



CHEROKEE WATER COMPANY - LAKE CHEROKEE

ACCESSORY BUILDING NEW CONSTRUCTION; REPAIRS, RENOVATIONS OR IMPROVEMENTS TO EXISTING STRUCTURES

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.
- Septic requirements documented.
- DIG-TESS (Texas811) confirmation # _____
- Drainage Plan attached
- Application completed with shareholder signature.

Construction Rules & Regulations:

- No more than one single-family dwelling permitted on lot without permission of the Board of Directors **(Section IV.A)**
- No permits will be issued on any lot that has not been surveyed by a Texas RPLS; the Survey must be tied to the CWC Control Network, property corners should be located or relocated, based on the lot corner coordinates on file at the CWC office from previously approved surveys. All surveys must be approved by the CWC office. **(Section IV.C)**
- Work must be commenced within ninety (90) days from the date on which the permit is issued. **(Section IV.C)**
- For a residential structure, all exterior construction must be completed within twelve (12) months. For all other non-residential structures, all work must be completed within six (6) months. Permit extensions may be issued at the discretion of the General Manager or his/her designee for verifiable delays. The first extension will be half the cost of the original permit, the second extension will cost the same as the original permit. Failure to comply with the above timeline requirements will result in fines of one thousand dollars (\$1,000.00) per month. Any work which commences without the issuance of an appropriate permit may be immediately stopped by the General or his/her designated representatives. **(Section IV.C)**
- No structure shall be located nearer than seventy-five (75) feet to the nearest water at spillway level; structures shall be built at least six (6) feet from property line of adjacent shareholders; no structure may be located within fifty (50) feet of the lake road; no structure shall be built which exceeds forty (40) feet in overall height **(Section IV.D)**
- Only buildings constructed onsite will be permitted **(Section IV.F)**
- Shareholders are required to furnish proof that adequate surface area remains to accommodate their sewer system when making an addition to their house or constructing a new house **(Section IV.G)**
- Any accessory building will require a minimum 4:12 pitch roof and a minimum twelve (12) inch overhang on all four (4) sides. The overall appearance must complement the appearance of the primary dwelling. Gambrel roofs are an exception to this requirement. **(Section IV.N)**
- Drainage: The shareholder will be solely responsible for all drainage problems on a leased lot including the cost of engineering, design, and necessary remediation. **(Section VI.B)**
- No terrain shall be changed on any lot that will disturb the natural drainage 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. **(Section VIII)**

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

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 Compliance officer for inspection.

I AGREE TO COMPLY WITH ALL THE 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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Permit #: _____ **Permit \$:** _____ **Date:** _____

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**
- **NEW CONSTRUCTION; REPAIRS, RENOVATIONS OR IMPROVEMENTS TO EXISTING STRUCTURES**

\$0.60/sq. ft.

MISCELLANEOUS PERMIT/ROAD USE FEES

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

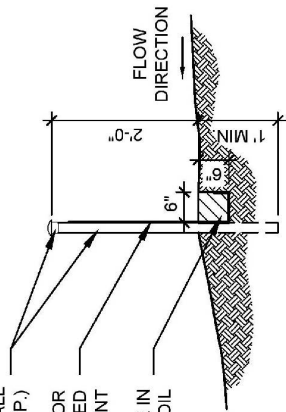
WORK BARGE ANNUAL FEE
OCTOBER 1ST-SEPTEMBER 30TH

Requirements:

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

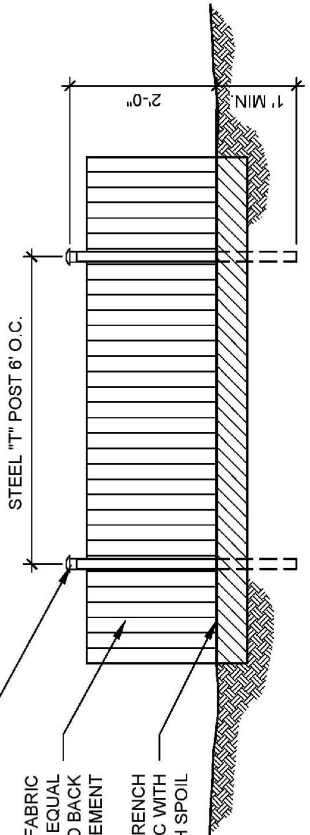
\$500.00/annually

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



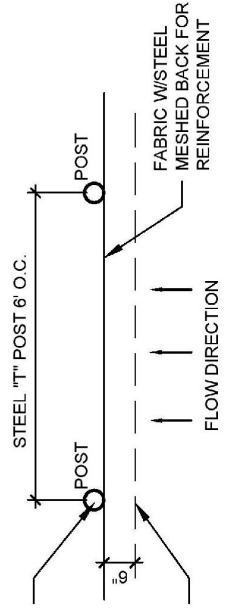
SECTION

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

FABRIC W/STEEL MESHED BACK FOR REINFORCEMENT

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