



FENCES-DRIVEWAYS-RETAINING WALLS-DIRT WORK-DRAINAGE PERMIT APPLICATION

VARIANCE REQUEST ATTACHED: YES [] NO []

Leaseholder: _____ Lot Number: _____

Address: _____ Phone Number: _____ E-mail: _____

Contractor's Name: _____

Contractor's Address: _____ City _____ ST _____

Contractor's Phone: _____

This permit is requested for: _____

Conditions for Permit Issuance:

- Conditions for permit issuance including scaled footprint drawing, proposed site marked, adjacent leaseholder signatures, lot survey on file, DIG TESS Confirmation #, and application complete with leaseholder signature.

Fences: May be constructed along the boundary lines separating leaseholders' lots. Fences will not exceed four feet in height at the water's edge at spillway level and must remain at four feet toward the road for at least 75' at which point it may be 6' 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 under-drain 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. Leaseholder will be required to install approved erosion and sediment control measures. The leaseholder 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. Changing the natural terrain of any CWC lot, for any purposes. Any increase in volume of runoff 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.

General: Before any construction can commence on land or lake which requires digging, the leaseholder is responsible for calling 1-800-DIG TESS for the location of any underground utilities.

A leaseholder 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, their designee or the Board of Directors.

NOTE: There are many instances of houses, outbuildings, piers, boathouses, driveways, retaining walls, and other improvements to lots that have been made which do not meet the requirements stipulated in the current building rules and regulations. These are referred to as Pre-existing Non-conforming Uses.

If no significant construction activity has occurred under the provisions of this Permit within ninety (90) days from the date the Permit is issued, the Permit becomes void without an authorized extension by the CWC. All work must be completed within six (6) months from issuance of permit.

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

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

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.

X _____ Leaseholder Date

X _____ Attest and Approve: Cherokee Water Company Date

Permit #: _____



BUILD PERMIT CHECK LIST

Items Needed to Issue Permit:

1. Permit Application filled out leaving no blank spaces
2. Scaled floor plan drawing (no larger than 8.5" X 14")
3. Scaled building elevation drawing (no larger than 8.5" X 14")
4. Scaled footprint drawing on survey with all setback measurements
5. Proposed site must be staked out on
6. Septic requirements documented

Variance is Required:

1. Closer to side lot lines than 6' including eaves and overhangs and a/c units
2. Closer to water than 75'
3. Further out in water than 50'
4. Boathouse roof exceeds 18' above spillway level
5. House roof exceeds 40'
6. The structure is closer to the road than 50'
7. Pre-existing Non-conforming Use structure*
8. Or if any other request for variance to a CWC rule or regulation is being proposed

***There are many instances of houses, outbuildings, piers, boathouses, driveways, retaining walls, and other improvements to lots that have been made which do not meet the requirements stipulated in the current building rules and regulations. These are referred to as Pre-Existing Nonconforming Uses. Other than mobile or prefabricated homes, they may be maintained, renovated, repaired or structurally altered, but may not be expanded or enlarged in any manner which increases the extent of non-conformity, or creates additional non-conformity.**



CONSTRUCTION/RULES VARIANCE REQUEST

The CWC will not accept nor act upon this variance request if it contains any blanks applicable to this request

Leaseholder Name: _____

Lot # _____

Leaseholder Home Phone #: _____

Leaseholder Cell Phone #: _____

Leaseholder Business Phone #: _____

Leaseholder E-mail address: _____

Explanation of proposed construction or rule 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 are attached to this variance request.

This variance request is being made by:

× _____
Leaseholder Signature Date

Signature of each adjacent leaseholder 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 next adjacent leaseholder (other than applicant) must be notified and approve.) Please note obtaining the signatures does not assure approval of the variance request.

I support the variance request: Y/N _____

I support the variance request: Y/N _____

× _____
Signature Lot #

× _____
Signature Lot #

Reviewed by: Staff
 Committee

× _____
 Approved: Cherokee Water Company Date

× _____
 Disapproved: Cherokee Water Company Date



CONSTRUCTION PERMIT FEES EFFECTIVE JULY 1, 2012

The Construction Permit Fees have been restructured by the Rules and Property Committee. The amount of traffic by heavy trucks on CWC roads; the amount of time spent by staff and committee members; along with other factors that result from permitting different projects were considered to arrive at these fees.

PERMIT FEES/ROAD USAGE FEES

(Effective 7/1/12)

NEW CONSTRUCTION; ADDITIONS; BOATHOUSES- (under roof)

0 – 500 square feet	\$ 225.00
501 – 1500 square feet	\$ 450.00
1501 – 2500 square feet	\$1,000.00
2501 – 4000 square feet	\$1,500.00
4001 – 6000 square feet	\$2,000.00
6001 – 7500 square feet	\$3,000.00
7501 - up	\$4,000.00

MISCELLANEOUS PERMIT FEES/ROAD USAGE FEES

FENCES	\$100.00
DRIVEWAYS	\$150.00
OPEN DECKS	\$150.00
RETAINING WALLS	\$150.00
POOLS	\$150.00
OUTDOOR KITCHENS	\$150.00
VARIANCE REQUESTS	\$150.00
DEMOLITION – HOME	\$500.00
MOVING – HOME, BUILDINGS	\$500.00