roadway and shall be constructed with approved underdrain to carry the flow of water in drainage ditches. No drainage ditch can be blocked.
- **Dirt work:** A permit is required before adding or removing any gravel, topsoil or fill dirt to or from CWC property. Shareholder will be required to install approved erosion and sediment control measures.
- **Drainage:** The shareholder will be solely responsible for all drainage problems on a leased lot including the cost of engineering, design and necessary remediation, unless such drainage problem has been created solely by CWC. No terrain shall be changed on any lot that will disturb the natural drainage so as to adversely affect adjoining lots or the property of CWC, without securing a permit from the CWC office. Before a permit is issued for the changing of natural drainage of any CWC lot, for any purposes, the shareholder shall provide a detailed description and drawing for the work to be accomplished. Any increase in volume of runoff water created due to the changing of the natural terrain that would flow onto another lot shall be prevented by the installation of appropriate retaining devices.
- Shareholder may not expand lot surface area by encroaching into the lake by the use of retaining walls or other devices without the approval of the lake Manager, his/her designee or the Board of Directors.
- No permits will be issued on any share lot that has not been surveyed
- Work must be commenced within ninety (90) days from the date on which the permit is issued
- For residential structures, all exterior construction must be completed within twelve (12) months; for other non-residential structures, all exterior work must be completed within six (6) months. Permit extensions may be issued at the discretion of the Lake Manager or his/her designee

**ALL VARIANCES TO CURRENT CONSTRUCTION RULES AND REGULATIONS
 REQUIRE A VARIANCE REQUEST FORM BE COMPLETED (page 2)**

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 _____

Preconstruction permit #: _____ Date: _____ Final build permit #: _____ Date: _____

Permit/road use Fee: \$ _____ *based on enclosed square footage

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

- 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/Property Committee.

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

UNDER ROOF

0 - 500 square feet	\$ 225.00
501 - 1,500 square feet	\$ 450.00
1,501 - 2,500 square feet	\$1,000.00
2,501 - 4,000 square feet	\$1,500.00
4,001 - 6,000 square feet	\$2,000.00
6,001 - 7,500 square feet	\$3,000.00
7,501 – up square feet	\$4,000.00

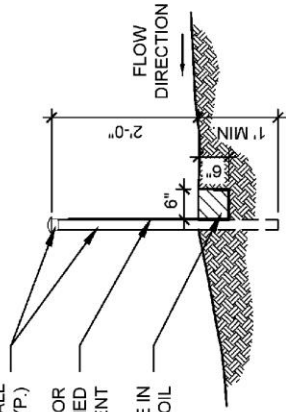
MISCELLANEOUS PERMIT/ROAD USE FEES

Fences	\$ 100.00
Driveways	\$ 150.00
Open decks/docks	\$ 150.00
Swimming pools	\$ 150.00
Outdoor kitchens	\$ 150.00
Demolition - Structure	\$ 500.00
Move - Structure	\$ 500.00

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

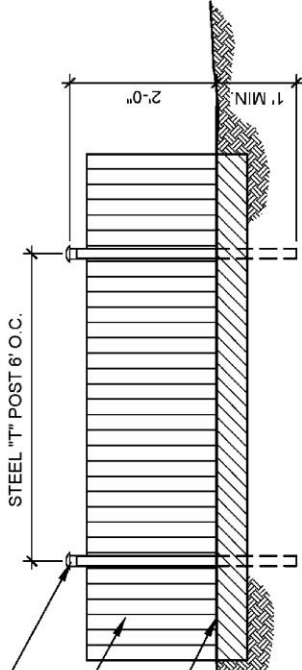


SECTION

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

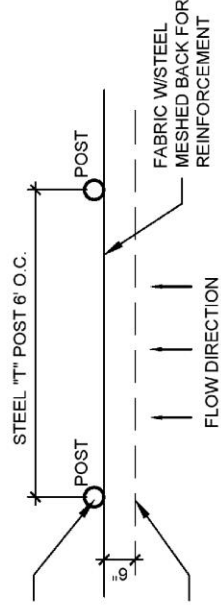
MIRAFI 100X FILTER FABRIC OR APPROVED EQUAL W/STEEL MESHED BACK FOR REINFORCEMENT

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 ITS 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.
12. UNLESS APPROVED BY OWNER, EROSION CONTROL FENCING SHALL BE USED IN AREAS WITH NO TREES ONLY.